



AGENDA REVIEW MEETING CHESTERFIELD CITY COUNCIL

**May 16, 2016
6:15PM**

- 1. Finance and Administration Committee – Chairperson Bruce DeGroot, Ward IV**
 - A. Bill No. 3082 – Mayors Duties when City is without a City Administrator (Second Reading)**
 - B. Bill No. 3083 – Duties and Authority of the City Administrator (Second Reading)**
 - C. Bill No. 3084 – Changes who is required to be notified for liability claims (Second Reading)**
 - D. Bill No. 3085 – Execution of contractual and legal documents approved by City Council. (Second Reading)**
 - E. Bill No. 3086 – Scheduling of City Council Meetings (Second Reading)**
 - F. Bill No. 3087 – Amends the rules of procedure related to roll call votes. (Second Reading)**
 - G. Bill No. 3088 – Pertains to the appointment of the City Administrator during temporary absences (Second Reading)**
 - H. Bill No. 3089 – Pertains to the appointment of the City Clerk (Second Reading)**

- 2. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III**
 - A. Bill No. 3075 - P.Z. 13-2015, Chesterfield Valley Square (Burgundy Arrow, LLC) (Second Reading)**
 - B. Bill No. 3079 – Restricts Parking on River Valley Dr. (Second Reading)**
 - C. Recommendation to approve a Site Development Plan - Spirit Energy, LLC (Starbucks) - (Voice Vote)**
 - D. Recommendation to approve a Site Development Plan - Harmony Seven – (Voice Vote)**
 - E. Bill No. 3092 – Temporary Traffic Control Devices and Signs (First Reading)**

F. Bill No. 3093 – Wild Horse Heights Lots 2 & 3 (Burgundy Arrow) (First and Second Readings)

G. Next meeting - Thursday, May 19 (5:30pm)

3. Report from the City Administrator – Mike Geisel

A. Liquor License – Stack House

B. Bid Results – River Valley Road Closure

C. Bid Results – Sidewalk Replacement Project – B

D. Bid Results – Veteran’s Honor Park

4. Old Business – Mayor Bob Nation

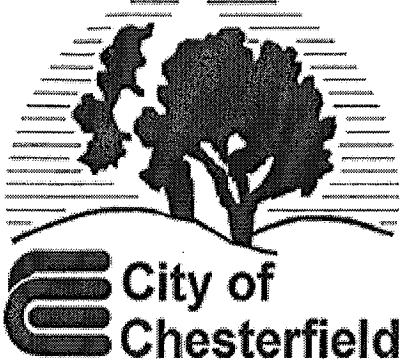
A. Professional Services Contract for City Administrator Search

5. New Business – Mayor Bob Nation

6. Adjourn –

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AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, May 16, 2016
7:00PM

To view the entire packet [CLICK HERE](#)

- 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. Special City Council Meeting Minutes** – May 9, 2016
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
 - A. Proclamation** – Mrs. Chesterfield/Mrs. Missouri USA
- VII. INTRODUCTORY REMARKS** Mayor Bob Nation
 - A. Monday, June 6, 2016** – Next City Council Meeting
- VIII. APPOINTMENTS** – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

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

- 1. Bill No. 3082 – Mayors Duties when City is without a City Administrator (Second Reading)**
- 2. Bill No. 3083 – Duties and Authority of the City Administrator (Second Reading)**
- 3. Bill No. 3084 – Changes who is required to be notified for liability claims (Second Reading)**
- 4. Bill No. 3085 – Execution of contractual and legal documents approved by City Council. (Second Reading)**
- 5. Bill No. 3086 – Scheduling of City Council Meetings (Second Reading)**
- 6. Bill No. 3087 – Amends the rules of procedure related to roll call votes. (Second Reading)**
- 7. Bill No. 3088 – Pertains to the appointment of the City Administrator during temporary absences (Second Reading)**
- 8. Bill No. 3089 – Pertains to the appointment of the City Clerk (Second Reading)**

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

- 1. Bill No. 3075 - P.Z. 13-2015, Chesterfield Valley Square (Burgundy Arrow, LLC) (Second Reading)**
- 2. Bill No. 3079 – Restricts Parking on River Valley Dr. (Second Reading)**
- 3. Recommendation to approve a Site Development Plan - Spirit Energy, LLC (Starbucks) - (Voice Vote)**
- 4. Recommendation to approve a Site Plan - Harmony Seven – (Voice Vote)**
- 5. Bill No. 3092 – Temporary Traffic Control Devices and Signs (First Reading)**
- 6. Bill No. 3093 – Wild Horse Heights Lots 2 & 3 (Burgundy Arrow) (First and Second Readings)**
- 7. Next meeting - Thursday, May 19 (5:30pm)**

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

- A. Liquor License – Stack House**
- B. Bid Results – River Valley Road Closure**
- C. Bid Results – Sidewalk Replacement Project – B**
- D. Bid Results – Veteran’s Honor Park**

XI. OLD BUSINESS – Mayor Bob Nation

- A. Professional Services Contract for City Administrator Search

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

- A. **BILL NO. 3079 – AN ORDINANCE AMENDING SCHEDULE IX PARKING RESTRICTIONS OF SECTION 300 OF THE CITY OF CHESTERFIELD CODE OF ORDINANCES BY ADDING PROVISIONS THERETO TO RESTRICT PARKING ON RIVER VALLEY DRIVE. (SECOND READING) (DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**
- B. **BILL NO. 3082 - AN ORDINANCE AMENDING ORDINANCE 7 PERTAINING TO THE MAYOR'S OBLIGATION TO PERFORM THE CITY ADMINISTRATOR'S DUTIES. (SECOND READING; FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**
- C. **BILL NO. 3083 - AN ORDINANCE AMENDING ORDINANCE 8 AND SECTIONS 2-74, 2-80 OF THE CITY CODE PERTAINING TO THE CITY ADMINISTRATOR'S DUTIES AND AUTHORITY. (SECOND READING; FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**
- D. **BILL NO. 3084 - AN ORDINANCE AMENDING ORDINANCE 505 AND SECTION 2-5 OF THE CITY CODE PERTAINING TO NOTICE OF LIABILITY CLAIMS. (SECOND READING; FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**
- E. **BILL NO. 3085 - AN ORDINANCE AMENDING ORDINANCE 11 AND SECTION 2-29 OF THE CITY CODE PERTAINING TO DUTIES AND POWERS OF THE MAYOR AND CITY COUNCIL. (SECOND READING; FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**
- F. **BILL NO. 3086 - AN ORDINANCE AMENDING ORDINANCE 12, ORDINANCE 528 AND SECTION 2-47 OF THE CITY CODE PERTAINING TO SCHEDULING OF REGULAR MEETINGS OF CITY COUNCIL. (SECOND READING; FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**
- G. **BILL NO. 3087 - AN ORDINANCE AMENDING ORDINANCE 12 AND SECTION 2-50 OF THE CITY CODE PERTAINING TO RULES OF PROCEDURE FOR THE MAYOR AND CITY COUNCIL. (SECOND READING; FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**

- H. **BILL NO. 3088** - AN ORDINANCE AMENDING ORDINANCE 8 AND SECTION 2-82 OF THE CITY CODE PERTAINING TO THE APPOINTMENT OF THE CITY ADMINISTRATOR DURING TEMPORARY ABSENCES. **(SECOND READING)**
- I. **BILL NO. 3089** - AN ORDINANCE AMENDING SECTION 2-91 OF THE CITY CODE PERTAINING TO THE APPOINTMENT OF THE CITY CLERK. **(SECOND READING)**
- J. **BILL NO. 3092** – REPEALS AND REPLACES SECTION 300.130 AUTHORITY TO INSTALL TRAFFIC CONTROL DEVICES WITHIN THE CITY OF CHESTERFIELD CODE OF ORDINANCES. **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**
- K. **BILL NO. 3093** – PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOT 2 AND ADJUSTED LOT 3 OF WILD HORSE HEIGHTS ZONED “NU” NON-URBAN DISTRICT TO MODIFY THE SIDE PROPERTY LINE BETWEEN 234 AND 242 FICK FARM RD. (18W310278 AND 18W320189). **(FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

XIV. LEGISLATION – PLANNING COMMISSION

- A. **BILL NO. 3075** - AMENDS THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "PI" PLANNED INDUSTRIAL DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 6.07 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF CHESTERFIELD AIRPORT ROAD WEST OF ITS INTERSECTION WITH PUBLIC WORKS DRIVE (P.Z. 13-2015, CHESTERFIELD VALLEY SQUARE (BURGUNDY ARROW, LLC) (17U230320) **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

XV. ADJOURNMENT

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AGENDA REVIEW – Monday, May 16 – 6:15PM

An AGENDA REVIEW meeting has been scheduled to start at **6:15pm**, on **Monday, May 16, 2016**. Please let me know, ASAP, if you will be unable to attend this meeting.



RECORD OF PROCEEDING

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

MAY 9, 2016

The meeting was called to order at 7:30 p.m.

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

A roll call was taken with the following results:

PRESENT

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

ABSENT

Councilmember Guy Tilman
(participated via conference call)

APPROVAL OF MINUTES

The minutes of the April 28, 2016 City Council meeting were submitted for approval. Councilmember Flachsbart made a motion, seconded by Councilmember Nations, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 2, 2016 Executive Session were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Nations, to approve the Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 2, 2016 Public Hearing were submitted for approval. Councilmember Hurt made a motion, seconded by Councilmember Logan, to approve the Public Hearing minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 2, 2016 City Council meeting were submitted for approval. Councilmember Logan made a motion, seconded by Councilmember Nations, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Ms. Laura Lueking, 15021 Conway Road, expressed her support of Mike Geisel for appointment as City Administrator. She voiced concern over spending funds for a search when there is a qualified candidate here and available immediately.

Mr. Bob Buck, 1360 Carriage Crossing, expressed his support of Mike Geisel for appointment as City Administrator.

Ms. Wendy Geckeler, 26 Chesterfield Lakes Road, expressed her support of Mike Geisel for appointment as City Administrator. She voiced concern over spending the time and money for a search process when there is a capable candidate here ready to begin immediately.

Former Mayor Bruce Geiger, 14787 Greenloch Court, expressed his support of Mike Geisel for appointment as City Administrator. He gave examples of Mr. Geisel's many accomplishments for the City.

Former Councilmember Derek Grier, 2271 Baxter Road, expressed his support of Mike Geisel for appointment as City Administrator.

Mr. Ron Cawood, 16992 Riverdale Drive, encouraged Council to initiate a professional search for the City Administrator position.

Mr. Jeff Chapple, 328 Marmont Court, encouraged Council to perform a vetting process for Mr. Geisel before proceeding to a full national search.

Mr. John Hammond, 1203 Walnut Hill Farm Drive, commended the accomplishments of Mr. Geisel, but encouraged Council to initiate a professional search for the City Administrator position, with Mr. Geisel as a candidate.

INTRODUCTORY REMARKS

Councilmember Flachsbart gave a brief summary in response to recent speakers who have encouraged Council to do a nationwide search to fill the position of City Administrator, many of whom have implied that business firms always do such a search. Councilmember Flachsbart stated that from his experience in large companies as a senior executive, most companies place a big emphasis on succession plans. In other words, they plan to promote from within. He stated that he had done a brief assessment of recent Morningstar reviews. Morningstar almost always retained ratings of companies, rather than reducing them, when companies promoted from within. Companies seem to look outside when they are in trouble or have not done a good job of succession planning. Councilmember Flachsbart stated that City Administrator is a critical position, where extensive knowledge of City history and how the City interacts with others is important. He stated that, since the City has done a good job at succession planning, remaining in an interim mode for a long period and wasting City resources by spending large sums of money on a nationwide search would short-change the residents.

OLD BUSINESS

Management Analyst James Mello presented a review of eight (8) draft proposals received from search firms. Two draft proposals were received in the initial solicitation and six additional draft proposals were received in secondary solicitations. Mr. Mello defined the framework (time, cost and general process) and key points of differentiation of readiness assessments and national search processes. He then gave a comparison of proposals with regard to a readiness assessment and reviewed options to proceed.

Mr. Mello explained that considering the readiness assessment process is important because many of the firms, both those who have submitted proposals and those who only gave their professional opinion, have indicated that national candidate pools are weakened primarily by two things: internal candidates in consideration and an abbreviated search process. These detractors are amplified if both are true.

Mr. Mello summarized the typical costs for a readiness assessment range from \$7,000 to \$10,000, and normal time frame is approximately 30 days. Typical costs for a national search range from \$25,000 to \$35,000, including travel for candidates, additional post-placement services, etc. Time frame is approximately 95 days. This does not include the average 30 to 60 days required for relocation.

Councilmember McGuinness asked for clarification on how a readiness assessment would impact a national search. Mr. Mello explained that a readiness assessment would either validate the internal candidate as a qualified and competent candidate or eliminate him from consideration, at which time you could move forward with a national search. Mr. Mello emphasized that if you are doing a readiness assessment, a national search would not be undertaken unless/until the internal candidate is deemed not competitive enough or not a good fit.

Councilmember Hurt made a motion to prepare a contract with Novak Consulting Group in an amount not to exceed \$25,000 and a time table not to exceed 90 days. Mayor Nation declared the motion failed due to lack of a second.

Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to hire Novak Consulting Group to perform a readiness assessment in an amount not to exceed \$9,900, subject to ratification of contract proposals and verification of background checks for principals of the firm. Councilmember DeCampi made a motion, seconded by Councilmember McGuinness, to amend the motion to include a national search concurrently with the readiness assessment as Councilmember Hurt initially proposed. Discussion ensued. Councilmember Flachsbart called the question, seconded by Councilmember Logan. A roll call vote was taken with the following results: Ayes – Flachsbart, Logan, McGuinness, DeGroot, Nations, DeCampi and Hurt. Nays – None. Whereupon Mayor Nation declared the motion to call the question passed.

A roll call vote was taken on the motion to amend with the following results: Ayes – DeGroot, Hurt, DeCampi and McGuinness. Nays – Nations, Logan and Flachsbart. Whereupon Mayor Nation declared the motion to amend passed.

A roll call vote was taken on the original motion, which was to hire Novak Consulting Group to perform a readiness assessment in an amount not to exceed \$9,900, subject to ratification of contract proposals and verification of background checks for principals of the firm, and amended to include that a national search process by Novak Consulting Group also be commenced concurrently. The vote had the following results: Ayes – Hurt, Nations, DeCampi, Flachsbart, Logan, DeGroot and McGuinness. Nays – None. Whereupon Mayor Nation declared the original motion passed.

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, to further amend the motion to specify a time frame of 90 days or less. A voice vote was taken with an affirmative result (Councilmember McGuinness voted “No”) and the motion was declared passed.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 9:09 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk



PROCLAMATION

WHEREAS, *Cynthia Fleck, a resident of Chesterfield was crowned the Mrs. Chesterfield, United States title and Mrs. Missouri USA Universal title; and,*

WHEREAS, *Cynthia prepares for the Mrs. USA Universal Pageant in Reno, NV, 23-30 July 2016; and,*

WHEREAS, *Cynthia has written extensively and lectured globally on the subject of skin care and diabetic foot care. She is passionate about providing advanced skin care to those with diabetes and increasing the awareness of the importance of regular diabetic foot screenings, foot care and preventing amputations, which she represents as her platform for both Mrs. Chesterfield, United States and Mrs. Missouri USA Universal ; and,*

WHEREAS, *She currently serves on the Board of Directors of The American College of Clinical Wound Specialists, is the Assistant Chief Editor of an international peer reviewed wound management medical journal, is the Scientific Co-Chair of a diabetic foot medical/surgical/biotech conference, was instrumental in launching one of the most iconic advanced skin care lines in the country, serves on the Women's Leadership Council for the Humane Society of Missouri, is an active volunteer for the American Diabetes Association , serves on the Department of Health & Human Services Advisory Board for Southeast Missouri State University and is the President & CEO of Cynthia Fleck & Associates, LLC, a medical/surgical/biotech & legal consulting firm located in St. Louis.*

NOW, THEREFORE, I, BOB NATION, MAYOR OF THE CITY OF CHESTERFIELD, DO HEREBY PROCLAIM, MAY 16 AS

CYNTHIA FLECK DAY IN THE CITY OF CHESTERFIELD

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND CAUSED THE OFFICIAL SEAL OF THE CITY OF CHESTERFIELD TO BE AFFIXED THIS 16th DAY OF MAY, 2016.



Bob Nation
Bob Nation, Mayor

ATTEST:

Vickie Hass, City Clerk

UPCOMING MEETINGS/EVENTS

Wednesday, May 18

**HAPPY BIRTHDAY TO COUNCILMEMBER
BARRY FLACHSBART!**

Thursday, May 19

Planning & Public Works Committee (5:30pm)

Monday, May 23

HAPPY BIRTHDAY TO MAYOR BOB NATION!

Monday, May 23

Planning Commission (7pm)

Monday, June 6

Next City Council meeting (7pm)

MEMORANDUM

TO: Mike Geisel, Co-interim City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, May 5, 2016



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, May 5, 2016 in Conference Room 101.

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

Also in attendance were: Mayor Bob Nation; Councilmember Barry Flachsbart (Ward I); Councilmember Tom DeCampi (Ward IV); Planning Commission Chair Stanley Proctor; Jim Eckrich, Public Works Director/City Engineer; Tom McCarthy, Parks, Recreation & Arts Director; Aimee Nassif, Planning & Development Services Director; Jonathan Raiche, Senior Planner; Jessica Henry, Project Planner; Zach Wolff, Senior Civil Engineer; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 P.M.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the March 10, 2016 Committee Meeting Summary

Councilmember McGuinness made a motion to approve the Meeting Summary of **March 10, 2016**. The motion was seconded by **Councilmember Nations** and **passed by a voice vote of 3-0**.

II. OLD BUSINESS

III. NEW BUSINESS

A. Selection of Officers and Committee Assignments

- Chair of Planning & Public Works Committee/Planning Commission Liaison
- Vice Chair of Planning & Public Works Committee
- Chesterfield Historic and Landmarks Preservation Committee
- Board of Adjustment

Councilmember McGuinness made a motion to appoint **Chair Hurt** to serve as **Planning Commission Liaison**. The motion was seconded by **Councilmember Nations** and **passed by a voice vote of 3-0**.

Chair Hurt made a motion to appoint Councilmember McGuinness to serve as Vice-Chair of the Planning and Public Works Committee. The motion was seconded by Councilmember Nations and passed by a voice vote of 3-0.

Councilmember Nations made a motion to appoint Councilmember DeGroot to serve as Council Liaison to the Chesterfield Historic and Landmark Preservation Committee. The motion was seconded by Chair Hurt and passed by a voice vote of 3-0.

Chair McGuinness made a motion to appoint Councilmember Nations to serve as Council Liaison to the Board of Adjustment Committee. The motion was seconded by Chair Hurt and passed by a voice vote of 3-0.

Because Agenda Item III.B under "New Business" would require a lengthy discussion, it was agreed to review Item III.C first.

- C. POWER OF REVIEW - Harmony Seven:** A Site Plan, Landscape Plan, Tree Preservation Plan, Tree Stand Delineation, and Architectural Elevations for a 2.75 acre tract of land zoned "R2" Residential District located on the south side of Olive Boulevard and west of its intersection with Stablestone Drive.

STAFF REPORT

Jonathan Raiche, Senior Planner, presented the project request for six single-family detached homes located along a proposed cul-de-sac, Harmony Meadow Court, which is located west of Stablestone Drive and across from Paddington Hill Drive. The site also includes a small piece of common ground at the south end of the development.

Mr. Raiche pointed out that the site meets the 30% tree preservation requirement. In addition to the required sidewalk along Olive Boulevard, the developer is providing a sidewalk along one side of the cul-de-sac for internal pedestrian circulation. The site also includes the required 30-foot landscape buffer along Olive Boulevard, along with a 20-foot buffer along the remaining three sides of the development. It was noted that the tree preservation areas have been utilized to meet some of the landscape buffer requirements.

The proposed elevations show the front façades incorporating brick, vinyl siding, and glass-divided light windows with a color scheme of various shades of grey. The side elevations include a brick return, vinyl siding, and divided-light architectural-style windows; the rear elevation includes a substantial horizontal bump-out and gable articulation.

The proposal is in compliance with all City Code requirements and Staff recommends approval as presented. It was noted that the proposal was not reviewed by Planning Commission but was administratively approved by the Planning and Development Services Director.

Discussion

Councilmember McGuinness referenced the exposed concrete shown on the side elevations and made a motion to require that the siding be carried to grade. The motion was seconded by Chair Hurt.

The applicant questioned whether the material is required to be siding or whether the concrete could be painted to match the siding. He pointed out that if siding is incorporated, it will have a jagged look because of the sloping topography.

Councilmember Nations stated she does not find the painted concrete objectionable, as long as the color matches the siding. Councilmember Flachsbart noted his agreement with requiring siding to grade.

Mr. Raiche then pointed out that the grades will vary based on the house and topography, which will vary the amount of exposed foundation. Ms. Nassif suggested that the motion be amended to state that the exposed concrete should be as minimal as possible and that the elevations would be approved by Staff on a lot-by-lot basis. Chair Hurt expressed his concern that this would put an onerous responsibility on Staff on a subjective issue.

After further discussion and review, Chair Hurt called for a vote on the motion *to require siding to grade*. **The motion passed by a voice vote of 3-0.**

Councilmember McGuinness then made a motion to forward **Harmony Seven to City Council with a recommendation to approve, as amended**. The motion was seconded by Councilmember Nations and **passed by a voice vote of 3-0**.

Note: This is a Site Plan which requires a voice vote at the May 16, 2016 City Council Meeting.



[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on Harmony Seven.]

- B. POWER OF REVIEW - Spirit Energy, LLC (Starbucks): A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 0.31 acre tract of land zoned "PC" Planned Commercial District located in the southwest quadrant of the intersection of Olive Boulevard and Woods Mill Road.**

STAFF REPORT

Jessica Henry, Project Planner, presented the project request for the construction of a new single story, 622 sq. ft. Starbucks restaurant located at the intersection of Olive Boulevard and Woods Mill Road. The proposed restaurant will offer drive-thru and walk-up service only; no indoor seating is proposed. A 200-square-foot fenced patio is located adjacent to the walk-up order window on the western end of the building. There are two access points currently on the site – one each off of Olive Boulevard and Woods Mill Road.

The project was reviewed by both the Architectural Review Board and the Planning Commission. At the March 14, 2016 Planning Commission meeting, a motion to approve the project was passed by a vote of 6-3 with the conditions of adding a pedestrian crosswalk on the north side of the building and adding a bike rack to the site. Both of these conditions have been incorporated into the Site Development Plan. As the Site Development Plan complied with all requirements of Ordinance 2592 and the Unified Development Code, Staff recommended approval of the project.

Ms. Henry pointed out that all drive-thru, stacking, and queuing requirements have been exceeded and the two right-in/right-out only accesses will allow for a dual counter-clockwise

circulation pattern on the site. The inner circulation ring will serve drive-thru traffic and the outer ring will accommodate traffic entering and exiting the site.

The Landscape Plan shows a densely-landscaped buffer along the roadways with additional landscaping around the perimeter of the building and dumpster area. The Lighting Plan complies with the Unified Development Code requirements. The materials used on the building are primarily durable Nichiha fiber cement board siding panels, which have the look of wood and will be in two different colors.

There is a fence running along the property line of the site, which is a specific Ordinance requirement in order to provide a visual barrier between the site and the adjacent Dierbergs site. Cross access was not available at the time of zoning, so the fence serves as a signal to vehicles entering the site that they must exit the site in order to enter the Dierbergs property. If cross access should become available in the future, both access points will be closed in accordance with the site-specific Ordinance and access would come from the surrounding Dierbergs site.

PLANNING COMMISSION REPORT

Planning Commission Chair Stanley Procter reported that there was considerable discussion by the Commission regarding the right-only turn onto Olive Boulevard and concern that it could cause traffic back-ups on both Olive and within the site. He stated that some of the Commission members voted in favor of the proposal because the current zoning allows two exits from the subject site.

Discussion

During discussion, the following items were reviewed and information provided as needed:

Fence/Cross Access

The 48-inch-high fence along the property lines was required by ordinance in 2010 to address concerns about the lack of cross access between the subject site and the Dierbergs site. The fence provides a visual cue to vehicles that cross access is not available to the Dierbergs site.

It was noted that the Petitioner requested cross access both during the zoning and site plan phases but it was not possible as the adjacent property owner (Dierbergs) was opposed.

Chair Hurt proposed reducing the height of the fence to 36 inches and providing two 36-inch openings in the fence. He explained that the fence openings would allow pedestrians to enter the site from the adjacent Dierbergs site.

The applicant indicated their agreement to reducing the fence height and providing the suggested openings.

Olive Boulevard Access

Because of concerns as to how traffic will be adversely impacted along Olive Boulevard during the morning peak hours due to the vehicles entering and exiting the site, Councilmember Flachsbart stated he cannot vote in favor of the proposal with access to/from Olive. He pointed out that this corner is already one of the City's highest accident areas.

Woods Mill Road Access

In response to Councilmember McGuinness' inquiry, Ms. Nassif stated that there are no stop signs at the Woods Mill Road access point.

Motions

Chair Hurt made a motion that the fence along the property lines shall have a maximum height of 36 inches and shall have a minimum of two, 36-inch wide, ADA-compliant openings – one near the bike rack on the south end, and one near the patio on the west end. The motion was seconded by Commissioner McGuinness and passed by a voice vote of 3-0.

Chair Hurt made a motion that if cross access is provided in the future and the two existing access points are required to be closed, the closure shall be the responsibility of the landowner and at no expense to the City. The motion was seconded by Commissioner McGuinness and passed by a voice vote of 3-0.

Councilmember Nations made a motion to forward Spirit Energy, LLC (Starbucks) to City Council with a recommendation to approve, as amended. The motion was seconded by Chair Hurt and passed by a voice vote of 2-1 with Councilmember McGuinness voting “no”.

Note: This is a Site Development Plan which requires a voice vote at the May 16, 2016 City Council Meeting.



[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on Spirit Energy, LLC (Starbucks).]

D. Driveway Apron Snow Removal Program Review

STAFF REPORT

Jim Eckrich, Public Works Director/City Engineer, reported that the program was implemented on a trial basis in 2014 in order to assist residents who are not physically capable of removing snow which is plowed from the street and pushed onto the portion of the driveway located in the public right of way. The program is still in the trial phase and is to be assessed annually so that Council can determine whether the program should continue on a permanent basis.

The program has been relatively successful but the last two winters have been mild and Staff does not have enough information to recommend whether this program should be continued on a permanent basis. Therefore, Staff is recommending that the program be extended for one additional year on a trial basis. After the 2016/2017 winter season, this program will again be reviewed.

Discussion

In response to Chair Hurt's questions, Mr. Eckrich stated that 220 residents have signed up for the program and snow is removed from the end of each of their driveways. With the smaller snow events we have experienced, it has taken about 40 man-hours per event to clear all the driveways. Mr. Eckrich further stated that he is comfortable with extending the program for another year, however, he would like to experience a larger snowfall event prior to making any recommendation to extend the program permanently.

Councilmember McGuinness made a motion to extend the Driveway Apron Snow Removal Program for one additional year on a trial basis. The motion was seconded by Councilmember Nations and passed by a voice vote of 3-0.

E. Temporary Traffic Control Devices and Signs

STAFF REPORT

Jim Eckrich, Public Works/City Engineer, stated that in reviewing the City Code, he discovered that there is no provision that allows for the temporary posting of traffic control devices or signs. Traffic control devices and signs can be very useful during times of road construction or special road conditions. Therefore, Staff has drafted a revised Section 300.130 of the Model Traffic Ordinance that allows the City Traffic Engineer to install temporary regulatory traffic control signs and devices.

Councilmember Nations made a motion to forward revised Section 300.130 (Authority to Install Traffic Control Devices) of the City of Chesterfield Municipal Code to City Council with a recommendation to approve. The motion was seconded by Chair Hurt and **passed** by a voice vote of 3-0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the May 16, 2016 City Council Meeting. See Bill #

[Please see the attached report prepared by Jim Eckrich, Public Works Director/City Engineer, for additional information on Temporary Traffic Control Devices and Signs.]



F. Veterans Honor Park Bids

STAFF REPORT

Jim Eckrich, Public Works Director/City Engineer, stated this project has been before Council and this Committee numerous times. The initial estimate for the project was \$2,060,000. The project was bid on April 26, 2016 at which point the City received a bid, including a recommended contingency, of \$1,950,000 from Volk Construction. Volk Construction has completed several similar projects in the area and is highly recommended.

The City has been working to acquire funding for the proposed Veterans Honor Park. Fundraising efforts have resulted in pledges of \$457,000 from the Citizens Veterans Honor Park Committee (with additional pledges of \$50,000 pending), a Municipal Parks Grant of \$525,000, and a City appropriation of \$500,000. Of the \$1,482,000 raised, and after \$225,000 has been allocated to Powers Bowersox for design and construction services, there remains \$1,257,000 available for construction.

In early 2016, it was determined that construction would need to begin prior to the completion of fundraising efforts in order to comply with the parameters of the Municipal Parks Grant. Staff, therefore, provided an alternative proposal of separating the project into phases. At the January 21 PPW Committee meeting, the Committee elected to bid both Phases 1 and 2 with the understanding that Council would determine how to proceed after bids were received.

Volk Construction's low bid of \$1,857,000 exceeds available funding at this time. The bid included Phase 1 at a cost of \$1,495,000 (with a \$25,000 donation) and a Phase 2 cost of \$362,000 (with a \$5,000 donation).

Mr. Zach Wolff, Senior Civil Engineer, explained that Phase 1, the "core" project, consists of the central granite star monument within an approximately 30 foot diameter reflecting pool. Each of the five military branches' medallions will be embedded in the reflecting pool. Phase 1 also

includes the flagpoles, pedestrian plaza area, one inner ring of benches, a second ring of 14 benches that have been donated to date, sod, and the donor paver plaza that is located by the street, which is one of the main donor opportunities. There will also be four sidewalks leading into this central monument area. There will be signage depicting the project and its elements. The biggest cost of Phase 1 is not visible. It includes grading for the project, fountain equipment, site electrical and the irrigation system.

Mr. Wolff then discussed the components of Phase 2 which include three additional concentric rings of benches and walkways that radiate out from the central monument. Phase 2 will also complete the irrigation and electrical system and provide the landscape elements of grove trees and ground cover.

Chair Hurt asked why the star monument is off center from the triangle. Ms. Jan Misuraca, Veterans Honor Committee Chair, stated the Committee discussed the placement of the star at length. Because the main entrance into the Amphitheater is located to the right-hand side, they felt it would be more respectful to have it set off center.

Mr. Eckrich again pointed out the funding sources including the \$525,000 Municipal Parks Grant which is the largest Municipal Parks grant that has ever been awarded in St. Louis County. In order to comply with the Grant, there are specific parameters that need to be met including the timeframe for construction and the necessary elements that need to be included.

Chair Hurt expressed his concern that the City will run out of funding and the project will be left incomplete and become a controversial issue. Even during the Phase approach, the project must not look incomplete.

In response to Councilmember McGuinness' question, Mr. Tom McCarthy, Parks, Recreation and Arts Director, stated the project has to be substantially complete by the end of February 2017.

Ms. Misuraca reported that the Veterans Honor Park Committee has been able to raise approximately \$507,000 based solely on a concept – with nothing concrete to show anyone. She believes that once the project breaks ground, their fundraising efforts will become a lot easier. The Committee is completely committed to continuing their fundraising efforts throughout all phases of construction. In fact, she is retiring from her full-time job on June 30 so she will have more time to devote to fundraising efforts.

Ms. Misuraca also pointed out that the K-12 educational curriculum has been completed in accordance with Missouri standards. This interactive component will be included in the park through the use of a mobile app. This educational aspect differentiates this park from any other Veterans honor park.

If the City chooses to proceed with the project, Mr. Eckrich presented the following three options:

1. The City can authorize construction of Phase 1 in an amount not to exceed \$1,600,000 which includes a 5% contingency. This would necessitate the obligation of \$343,000 from the General Fund-Fund Reserves above the 40% policy in addition to the \$500,000 already allocated. Continued fundraising efforts can be applied toward this expenditure.
2. The City can authorize construction of the entire project in an amount not to exceed \$1,950,000. This would necessitate the obligation of \$693,000 from the General Fund-

Fund Reserves above the 40% policy in addition to the \$500,000 already allocated. Continued fundraising efforts can be applied toward this expenditure.

3. The City can reject the bids and delay the project until additional funds are raised. The current Municipal Parks Grant schedule requires that construction be started in 2016 and be substantially complete by the end of February 2017. If the City elects to defer the project, there is a risk of losing the \$525,000 Grant. It is not known at this time if the project would qualify again for the grant in future years if it were to be forfeited.

Mr. Eckrich pointed out that there is \$3.3 million in the General Fund-Fund Reserves account above the 40% policy that the City requires.

Discussion

In response to Councilmember McGuinness' question, Mr. McCarthy stated that he is not aware of any available State or Federal funding. Ms. Misuraca stated there are some available grants, however, this project does not qualify for those because it is being constructed as part of a City project and not as a separate 501c3.

Mayor Nation asked for clarification on the amount of funding needed to complete the whole project. Mr. Eckrich stated that \$693,000, separate from the previously allocated \$500,000, would be needed.

There was further discussion regarding what is included within each Phase of the project and if anything could be eliminated in Phase 1 to reduce the cost. It was pointed out that the "core" project includes those elements that are critical to the functionality of the park, elements that meet the parameters of the Municipal Parks Grant, as well as other previously donated items.

In response to Chair Hurt's question regarding a year's extension of the Grant, Mr. McCarthy stated he was not aware of anyone ever asking for an extension. Mr. McCarthy indicated that a delay or forfeiture of the funds could negatively impact the City's ability to receive future Grants.

Mayor Nation commented that Council has been contemplating the project for over a year now and they should be well aware of the total cost of the project. He suggested funding the whole project at this time with Councilmember Nations concurring. Councilmember McGuinness and Chair Hurt indicated that they were in favor of the project, but are concerned with the financial implications of pursuing the complete project at this time.

Ms. Misuraca pointed out the various corporate donations already received as well as pavers and benches that have been donated by approximately 200 citizens. She stated they would all be very disappointed if the project is not started and reiterated that donations will increase once progress is seen on the project.

Mr. Lee Wall, member of the Veterans Honor Park Committee, thanked everyone for their diligent efforts in making the project a reality. He stated that this project has been a dream of his for the past 15 years. He stated the Committee has made presentations to over 30 military Veterans' organizations throughout the entire St. Louis area and they have received donations from \$100 up to \$10,000. The response has been phenomenal. This park is not just for Chesterfield Veterans, but for *all* Veterans and he urged the Committee to give every consideration to moving ahead with the entire project.

Former Mayor Bruce Geiger stated that everyone is impressed with the schematics of the project, and felt that once construction starts on the project, there will be an increase in donations. There

is money in the General Fund-Fund Reserves and the fundraising committee will continue their efforts throughout all phases of construction.

Mr. Stanley Proctor, speaking as a Chesterfield citizen, stated the reserve fund has over \$3 million beyond the 40%. Even if the City would spend the whole \$700,000, he feels there is no better thing the City could do than honor our veterans.

Chair Hurt explained that this is also a personal thing for him too. He is in favor of the project, however, the Council has a fiscal responsibility and should be careful in expending the funds.

There was further discussion on whether to proceed with funding the entire project versus just Phase 1 at this time. Mr. Eckrich stated that if Council desires to only proceed with Phase 1, then Phase 2 would likely have to be re-bid at a later date.

Councilmember Nations made a motion to forward a recommendation to City Council to fund the entire Veterans Honor Park project in the amount of \$693,000, from the General Fund-Fund Reserve account. The motion was seconded by Councilmember McGuinness and passed by a voice vote of 3-0.

[Please see the attached report prepared by Jim Eckrich, Public Works Director/City Engineer, for additional information on Veterans Honor Park.]

G. Citizen Committee Vacancies

- Architectural Review Board
- Board of Adjustment
- Chesterfield Historic and Landmark Preservation Committee

STAFF REPORT

Ms. Aimee Nassif, Planning and Development Services Director, reported that there are the following vacancies on the Department's Citizens Committees:

Architectural Review Board – 1 vacancy

Members of the Architectural Review Board must either reside or work within the City but there are no Ward requirements.

Board of Adjustment – 1 vacancy

It is preferable to fill this vacancy with a resident from Ward 4 because then there would be two individuals from each Ward represented on the Board.

Chesterfield Historic and Landmark Preservation Committee – 13 vacancies

This Committee is allowed to have 30 members. Many of the current members are classified as Emeritus members, who do not have voting rights or are required for a quorum.

Chair Hurt encouraged the Committee members to offer recommendations to fill these vacancies.

IV. PROJECT UPDATES

Due to time constraints, it was agreed that the "Project Updates" will be forwarded to the Committee members.

V. OTHER

VI. ADJOURNMENT

The meeting adjourned at 7:05 p.m.

City Council Memorandum

Department of Public Services



To: Michael Geisel, Interim Co-City Administrator

From: Aimee Nassif, Planning and Development Services Director

Date: May 9, 2016

CC Date: May 16, 2016

RE: **Spirit Energy, LLC (Starbucks)**: A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 0.31 acre tract of land zoned "PC" Planned Commercial District located in the southwest quadrant of the intersection of Olive Boulevard and Woods Mill Road.

Summary

CEDC, Inc. on behalf of First & Main, LLC has submitted a request for a Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for the construction of a new single story, 622 square foot Starbucks located on a 0.31 acre tract in the southwest quadrant of the intersection of Olive Boulevard and Woods Mill Road. The proposed restaurant will offer drive-thru and walk-up service only; no indoor seating for customers is proposed. A 200 square foot patio is located adjacent to the walk-up order window on the western end of the building.

The project was reviewed by the Architectural Review Board (ARB) on December 10th, 2015. A motion to forward the submittal to the Planning Commission with a recommendation for approval with recommendations passed by a vote of 4-0.

At the March 14, 2016 Planning Commission meeting, a motion to approve the site development plan passed by a vote of 6-3 with the conditions of adding a pedestrian crosswalk on the north side of the building and adding a bike rack to the site, both of which were incorporated into the Site Development Plan.

Subsequently, Power of Review was called and this project was placed on the May 5, 2016 Planning and Public Works Committee agenda where a motion to forward to the City Council with a recommendation for approval was passed by a vote of 2-1 with two conditions. The first condition was to lower the perimeter fence height to 36" and to include two 36" wide ADA compliant breaks in the fence. The second condition was to add a note to the SDP stating that when future cross-access with the adjacent site is

established, the Olive Boulevard and Woods Mill Road access points will be closed at no cost to the City of Chesterfield. The site specific Ordinance 2592 requires that the accesses be closed when cross access with the adjacent property is made available; however, the note clarifies that these closures will be accomplished at no expense to the City.

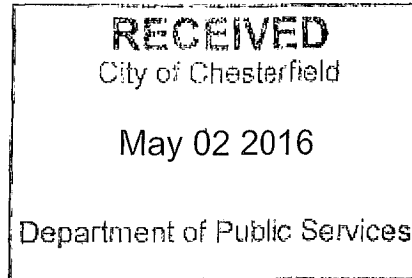
In addition to the Site Development Plan packet which was presented to the Planning and Public Works Committee, a Site Development Plan showing both of the recommended revisions has been prepared for City Council review and is attached as Exhibit A. If the City Council approves the Site Development Plan with the recommended revisions, the appropriate updates will be made to all plan sheets prior to recording with St. Louis County.

Attached, please find a copy of the Site Development Plan packet as presented to the Planning and Public Works Committee, Exhibit A, and a letter and Traffic Memo submitted by the Applicant for City Council consideration.

May 2, 2016

via email

Chesterfield City Councilmembers
Chesterfield City Hall
690 Chesterfield Parkway West
Chesterfield, MO 63017



Re: **13506 Olive Boulevard**
Proposed Starbucks

Dear City Councilmembers,

After concerns were raised about exiting the site via the Olive Boulevard curb cut during peak operating hours for the proposed Starbucks at 13506 Olive Boulevard during the recent Planning Commission hearing, we decided to voluntarily conduct a gap study to conclusively resolve this question. Our traffic consultant, Lochmueller Group, conducted the field-work survey and delivered its analysis and findings in a report dated April 27, 2016 (see attached). The report concludes that there are 16 gaps during the peak morning period of 7:45 AM and 8:00 AM. A "gap" is defined as the necessary interval on a typical weekday morning for an exiting vehicle to safely make a right-turn maneuver to continue traveling eastbound on Olive Boulevard.

In several interviews we conducted with Starbucks Operations, they shared that their average turnaround at the drive-up window is 15 vehicles in a 15-minute period (or one per minute). Therefore, the typical stacking for exiting vehicles during peak times would be one car, or two under the worst conditions. Other 15-minute, peak-time gaps range from 23 to 36, which means that the stacking during these times would be even less on average.

Please include these findings in your consideration of the project. We look forward to meeting with you. We appreciate your time.

Sincerely,

First & Main Properties, LLC

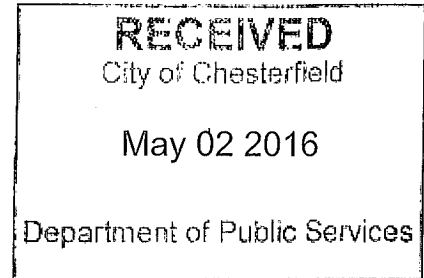


Richard M. Robinson
President
(314) 504-2664

MEMORANDUM



To: Mr. Richard Robinson
From: Dustin Riechmann, PE, PTOE
Lauren Delaney, PE, PTOE
Date: April 27, 2016
Subject: Gap Analysis at Proposed Site Driveway
Starbucks Drive-Thru Facility
515-0147-OTE



In response to questions raised by City officials, Lochmueller Group has completed a more thorough study of the ability of Starbucks patrons to exit the site onto Olive Boulevard. Specifically, a gap study was completed to quantify conditions during a typical weekday morning.

The site is located in the southwest quadrant of Olive Boulevard and Woods Mill Road. The data for the gap analysis was collected at the location of the proposed right-in/right-out only site driveway on Olive Boulevard (approximately 170 feet west of Woods Mill) in order to determine if adequate gaps would be available for motorists making a right turn out of the site onto Olive Boulevard during the morning peak period.

The data was collected on Tuesday April 12, 2016 using video detection. The data was analyzed using Miovision's software, which applies the methodology outlined in the Highway Capacity Manual to calculate the number of adequate gaps for motorists making a right turn onto the major street (Olive Boulevard).

The number of available gaps of sufficient length to accommodate side-street right turns during the morning peak hour of traffic on Olive Boulevard is summarized in **Table 1**. It should be noted that these numbers represent the gaps in eastbound flow when Olive Boulevard is empty long enough for at least one right-turn maneuver to be made from a complete stop without impeding the flow of oncoming traffic in any way.

Table 1: Available Gaps for Right Turns onto Olive during the Morning Peak Hour

Time Period	Total Gaps
7:15-7:30 a.m.	36
7:30-7:45 a.m.	24
7:45-8:00 a.m.	16
8:00-8:15 a.m.	23
Total	99



As shown, there are approximately 99 full gaps available to serve right-turning vehicles from the proposed driveway during the heaviest morning peak hour. As noted in the previous Traffic Assessment, only approximately 60 motorists would be expected to exit the site during the peak hour, and only a portion of those would use the driveway on Olive Boulevard (some motorists will exit onto Woods Mill Road).

Moreover, even during the busiest 15-minute period, there is in excess of one gap available per minute, which would adequately serve motorists exiting the site onto Olive Boulevard.

Additionally, there are substantially more gaps available during the rest of the morning, outside of the busiest peak hour. **Table 2** summarizes the gaps available in each hour between 6:00 a.m. and 10:00 a.m. Outside of the peak hour, there are typically 4 to 6 gaps available per minute.

Table 2: Available Gaps for Right Turns onto Olive throughout the Morning

Time Period	Total Gaps
6:00-7:00 a.m.	362
7:00-8:00 a.m.	362
8:00-9:00 a.m.	247
9:00-10:00 a.m.	174
Total	1,114

Based on the preceding discussion, it is our professional opinion that sufficient gaps are available during the a.m. peak hour to accommodate right-turning vehicles exiting Starbucks onto Olive Boulevard. Moreover, given that this represents the heaviest peak hour on eastbound Olive Boulevard, ample gaps should be available throughout the remainder of the day and the week.

We trust that you will find this gap analysis useful in evaluating traffic characteristics associated with the proposed drive-thru-only Starbucks. Please do not hesitate to contact our office at 314-621-3395 should you have any questions regarding this information.



The following is in response to the ARB guidelines for General Requirements for Site Design and General Requirements for Building Design. The following responses correspond to the sections in 1003.77 Architectural Review, items 10 and 11;

10. General Requirements for Site Design:

- a. *Site Relationships:* Our proposed Starbucks site provides a modern accent building to the surrounding development and the site is connected to the public sidewalks along both Olive Blvd and Woods Mill Road via a crosswalk on the East side of the building.
- b. *Circulation System and Access:* The site will have vehicular access via a right-in/right-out curb cut onto Olive Blvd and a right-in/right-out curb cut onto Woods Mill road. Pedestrian access will be provided as previously indicated via a cross walk to public sidewalks along both Olive Blvd and Woods Mill road. An outdoor seating area for walk-up traffic is provided on the West side of the building visible from Olive Blvd traffic. The parking on the site will mostly be for employee parking, with some parking for people electing to use the outdoor seating area. This parking is screened with landscaping along both Olive Blvd and Woods Mill Road.
- c. *Topography:* Both the proposed curb cuts on Olive Blvd and Woods Mill Road are the existing curb cuts. The use of these curb cuts will keep our site tied to the current topography of the site with very minimal adjustment as need for proper drainage of storm water. There is limited space available for berming so small bushes and shrubs are being utilized to screen the parking surfaces were possible.
- d. *Retaining Walls:* There are no proposed retaining walls on this site.

11. General Requirements for Building Design:

- a. *Scale:* The scale of the building is such that it will be an accent to the retail development behind the outlot. The close proximity to the streets will increase the visibility of the building elevations such that height of the building should be less than the development set off the street. Additionally the footprint of this building is very small and needs a smaller scale elevation for good proportions. The shorter elevations create a more pleasant pedestrian scale to the building inviting walk up traffic. The design elements are designed proportionally to the size of the building to add interest to the building.
- b. *Design:* TR,i Architects has carried a consistent design theme and palette around all four sides of the building due to its freestanding outlot nature it will be highly visible on all four sides. We have broken up the elevations with different architectural elements to make each façade interesting regardless of the small scale of the building. The rooftop unit will be screen with parapet walls and will not be visible.

- c. *Materials and Colors:* The materials being used on this building are primarily durable Nichiha fiber cement board siding panels. There are three different siding panels being use, one being a faux sandstone appearance and the other two being faux wood siding in two different colors. The remaining materials on the building will be glass storefronts and metal awnings creating a sleek modern building to accent the development behind it providing a fresh look.
- d. *Landscape Design and Screening:* The landscaping provided will complement the landscaping of the existing development. There will be landscaping provided at the base of the building to assist in breaking up the façade. Additionally there will be a small ornamental faux wrought iron fence along the South and West property lines to provide a separation of the outlot.
- e. *Signage:* It is understood that all signage will be reviewed through a separate process. Any signage shown on the illustrations are only to give the ARB committee an idea of how the building may look once the signage is introduced. Obviously signage plays the part in the appearance of a building and TR,i Architects feels it is good to examine the building design both with signage and without.
- f. *Lighting:* It is understood the site lighting will need to comply with the City of Chesterfield's code and that will be approved as a separate process. We have included a preliminary site lighting photometric and cut sheets of the proposed fixtures for your Architectural review.

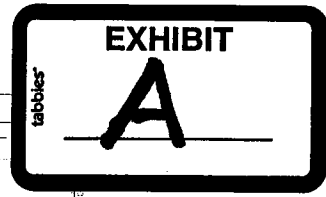
Thank you for your review of our proposed Starbucks development. TR,i Architects looks forward to your feedback and hopefully a positive review and recommendation to the Planning Commission.

Respectfully,

TR,i Architects

SITE DEVELOPMENT PLAN

PART OF LOT 2 IN SHARE NO. 1 OF THE PARTITION OF MISSOURI STEVENS ESTATE
IN U. S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST.
ST. LOUIS COUNTY, MISSOURI



LEGEND	SYMBOLS	ABBREVIATIONS
EXISTING CONTOURS	---433---	N WATER VALVE
PROPOSED CONTOURS	---433---	S WATER VALVE
EXISTING STORM SEWER	---433---	W WATER MANHOLE
PROPOSED STORM SEWER	---433---	HW TELEPHONE MANHOLE
EXISTING SANITARY SEWER	---433---	BRUSH & SHIELD LINE
PROPOSED SANITARY SEWER	---433---	36" TREE & SIZE
RIGHT-OF-WAY	---433---	36" BUSH & SIZE
EASEMENT	---433---	BOLLARD
CENTRALISE	---433---	SDN
EXISTING TREE	---433---	X ELECTRIC YARD LIGHT
DISTING SPOT ELEVATION	---433---	BORING LOCATION
PROPOSED SPOT ELEVATION	---433---	WBS WALL BOX
SMALL/DRAINAGE PATH	---433---	EBS ELECTRIC BOX
TO BE REMOVED	---433---	PP POWER POLE
TO BE REMOVED & RELOCATED	---433---	PP-P POWER POLE & CUT
TO BE USED IN PLACE	---433---	COO CLEAN OUT
TO BE ADJUSTED	---433---	CVA GAS VALVE
BACK OF CURB	---433---	FB A GAS METER
FACE OF CURB	---433---	GOA GAS DRIP

SURVEYOR'S CERTIFICATION

This is to certify that this Plan is a correct representation of all existing and proposed land divisions.

Merly L. Worler, P.L.S.

GEOTECHNICAL ENGINEER'S STATEMENT

This plan has been reviewed by the undersigned for compliance with all applicable codes and regulations. It is not intended to constitute a warranty or a representation of any kind.

Colony

THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF SECTION 03 OF THE CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED DULY AS SHOWN THEREON UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, ON VOLED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(NAME OF LLC)

STATE OF MISSOURI

COUNTY OF ST. LOUIS

ON THIS DAY OF APRIL, 2015, BEFORE ME PERSONALLY APPEARED TO ME KNOWN, WHO BEING BY ME SHOWN IN DO SAY THAT HE/SHE IS THE (TITLE) OF (NAME OF LLC) A LIMITED LIABILITY COMPANY IN THE STATE OF MISSOURI AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID LLC AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID (MANAGER) ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION TO BE THE PERSON(S) DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE, SHE OR THEY EXECUTED THE SAME AS HIS, HER, OR THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN (COUNTY AND STATE) MISSOURI, ON THE DAY AND YEAR LAST ABOVE WRITTEN.

MY TERM EXPIRES _____

(NOTARY PUBLIC)

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON _____ DAY OF _____, 2015, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200 AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

UTILITIES

ELECTRIC COMPANY = AMERENUE - ELLISVILLE DISTRICT
280 OLD STATE ROAD
ELLISVILLE, MO 63021
PH. (314) 992-8922
CONTACT: ENGINEERING

PHONE COMPANY = AT & T
14780 MANCHESTER ROAD
BALLWIN, MO 63011
PH. (636) 256-1037
CONTACT: ENGINEERING

GAS COMPANY = LACLEDE GAS COMPANY
720 OLIVE STREET
ST. LOUIS, MO 63101
PH. (314) 342-0686
CONTACT: ENGINEERING

WATER COMPANY = MISSOURI AMERICAN WATER COMPANY
1050 RESEARCH BLVD.
ST. LOUIS, MO 63132
PH. (314) 996-2464
CONTACT: ROGER IMMERMEER

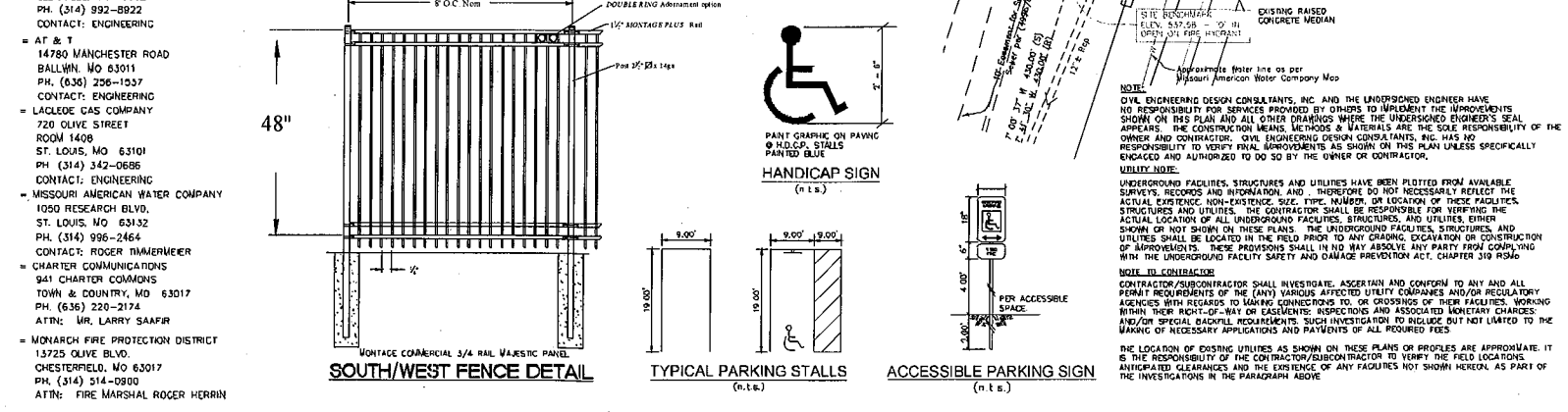
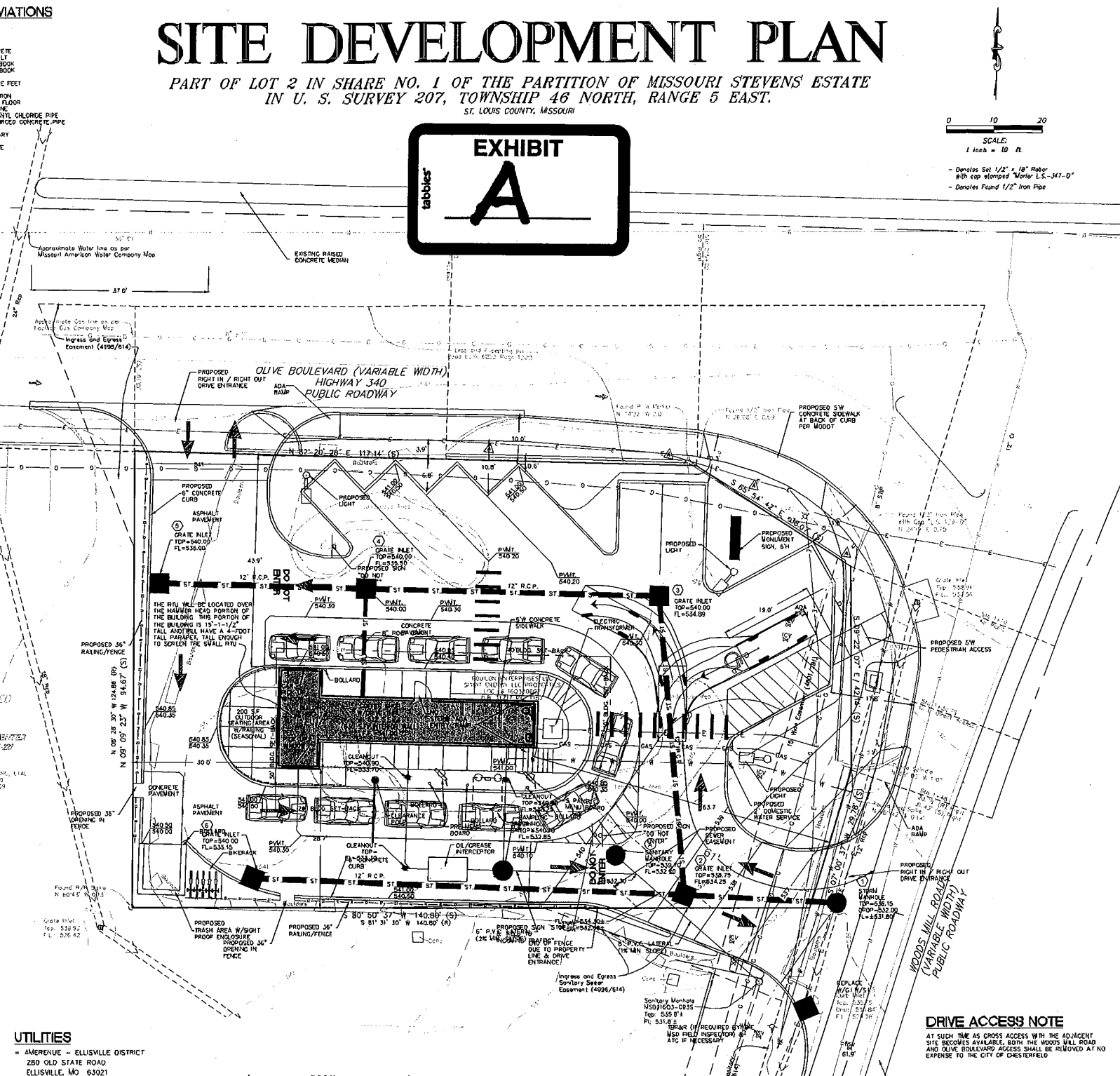
CHARTER COMMUNICATIONS
941 CHARTER COMMS
TOWN & COUNTRY, MO 63017
PH. (636) 220-2174
ATTN: MR. LARRY SAAFR

MONARCH FIRE PROTECTION DISTRICT
13725 OLIVE BLVD.
CHESTERFIELD, MO 63017
PH. (314) 514-0900
ATTN: FIRE MARSHAL ROGER HERRIN

Prepared For:
2350 Grand Boulevard Partners, L.L.C.
c/o Mr. Richard Robinson
Grand & Sidney, LLC
3405 Hawthorne Boulevard
St. Louis, MO 63104
314-504-2664

Prepared By:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

11402 Gravois Road
Suite 100
St. Louis, Missouri 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net



PROPERTY DATA

OWNER	= EDULON ENTERPRISES LLC
ADDRESS	= 13506 OLIVE BOULEVARD
LOCATION NO.	= 16033902
ACREAGE	= 0.31 AC.
EXISTING ZONING	= PC - PLANNED COMMERCIAL (ORD. 2552)
FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= METRO ST. LOUIS SEWER DISTRICT
SEWER DISTRICT	= METRO ST. LOUIS SEWER DISTRICT
WATER SHED	= MISSOURI AMERICAN
FEMA MAP	= 25180C018K
ELECTRIC COMPANY	= AMERENUE
GAS COMPANY	= LACLEDE GAS COMPANY
PHONE COMPANY	= ATT
WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY

- ### GENERAL NOTES
- 1) 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. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
 - 2) ALL ELEVATIONS ARE BASED ON MGS 0 BENCHMARK.
 - 3) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
 - 4) ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD CODE.
 - 5) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
 - 6) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEASONING OF WORK.
 - 7) GRADING CONTRACTOR SHALL INSTALL STATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL STATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
 - 8) ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND CELESTIAL.
 - 9) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
 - 10) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
 - 11) GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
 - 12) DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.
 - 13) SEEDING, SOODING, MULCHING AND PLANTING FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
 - 14) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.
 - 15) SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) ALONG WITH THE REQUIRED GRADING, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SLOPES. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THESE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
 - 16) PARKING CALCULATIONS:

RESTAURANT/FAST FOOD	= 15 PER 1,000 OF G.F.A.
530 S.F. (INTERIOR WALL) = 15 = 7 SPACES	
200 S.F. (OUTDOOR) = 15 = 13 SPACES	
PARKING REQUIRED PER CITY CODE = 10 SPACES	
PARKING PROVIDED = 8 SPACES (INCLUDES 1 ADA STALL)	
20% PARKING REDUCTION GRANTED	
OVERALL	= 8 STALLS (INCLUDES 1 ADA STALL)
 - 17) SETBACKS PER ZONING:

BUILDING	NORTH = 42'	EAST = 30'	WEST = 30'	SOUTH = 20'
BARBIC	NORTH = 0'	EAST = 0'	WEST = 0'	SOUTH = 0'
 - 18) DENSITY CALCULATIONS:

2,990 S.F.	x 100 = 22%
13,503 S.F. total site	
Building Coverage	x 100 = 4.6%
622 S.F.	
13,503 S.F. total site	
 - 19) BY GRADING PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 25180C018K AND COMMUNITY NUMBER 250888 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 4, 2015.
 - 20) NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE.
 - 21) APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
 - 22) ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
 - 23) ROOF TOP EQUIPMENT SHALL BE SCREENED.

DRIVE ACCESS NOTE

AT SUCH TIME AS CROSS ACCESS WITH THE ADJACENT SITE BECOMES AVAILABLE BOTH THE WOODS HILL ROAD AND OLIVE BOULEVARD ACCESS SHALL BE REMOVED AT NO EXPENSE TO THE CITY OF CHESTERFIELD.

BENCHMARKS

BENCHMARK: St. Louis County Benchmark 13-31, NHD229 Elev. = 593.59' - Out bridge near southeast end of 'U' shaped overpass of South end of Spawds Road bridge over the Main I-64 the southwest end of the headpost and the benchmark is approximately 10' from the west edge of a sidewalk along the east side of the bridge. Benchmark is roughly 1' north of the South end of headpost and 2' south of the location of a descriptive area fence along the East side of the bridge with a short link fence running to the South.

NOTE: The utility located by Missouri One Call was not at the location shown on this plan. The location of the utility was confirmed by the contractor. The location of the utility was confirmed by the contractor.

BRANDON AS-E-1484P
LICENSE NO. 200-54204674

11402 Gravois Road
Suite 100
St. Louis, Missouri 63126
314.729.1400
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www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Site Development Plan
Starbucks Coffee
13506 Olive Boulevard
Chesterfield, Missouri 63017

Proj # 1500

No. Description	11-02-15
City Submit	11-02-15
Per City	12-17-15
Per City	01-14-16
Per City	02-11-16
Per City	03-17-16
Per City	05-05-16

Site Development Plan
C1

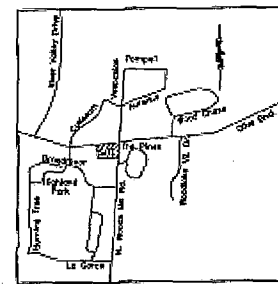
LEGEND SYMBOLS ABBREVIATIONS

EXISTING CONTIGUOUS	---	BY WATER VALVE	WV
PROPOSED CONTIGUOUS	- - -	BY WATER MAINLINE	WM
EXISTING STORM SEWER	---	BY FIREHOUSE MAINLINE	FH
PROPOSED STORM SEWER	- - -	BY BRUSH & GROUND LINT	B&G
EXISTING SANITARY SEWER	---	3" PIPE & SIZE	3"
PROPOSED SANITARY SEWER	- - -	6" PIPE & SIZE	6"
EXISTING 12" WATER MAIN	---	SEWERAGE	S
PROPOSED 12" WATER MAIN	- - -	ELECTRIC	E
EXISTING 8" WATER MAIN	---	ELECTRIC YARD LIGHT	EYL
PROPOSED 8" WATER MAIN	- - -	DRAINAGE LOCATION	D
EXISTING 6" WATER MAIN	---	MAN HOLE	M
PROPOSED 6" WATER MAIN	- - -	ELECTRIC BOX	EB
EXISTING 4" WATER MAIN	---	POWER POLE	PP
PROPOSED 4" WATER MAIN	- - -	POWER POLE & CUY	PPC
EXISTING 3" WATER MAIN	---	CLEAN OUT	CO
PROPOSED 3" WATER MAIN	- - -	GAS VALVE	GV
EXISTING 2" WATER MAIN	---	GAS WATER	GW
PROPOSED 2" WATER MAIN	- - -	GAS CAP	GC
EXISTING 1" WATER MAIN	---		
PROPOSED 1" WATER MAIN	- - -		

SITE DEVELOPMENT PLAN

PART OF LOT 2 IN SHARE NO. 1 OF THE PARTITION OF MISSOURI STEVENS ESTATE
IN U. S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST.

EXHIBIT ORIGINAL



LOCATION MAP

PROPERTY DATA

OWNER	12000 OLIVE BOULEVARD
ADDRESS	12000 OLIVE BOULEVARD
LOCATOR NO.	12000000
ACREAGE	0.2 AC.
EXISTING ZONING	PC - PLANNED COMMERCIAL (200, 202)
FIRE DISTRICT	MANCHESTER FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	ROOSEVELT SCHOOL DISTRICT
SEWER DISTRICT	WEST OF LOUIS SEWER DISTRICT
WATER DISTRICT	MANCHESTER WATER DISTRICT
UTILITY COMPANY	AMERICAN WATER COMPANY
PHONE COMPANY	AMERICAN WATER COMPANY
WATER COMPANY	AMERICAN WATER COMPANY

- GENERAL NOTES**
- 1) ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THE ENGINEER HAS THE RESPONSIBILITY TO VERIFY ALL UTILITIES LOCATIONS PRIOR TO CONSTRUCTION. TO HAVE EXISTING UTILITIES FIELD LOCATED AND RECORDED SHALL BE AT THE OWNER'S RISK AND COST.
 - 2) ALL ELEVATIONS ARE BASED ON M.S.L. READINGS.
 - 3) NEARBY AND TOPOGRAPHIC SURVEY BY MARK SURVEYS CO.
 - 4) ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CITY'S STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD.
 - 5) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL TECHNIQUES AND MEASURES AS REQUIRED BY THE CITY OF CHESTERFIELD.
 - 6) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE CITY FOR ANY SPECIAL RESTRICTIONS RELATIVE TO THE SCHEDULED WORK.
 - 7) THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES TO PREVENT EROSION AND SILTATION DURING CONSTRUCTION. THESE MEASURES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
 - 8) ALL FILL AND MATERIALS SHALL BE MADE OF SELECTED FILL MATERIALS PER CITY SPECIFICATIONS. FILL SHALL BE COMPACTED TO THE PROPER DENSITY AND MOISTURE CONTENT.
 - 9) THE CONTRACTOR SHALL MAINTAIN EXISTING NEIGHBORING CLEAN AND SAFE AREAS AT ALL TIMES.
 - 10) EXISTING CONDITIONS SHOWN AND FINISHED ELEVATIONS ON PAVED AREAS.
 - 11) GRADES & STORM WATER PER U.S. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
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SURVEYOR'S CERTIFICATION

This is to certify that this Plan is a correct representation of an existing and proposed lot division.

Mark Surveys Company, Inc.
MISSOURI CORP. NO. 1-3-347-0

Mark Surveys Company, Inc.
MISSOURI CORP. NO. 1-3-347-0

GEOTECHNICAL ENGINEER'S STATEMENT

The site has been examined by me and I have determined that the proposed site development plan is in accordance with the geotechnical requirements of the City of Chesterfield. I have also determined that the proposed site development plan is in accordance with the geotechnical requirements of the City of Chesterfield.

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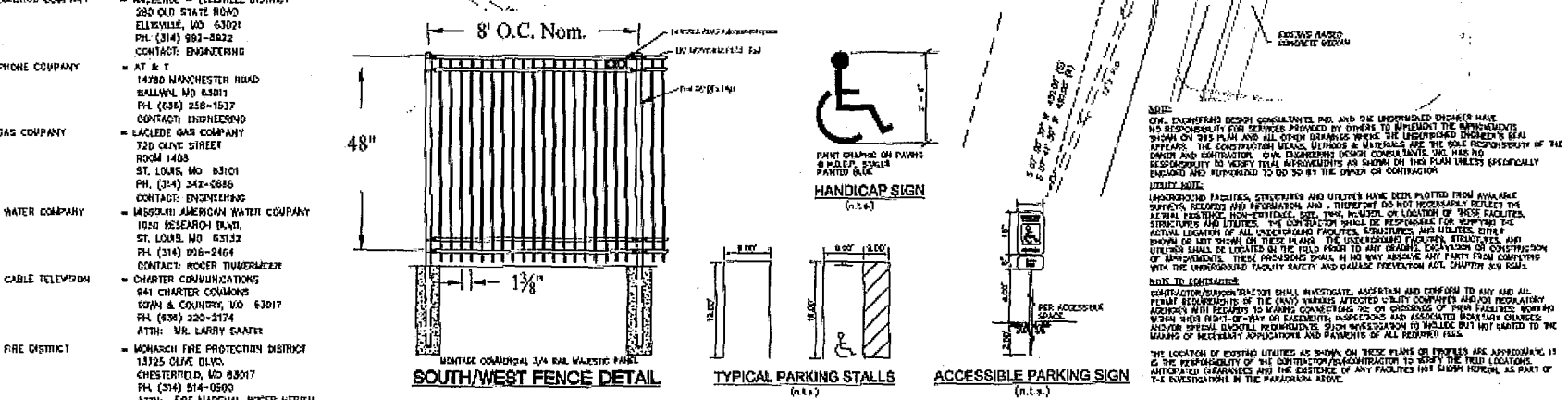
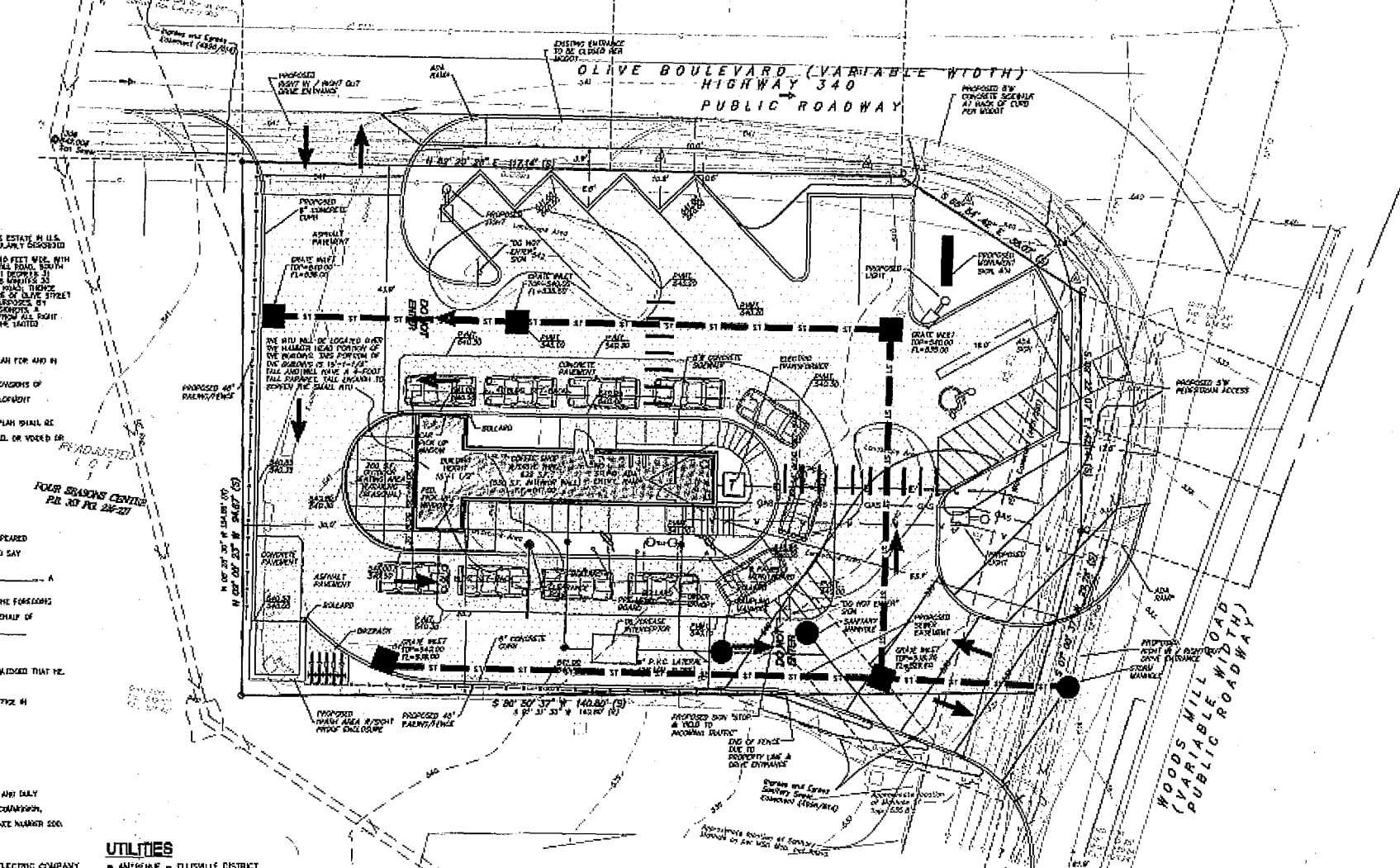
Mark Surveys Company, Inc.
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Mark Surveys Company, Inc.
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Prepared For:
2350 Grand Boulevard Partners, LLC
c/o Mr. Richard Robinson
Grand & Sidney, LLC
3485 Hawthorne Boulevard
St. Louis, MO 63104
314-504-2664

PREPARED BY:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

11404 Grenola Road
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Saint Louis, Missouri 63126
314-229-3100
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www.cedc.net



UTILITIES

- ELECTRIC COMPANY - ANGELO - ELLENVILLE DISTRICT
280 OLD STATE ROAD
ELLENVILLE, MO 63021
PH: (314) 981-8822
CONTACT: ENGINEERING
- PHONE COMPANY - AT & T
14780 MANCHESTER ROAD
BALLWIN, MO 63011
PH: (314) 289-6886
CONTACT: ENGINEERING
- GAS COMPANY - LAKEDE GAZ COMPANY
720 OLIVE STREET
ROOM 1408
ST. LOUIS, MO 63101
PH: (314) 242-6886
CONTACT: ENGINEERING
- WATER COMPANY - AMERICAN WATER COMPANY
1020 RESEARCH BLVD.
ST. LOUIS, MO 63132
PH: (314) 928-2464
CONTACT: ROGER THURMEIER
- CABLE TELEVISION - CHARTER COMMUNICATIONS
841 CHARTER COMMUNICATIONS
COURT & COUNTRY, MO 63017
PH: (314) 320-2174
ATTN: MR. LARRY SAFFER
- FIRE DISTRICT - MANCHESTER FIRE PROTECTION DISTRICT
13725 OLIVE BLVD.
CHESTERFIELD, MO 63017
PH: (314) 514-0500
ATTN: FIRE MARSHAL ROGER FERRIS



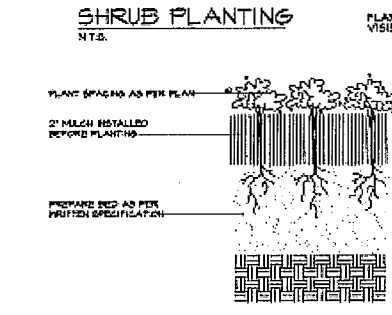
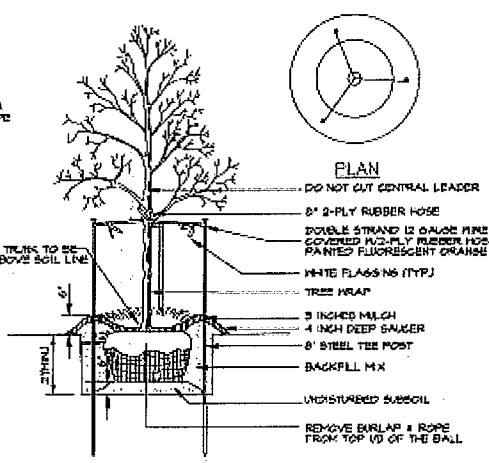
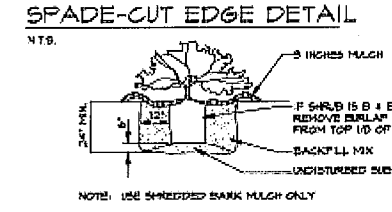
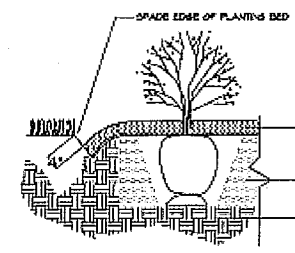
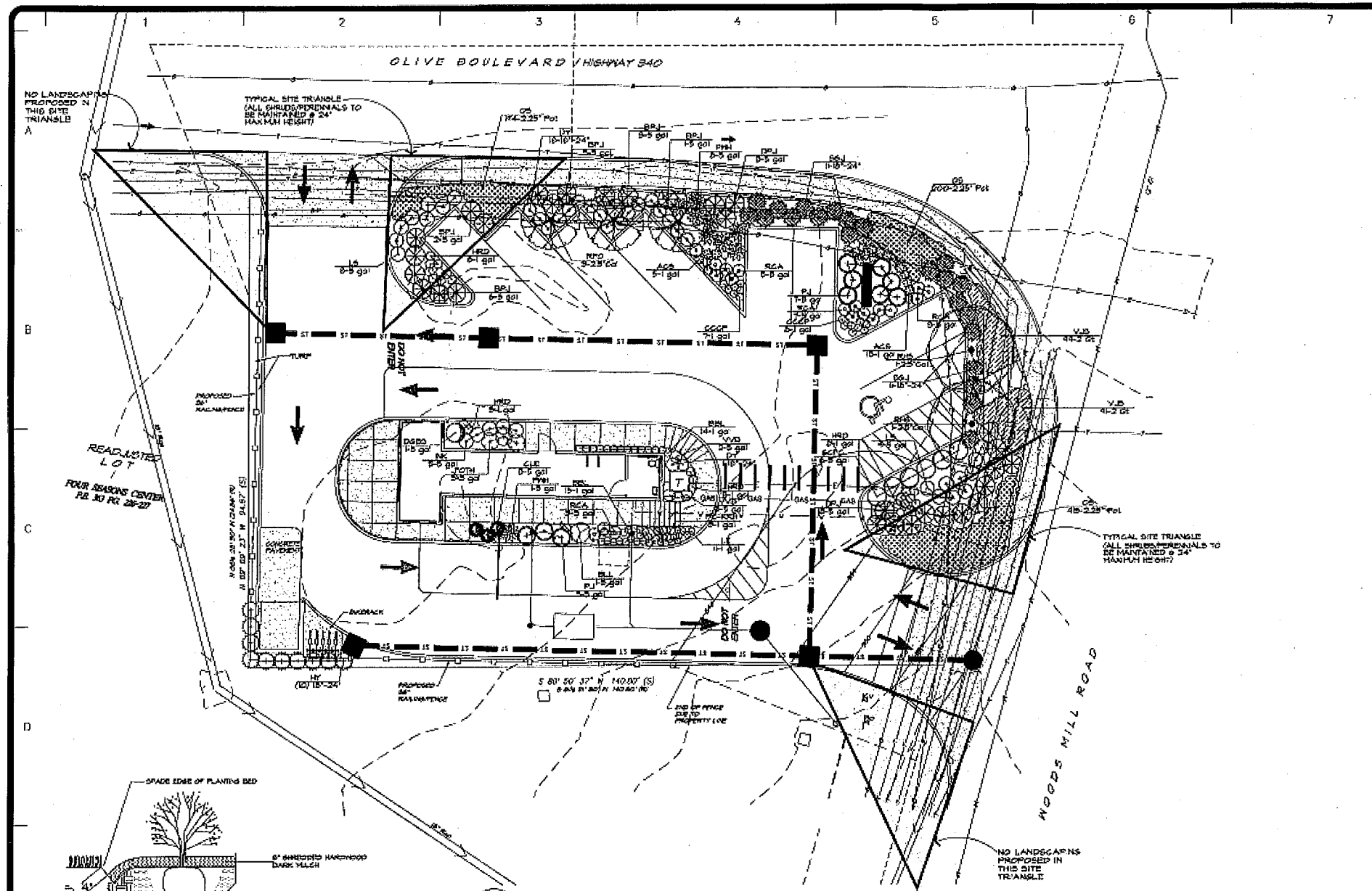
CEDC
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DESIGN CONSULTANTS

Site Development Plan
Starbucks Coffee
13506 Olive Boulevard
Chesterfield, Missouri 63017

NO. OF SHEETS

No. of Sheets	Date
No. of Sheets	11-02-16
City of Chesterfield	11-02-16
Per City	11-02-16
Per City	01-14-16
Per City	02-18-16
Per City	03-17-16

RECEIVED
City of Chesterfield
11/02/16



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RPO	3	Regal Prince Oak / Quercus norel 'Long' TM	25" Cal
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RFS	2	Robin Hill Serviceberry / Amelanchier X grandiflora 'Robin Hill'	25" Cal
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
DLL	1	Blooming Lilac / Syringa x 'Panda'	5 gal
BPF	31	Blue Pacific Juniper / Juniperus conferta 'Blue Pacific'	5 gal
INK	5	Dense Inkberry / Ilex glabra 'Densa'	5 gal
DY	4	Dense Yew / Taxus media 'Dorsetiana'	18"-24"
FOTH	3	Dwarf Fothergilla / Fothergilla gardenii	5 gal
DGBS	1	Dwarf Globe Blue Spruce / Picea pungens 'Globe'	5 gal
SCFC	10	Golden Charm False Cypress / Chamaecyparis pisifera filifera 'Golden Charm'	5 gal
HY	10	Hicks Yew / Taxus media 'Hicks'	18"-24"
LS	17	Limemound Spirea / Spiraea bumalda 'Limemound' TM	5 gal
PMH	4	Pinky White Hydrangea / Hydrangea paniculata 'Pinky White'	5 gal
FJ	10	Procurbers Juniper / Juniperus procurbers 'Nana'	5 gal
RCA	10	Rose Creek Abelia / Abelia x grandiflora 'Rose Creek'	5 gal
SGJ	22	Sea Green Juniper / Juniperus chinensis 'Sea Green'	18"-24"
VVB	5	Yardar Valley Boxwood / Buxus sempervirens 'Yardar Valley'	5 gal
CLE	5	'Hummingbird' Summerweet / Clatrea arifolia 'Hummingbird'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ACS	20	Autumn Charm Sedum / Sedum x 'Autumn Charm'	1 gal
BBL	20	Big Blue Liriope / Liriope muscari 'Big Blue'	1 gal
CCCP	10	Colton Candy Creeping Phlox / Phlox subulata 'Colton Candy'	1 gal
HRD	22	Happy Returns Daylily / Hemerocallis hybrid 'Happy Returns'	1 gal
LE	11	Lamb's Ears / Stachys byzantina 'Silver Carpet'	1 gal
PC-KKH	3	Purple Coneflower / Echinacea purpurea 'Kim's Knee High' TM	1 gal
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
609		Orange Stonecrop / Sedum kamischotlium	2.25' Pot
190		Variiegated Japanese Sedge / Carex morrochi 'Aurea-variegata'	2 Gal

NOTES:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to pits.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done. Coordinate location of trees with the location of proposed light standards, fire hydrants and utilities.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-PLU-RITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge unless otherwise noted.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
- All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- All disturbed lawn areas to be seeded with a mixture of turf-type 1 seed (50% per acre) and bluegrass (50% per acre). Landscape contractor shall offer an alternate price for seed in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of the plan. No substitutions of types or size of plant material will be accepted without written approval from landscape architect.
- Siltation controls may be required to prevent run-off. Strain bores placed end-to-end shall be used, anchored with no less than two 3/8" x 36" reinforcing rods. Bores shall remain until all graded areas are seeded or sodded.
- The minimum setback is 5'-0" from an existing or proposed right of way.
- One (1) tree is required for every fifty (50) linear feet of street frontage.
- Landscape islands shall be placed at the ends of parking aisles as required by Ordinance #2812 of the City of Chesterfield Zoning Ordinance (See City of Chesterfield ZOC code).
 - There shall be a minimum landscape width of nine (9) feet and a minimum area of 100 square feet. Provide one (1) deciduous tree per island.
 - At the end of double row parking, a minimum of 210 square feet shall be provided for with a minimum of two (2) deciduous trees per island.
 - Islands shall have plantings consisting of groundcovers such as shrubs, ivy, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.
- Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without in-ground irrigation systems. (Examples: Turf Type Tall Fescue blend less than five years old; and Crossfire, a semi-dwarf variety, blended with 5-10% bluegrass and referred to as a Transition mix).
- A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at 18", evenly dispersed throughout the project.
- If the estimated materials cost of non landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1000) dollars, as estimated by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
- Upon release of the landscape Installation Bond, a two (2) year Landscape Maintenance Bond shall be required.

STREET TREES: 1 per 50 LF FRONTAGE
221.5 LF FRONTAGE REQUIRING FIVE (5) TREES @ 2.5" CALIPER

REVISIONS	BY
NOV. 20, 2013	RWH
DEC. 10, 2013	RWH
MAR. 17, 2014	RWH

landscape TECHNOLOGIES

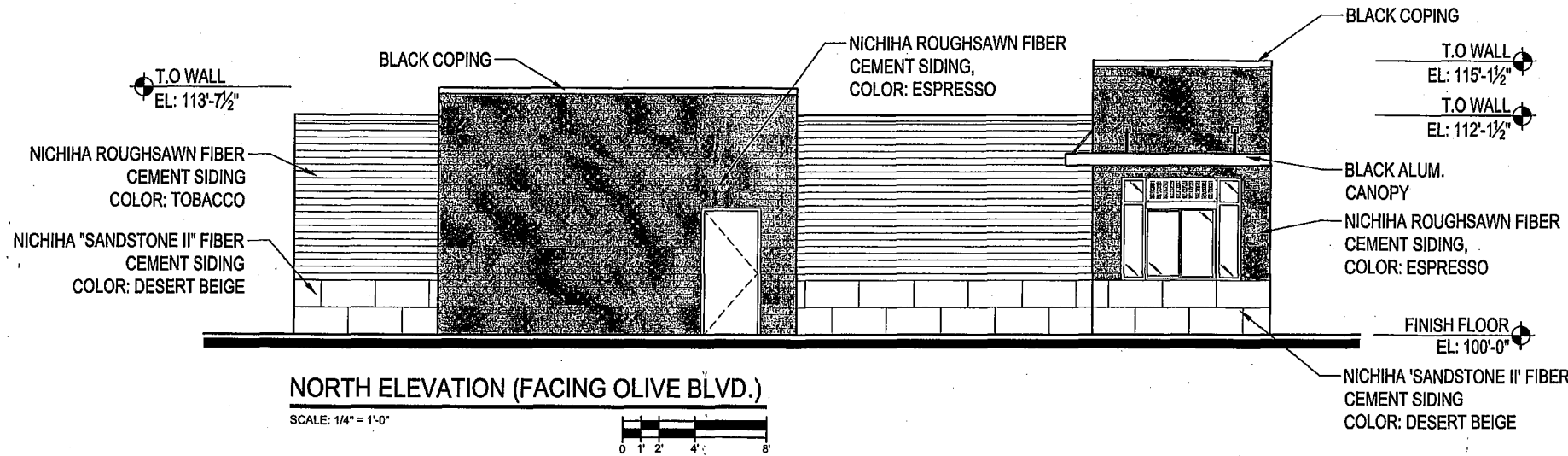
21. JACOBUS, WILSON & ASSOCIATES, INC.
NO LANDSCAPE ARCHITECTURAL CORPORATION

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT - MISSOURI
PLANT DATE

PLANTING PLAN FOR THE PROPOSED
Starbucks
OLIVE BLVD. @ WOODS MILL RD. CHESTERFIELD, MO

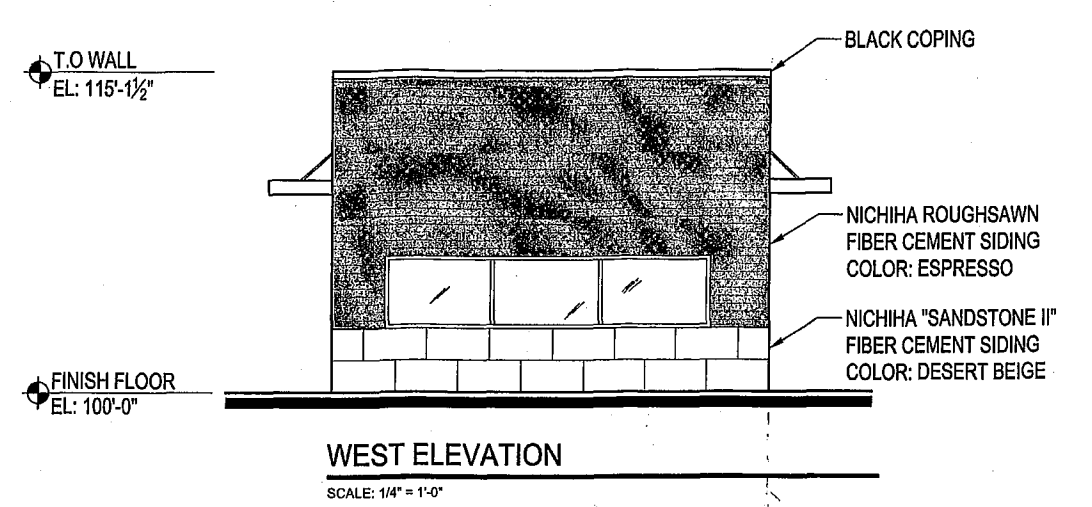
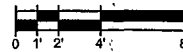
DRAWN BY: R. WILSON
CHECKED BY: RWH
DATE: OCT. 29, 2013
SCALE: 1/16" = 1'-0"
JOB NO.: 2013-112
SHEET: 1-1

OF ONE SHEET



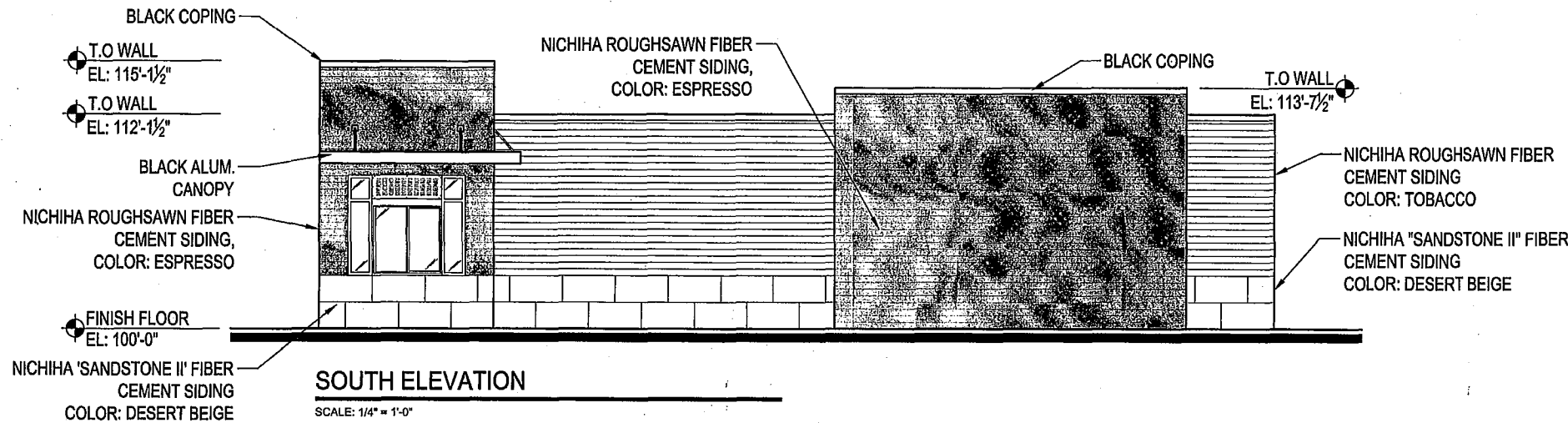
NORTH ELEVATION (FACING OLIVE BLVD.)

SCALE: 1/4" = 1'-0"



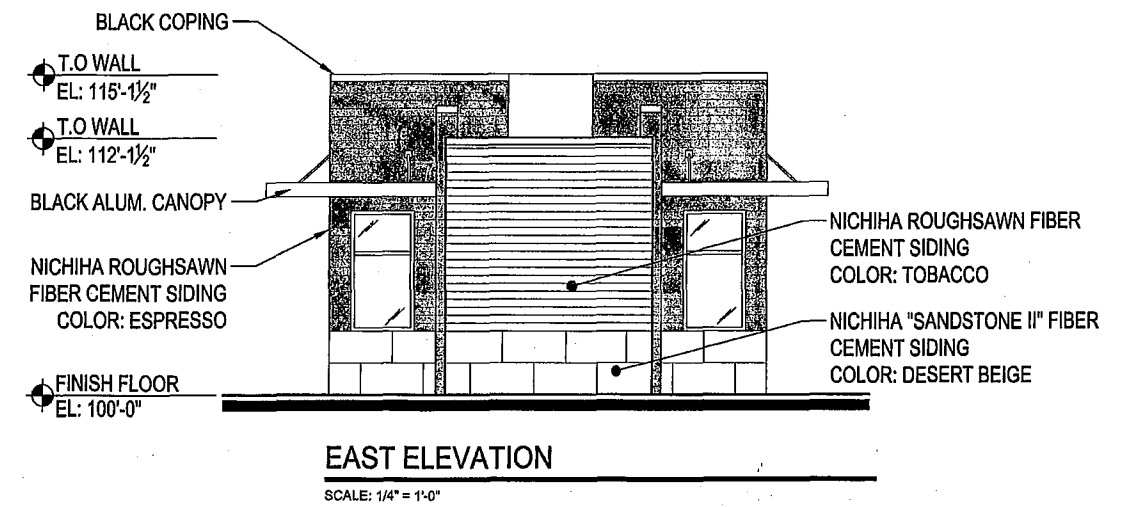
WEST ELEVATION

SCALE: 1/4" = 1'-0"



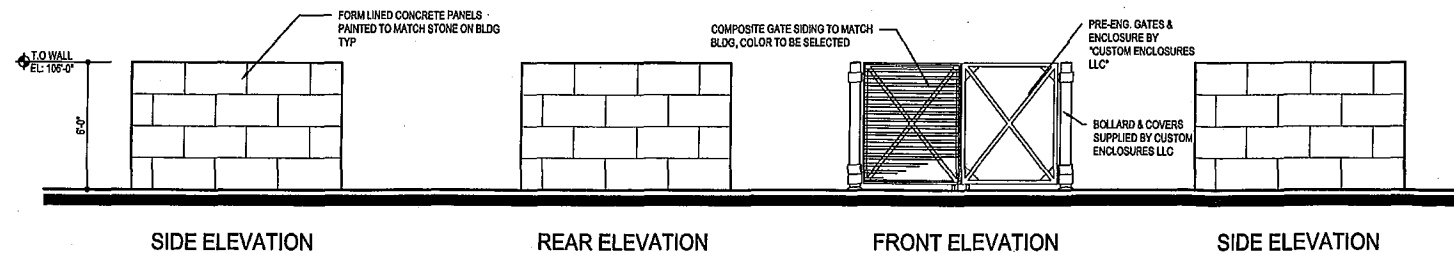
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



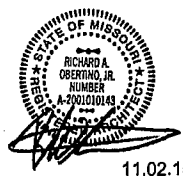
EAST ELEVATION

SCALE: 1/4" = 1'-0"



DUMPSTER ENCLOSURE ELEVATIONS

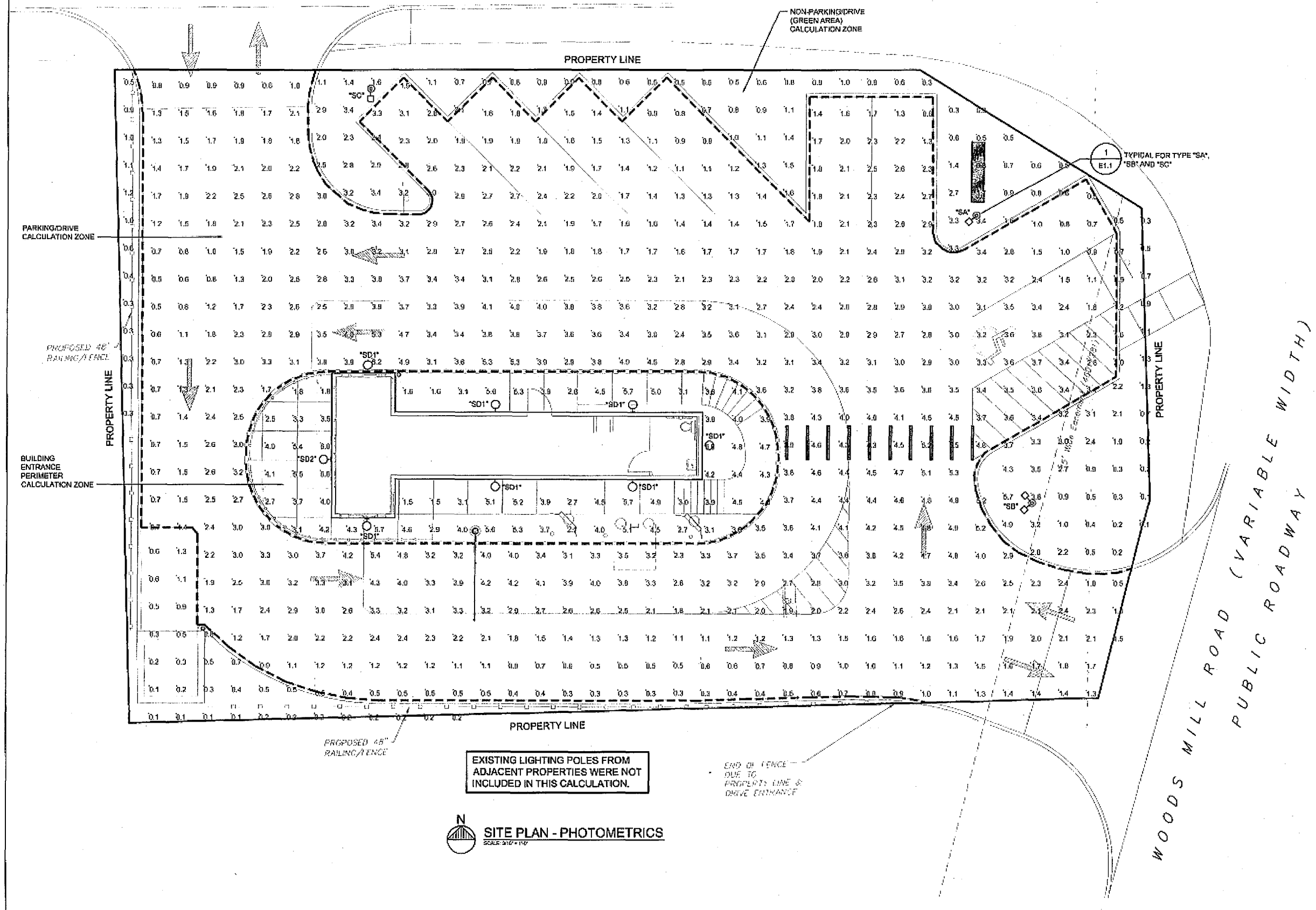
SCALE: 1/4" = 1'-0"



OLIVE BOULEVARD (VARIABLE WIDTH)
HIGHWAY 340
PUBLIC ROADWAY

GENERAL NOTES - PHOTOMETRICS

1. DRAWINGS ARE APPROXIMATE IN NATURE AND ARE NOT TO BE CONSIDERED AS ALL INCLUSIVE. FIELD VERIFY CONSTRUCTION CONDITIONS AND CORRECT ANY ALL SCALE DEFICIENCIES.
2. FIXTURE TYPES "SA", "SB" AND "SC" ARE MOUNTED ON 16" HIGH 14" SQUARE STEEL POLE AND 6" CONCRETE POLE BASE. TOTAL WEIGHT OF FIXTURE IS 65 LBS.
3. FIXTURE TYPE "SD" IS WALL MOUNTED AT 7'-0" H.

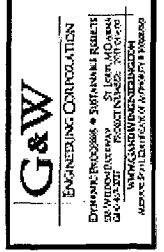
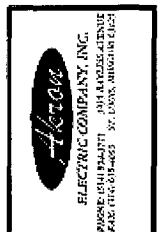


EXISTING LIGHTING POLES FROM ADJACENT PROPERTIES WERE NOT INCLUDED IN THIS CALCULATION.

END OF FENCE DUE TO PROPERTY LINE & DRIVE ENTRANCE

N
SITE PLAN - PHOTOMETRICS
SCALE: 3/16" = 1'-0"

WOODS MILL ROAD (VARIABLE WIDTH)
PUBLIC ROADWAY



PROFESSIONAL ENGINEER
STATE OF WEST VIRGINIA
No. 10000
DATE: 05/15/2015

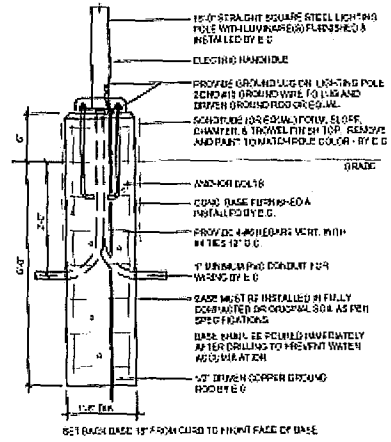
STARBUCKS COFFEE
15500 OLIVE BOULEVARD
CHESTERFIELD, MO 63017



ISSUES	
DATE	2015-05-20
CREATED BY	EM
CHECKED BY	J.S.C.
DATE	05/15/2015
SHEET NO.	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Bulking Entrance Perimeter	+	4.0 fc	6.6 fc	1.5 fc	4.4:1	2.7:1
Non-Parking/Drive (Green Area)	-	1.2 fc	5.7 fc	0.1 fc	57.0:1	12.0:1
Parking/Drive	+	2.4 fc	6.2 fc	0.3 fc	20.7:1	8.0:1

Symbol	Label	Quantity	Material	Quantity	Description	Unit	Material	Quantity	Material	Quantity	Material	Quantity
⊕	SA	1	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1	CAST IN PLACE CONCRETE (4000 PSI) 10' LONG	10'	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1
⊕	SB	1	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1	CAST IN PLACE CONCRETE (4000 PSI) 10' LONG	10'	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1
⊕	SC	1	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1	CAST IN PLACE CONCRETE (4000 PSI) 10' LONG	10'	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1
⊕	SD1	1	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1	CAST IN PLACE CONCRETE (4000 PSI) 10' LONG	10'	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1
⊕	SD2	1	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1	CAST IN PLACE CONCRETE (4000 PSI) 10' LONG	10'	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1	1/2" DIA. MASONRY TIE RODS (3000 PSI) 10' LONG	1



1 LIGHT STANDARD DETAIL
NO SCALE

G&W
ENGINEERING CORPORATION
1000 W. 10th Street, Suite 100
Chesterfield, MO 63015
Phone: (636) 534-1100
Fax: (636) 534-1101
www.gandw.com

STARBUCKS COFFEE
13111 OLIVE BRIDLEWAY
CHESTERFIELD, MO 63077

STARBUCKS COFFEE
13111 OLIVE BRIDLEWAY
CHESTERFIELD, MO 63077



DATE	03 22 2018
CHECKED BY	K.S.R.
DRAWN BY	ETG
DESIGN NO.	2018-01666
PROJECT NO.	
DATE	03 22 2018
CHECKED BY	K.S.R.
DRAWN BY	ETG
DESIGN NO.	2018-01666
PROJECT NO.	

E1.1
PARAMETRIC DETAILS

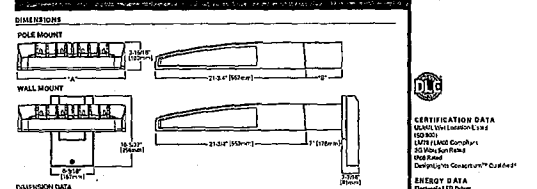
McGraw-Edison

Model	GLEON-AE-01-LED-E1-SL4	Light Type	"SA"
Manufacturer	STARBUCKS - CHESTERFIELD	Finish	Black
Material	Aluminum	Mounting	Wall Mount

DESCRIPTION
The GLEON™ LED luminaire delivers exceptional performance in a highly accurate, low-profile design. Featuring high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, restrooms, building areas and security lighting applications. IP66 rated.

CONSTRUCTION
Extruded aluminum driver enclosure thermally isolated from light fixture for optimal thermal performance. Heavy-duty die-cast aluminum base and mounting hardware. Precision anodized aluminum housing and die-cast aluminum heat sink. A unique, patented mounting system allows for easy installation. The LED driver is mounted on a removable tray assembly for ease of maintenance. 120-277V 60/50Hz, 347V or 480V 60Hz operation. 400V systems only. Standard with 10% dimming. 50000 hours life expectancy. 300000 lumens per fixture. 300000 lumens per fixture. 300000 lumens per fixture.

OPTICS
Choice of 4 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maintaining efficiency and application specific. AccuLED Optics create consistent beam patterns with the accuracy to meet demanding application requirements. Offered standard in 4000K, 5000K CCT and minimum 20000 CCT. For the ultimate level of light control, an optional house side shield accessory can be field or factory installed. The



CERTIFICATION DATA

UL	UL1881 (LED) Component
UL	UL1881 (LED) Component
UL	UL1881 (LED) Component
UL	UL1881 (LED) Component
UL	UL1881 (LED) Component

ENERGY DATA

Light Type	Wattage	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Area
L4	12.5W	7°	1.0m	0.15m	0.0225m²	0.0225m²
L6	25.0W	7°	2.0m	0.30m	0.09m²	0.09m²
L8	37.5W	7°	3.0m	0.45m	0.2025m²	0.2025m²
L10	50.0W	7°	4.0m	0.60m	0.36m²	0.36m²

McGraw-Edison 2015-03-23 11:46:03

FIXTURE TYPE "SA" SPECIFICATIONS

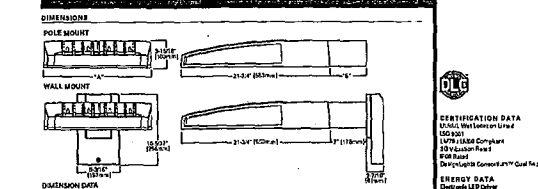
McGraw-Edison

Model	GLEON-AE-01-LED-E1-SL4-HSE	Light Type	"SB"
Manufacturer	STARBUCKS - CHESTERFIELD	Finish	Black
Material	Aluminum	Mounting	Wall Mount

DESCRIPTION
The GLEON™ LED luminaire delivers exceptional performance in a highly accurate, low-profile design. Featuring high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, restrooms, building areas and security lighting applications. IP66 rated.

CONSTRUCTION
Extruded aluminum driver enclosure thermally isolated from light fixture for optimal thermal performance. Heavy-duty die-cast aluminum base and mounting hardware. Precision anodized aluminum housing and die-cast aluminum heat sink. A unique, patented mounting system allows for easy installation. The LED driver is mounted on a removable tray assembly for ease of maintenance. 120-277V 60/50Hz, 347V or 480V 60Hz operation. 400V systems only. Standard with 10% dimming. 50000 hours life expectancy. 300000 lumens per fixture. 300000 lumens per fixture. 300000 lumens per fixture.

OPTICS
Choice of 4 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maintaining efficiency and application specific. AccuLED Optics create consistent beam patterns with the accuracy to meet demanding application requirements. Offered standard in 4000K, 5000K CCT and minimum 20000 CCT. For the ultimate level of light control, an optional house side shield accessory can be field or factory installed. The



CERTIFICATION DATA

UL	UL1881 (LED) Component
UL	UL1881 (LED) Component
UL	UL1881 (LED) Component
UL	UL1881 (LED) Component
UL	UL1881 (LED) Component

ENERGY DATA

Light Type	Wattage	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Area
L4	12.5W	7°	1.0m	0.15m	0.0225m²	0.0225m²
L6	25.0W	7°	2.0m	0.30m	0.09m²	0.09m²
L8	37.5W	7°	3.0m	0.45m	0.2025m²	0.2025m²
L10	50.0W	7°	4.0m	0.60m	0.36m²	0.36m²

McGraw-Edison 2015-03-23 11:46:03

FIXTURE TYPE "SB" SPECIFICATIONS

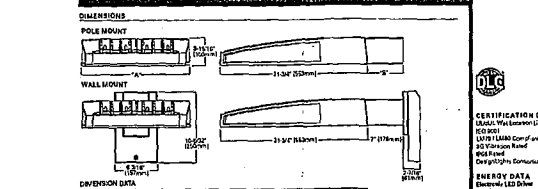
McGraw-Edison

Model	GLEON-AE-01-LED-E1-SL2-HSE	Light Type	"SC"
Manufacturer	STARBUCKS - CHESTERFIELD	Finish	Black
Material	Aluminum	Mounting	Wall Mount

DESCRIPTION
The GLEON™ LED luminaire delivers exceptional performance in a highly accurate, low-profile design. Featuring high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, restrooms, building areas and security lighting applications. IP66 rated.

CONSTRUCTION
Extruded aluminum driver enclosure thermally isolated from light fixture for optimal thermal performance. Heavy-duty die-cast aluminum base and mounting hardware. Precision anodized aluminum housing and die-cast aluminum heat sink. A unique, patented mounting system allows for easy installation. The LED driver is mounted on a removable tray assembly for ease of maintenance. 120-277V 60/50Hz, 347V or 480V 60Hz operation. 400V systems only. Standard with 10% dimming. 50000 hours life expectancy. 300000 lumens per fixture. 300000 lumens per fixture. 300000 lumens per fixture.

OPTICS
Choice of 4 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maintaining efficiency and application specific. AccuLED Optics create consistent beam patterns with the accuracy to meet demanding application requirements. Offered standard in 4000K, 5000K CCT and minimum 20000 CCT. For the ultimate level of light control, an optional house side shield accessory can be field or factory installed. The



CERTIFICATION DATA

UL	UL1881 (LED) Component
UL	UL1881 (LED) Component
UL	UL1881 (LED) Component
UL	UL1881 (LED) Component
UL	UL1881 (LED) Component

ENERGY DATA

Light Type	Wattage	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Area
L4	12.5W	7°	1.0m	0.15m	0.0225m²	0.0225m²
L6	25.0W	7°	2.0m	0.30m	0.09m²	0.09m²
L8	37.5W	7°	3.0m	0.45m	0.2025m²	0.2025m²
L10	50.0W	7°	4.0m	0.60m	0.36m²	0.36m²

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FIXTURE TYPE "SC" SPECIFICATIONS

ORDERING INFORMATION

Product Family	Light Type	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Area
GLEON-AE-01-LED-E1-SL4	7°	1.0m	0.15m	0.0225m²	0.0225m²	0.0225m²
GLEON-AE-01-LED-E1-SL4-HSE	7°	2.0m	0.30m	0.09m²	0.09m²	0.09m²
GLEON-AE-01-LED-E1-SL2-HSE	7°	3.0m	0.45m	0.2025m²	0.2025m²	0.2025m²
GLEON-AE-01-LED-E1-SL2-HSE	7°	4.0m	0.60m	0.36m²	0.36m²	0.36m²

Notes:

1. All dimensions are in millimeters unless otherwise specified.
2. All weights are in kilograms unless otherwise specified.
3. All materials are aluminum unless otherwise specified.
4. All finishes are anodized aluminum unless otherwise specified.
5. All mounting hardware is standard unless otherwise specified.
6. All electrical ratings are standard unless otherwise specified.
7. All safety ratings are standard unless otherwise specified.
8. All environmental ratings are standard unless otherwise specified.
9. All performance ratings are standard unless otherwise specified.
10. All warranty terms are standard unless otherwise specified.

ORDERING INFORMATION

Product Family	Light Type	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Area
GLEON-AE-01-LED-E1-SL4	7°	1.0m	0.15m	0.0225m²	0.0225m²	0.0225m²
GLEON-AE-01-LED-E1-SL4-HSE	7°	2.0m	0.30m	0.09m²	0.09m²	0.09m²
GLEON-AE-01-LED-E1-SL2-HSE	7°	3.0m	0.45m	0.2025m²	0.2025m²	0.2025m²
GLEON-AE-01-LED-E1-SL2-HSE	7°	4.0m	0.60m	0.36m²	0.36m²	0.36m²

Notes:

1. All dimensions are in millimeters unless otherwise specified.
2. All weights are in kilograms unless otherwise specified.
3. All materials are aluminum unless otherwise specified.
4. All finishes are anodized aluminum unless otherwise specified.
5. All mounting hardware is standard unless otherwise specified.
6. All electrical ratings are standard unless otherwise specified.
7. All safety ratings are standard unless otherwise specified.
8. All environmental ratings are standard unless otherwise specified.
9. All performance ratings are standard unless otherwise specified.
10. All warranty terms are standard unless otherwise specified.

ORDERING INFORMATION

Product Family	Light Type	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Area
GLEON-AE-01-LED-E1-SL4	7°	1.0m	0.15m	0.0225m²	0.0225m²	0.0225m²
GLEON-AE-01-LED-E1-SL4-HSE	7°	2.0m	0.30m	0.09m²	0.09m²	0.09m²
GLEON-AE-01-LED-E1-SL2-HSE	7°	3.0m	0.45m	0.2025m²	0.2025m²	0.2025m²
GLEON-AE-01-LED-E1-SL2-HSE	7°	4.0m	0.60m	0.36m²	0.36m²	0.36m²

Notes:

1. All dimensions are in millimeters unless otherwise specified.
2. All weights are in kilograms unless otherwise specified.
3. All materials are aluminum unless otherwise specified.
4. All finishes are anodized aluminum unless otherwise specified.
5. All mounting hardware is standard unless otherwise specified.
6. All electrical ratings are standard unless otherwise specified.
7. All safety ratings are standard unless otherwise specified.
8. All environmental ratings are standard unless otherwise specified.
9. All performance ratings are standard unless otherwise specified.
10. All warranty terms are standard unless otherwise specified.

McGraw-Edison 2015-03-23 11:46:03

McGraw-Edison 2015-03-23 11:46:03

McGraw-Edison 2015-03-23 11:46:03

McGraw-Edison
ELECTRIC COMPANY, INC.
PHONE: 610-994-3111
FAX: 610-994-9999
ST. LOUIS, MISSOURI 63102

G&W
ENGINEERING CORPORATION
DYNAMIC PROCESS • SUSTAINABLE RESULTS
1500 OLIVE BOULEVARD
CHESTERFIELD, MO 63017
WWW.GANDW.COM
800-447-7272

STARBUCKS COFFEE
1300 OLIVE BOULEVARD
CHESTERFIELD, MO 63017

SEAL
KENTON
OFFICIAL
PROFESSIONAL
03-02-2016

REVISIONS

NO.	DATE	DESCRIPTION

JOB NO: 2015-0116-00
DRAWN BY: GTG
CHECKED BY: K.S.G.
DATE: 03-02-2016
SHEET NO: E12
FIXTURE SPECIFICATIONS

McGraw-Edison

Part No.	181 F01 LED-EI-4-1042
Part No.	181 F02 LED-EI-4-1042
Part No.	181 F03 LED-EI-4-1042
Part No.	181 F04 LED-EI-4-1042
Part No.	181 F05 LED-EI-4-1042
Part No.	181 F06 LED-EI-4-1042
Part No.	181 F07 LED-EI-4-1042
Part No.	181 F08 LED-EI-4-1042
Part No.	181 F09 LED-EI-4-1042
Part No.	181 F10 LED-EI-4-1042

DESCRIPTION
The Impact Elite LED is a high performance LED lighting fixture designed for use in high traffic areas. It features a rugged, impact-resistant housing and a long-life LED light source. The fixture is available in multiple sizes and finishes to meet your specific needs.

FEATURES
• High performance LED light source
• Impact-resistant housing
• Long life expectancy
• Available in multiple sizes and finishes

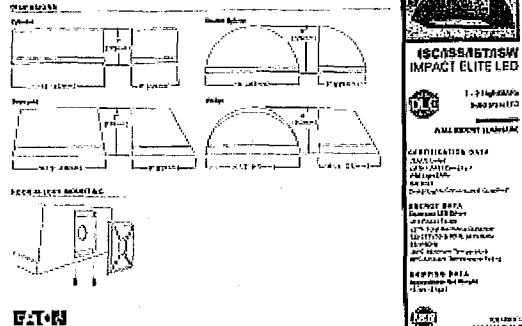


FIGURE 1: SD1 IMPACT ELITE LED

McGraw-Edison

Part No.	181 F01 LED-EI-4-1042
Part No.	181 F02 LED-EI-4-1042
Part No.	181 F03 LED-EI-4-1042
Part No.	181 F04 LED-EI-4-1042
Part No.	181 F05 LED-EI-4-1042
Part No.	181 F06 LED-EI-4-1042
Part No.	181 F07 LED-EI-4-1042
Part No.	181 F08 LED-EI-4-1042
Part No.	181 F09 LED-EI-4-1042
Part No.	181 F10 LED-EI-4-1042

Model	Wattage	Beam Angle	Mounting	Finish
SD1-1	10W	60°	Flush	White
SD1-2	15W	60°	Flush	White
SD1-3	20W	60°	Flush	White
SD1-4	25W	60°	Flush	White
SD1-5	30W	60°	Flush	White
SD1-6	35W	60°	Flush	White
SD1-7	40W	60°	Flush	White
SD1-8	45W	60°	Flush	White
SD1-9	50W	60°	Flush	White
SD1-10	55W	60°	Flush	White

INSTALLATION
The fixture is designed for flush mounting. It is compatible with standard mounting brackets. The fixture is easy to install and requires no special tools or equipment.

MAINTENANCE
The fixture is low maintenance. The LED light source is long-life and does not require replacement. The fixture is easy to clean and does not require special cleaning products.

FIGURE 1: SD1 IMPACT ELITE LED

FIXTURE TYPE "SD1" SPECIFICATIONS

McGraw-Edison

Part No.	181 F01 LED-EI-4-1042
Part No.	181 F02 LED-EI-4-1042
Part No.	181 F03 LED-EI-4-1042
Part No.	181 F04 LED-EI-4-1042
Part No.	181 F05 LED-EI-4-1042
Part No.	181 F06 LED-EI-4-1042
Part No.	181 F07 LED-EI-4-1042
Part No.	181 F08 LED-EI-4-1042
Part No.	181 F09 LED-EI-4-1042
Part No.	181 F10 LED-EI-4-1042

DESCRIPTION
The Impact Elite LED is a high performance LED lighting fixture designed for use in high traffic areas. It features a rugged, impact-resistant housing and a long-life LED light source. The fixture is available in multiple sizes and finishes to meet your specific needs.

FEATURES
• High performance LED light source
• Impact-resistant housing
• Long life expectancy
• Available in multiple sizes and finishes

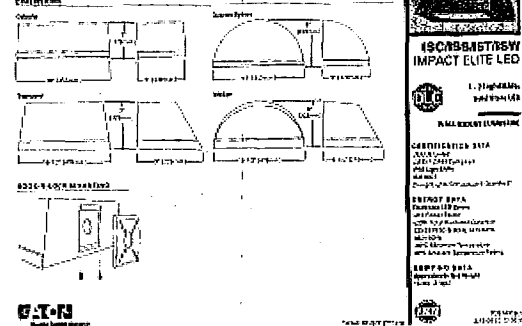


FIGURE 1: SD2 IMPACT ELITE LED

McGraw-Edison

Part No.	181 F01 LED-EI-4-1042
Part No.	181 F02 LED-EI-4-1042
Part No.	181 F03 LED-EI-4-1042
Part No.	181 F04 LED-EI-4-1042
Part No.	181 F05 LED-EI-4-1042
Part No.	181 F06 LED-EI-4-1042
Part No.	181 F07 LED-EI-4-1042
Part No.	181 F08 LED-EI-4-1042
Part No.	181 F09 LED-EI-4-1042
Part No.	181 F10 LED-EI-4-1042

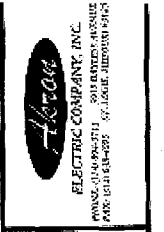
Model	Wattage	Beam Angle	Mounting	Finish
SD2-1	10W	60°	Flush	White
SD2-2	15W	60°	Flush	White
SD2-3	20W	60°	Flush	White
SD2-4	25W	60°	Flush	White
SD2-5	30W	60°	Flush	White
SD2-6	35W	60°	Flush	White
SD2-7	40W	60°	Flush	White
SD2-8	45W	60°	Flush	White
SD2-9	50W	60°	Flush	White
SD2-10	55W	60°	Flush	White

INSTALLATION
The fixture is designed for flush mounting. It is compatible with standard mounting brackets. The fixture is easy to install and requires no special tools or equipment.

MAINTENANCE
The fixture is low maintenance. The LED light source is long-life and does not require replacement. The fixture is easy to clean and does not require special cleaning products.

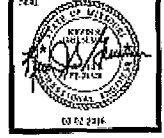
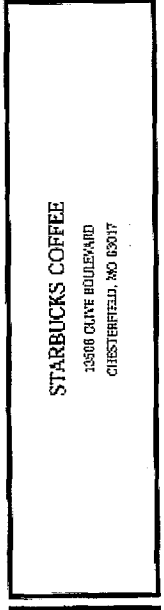
FIGURE 1: SD2 IMPACT ELITE LED

FIXTURE TYPE "SD2" SPECIFICATIONS



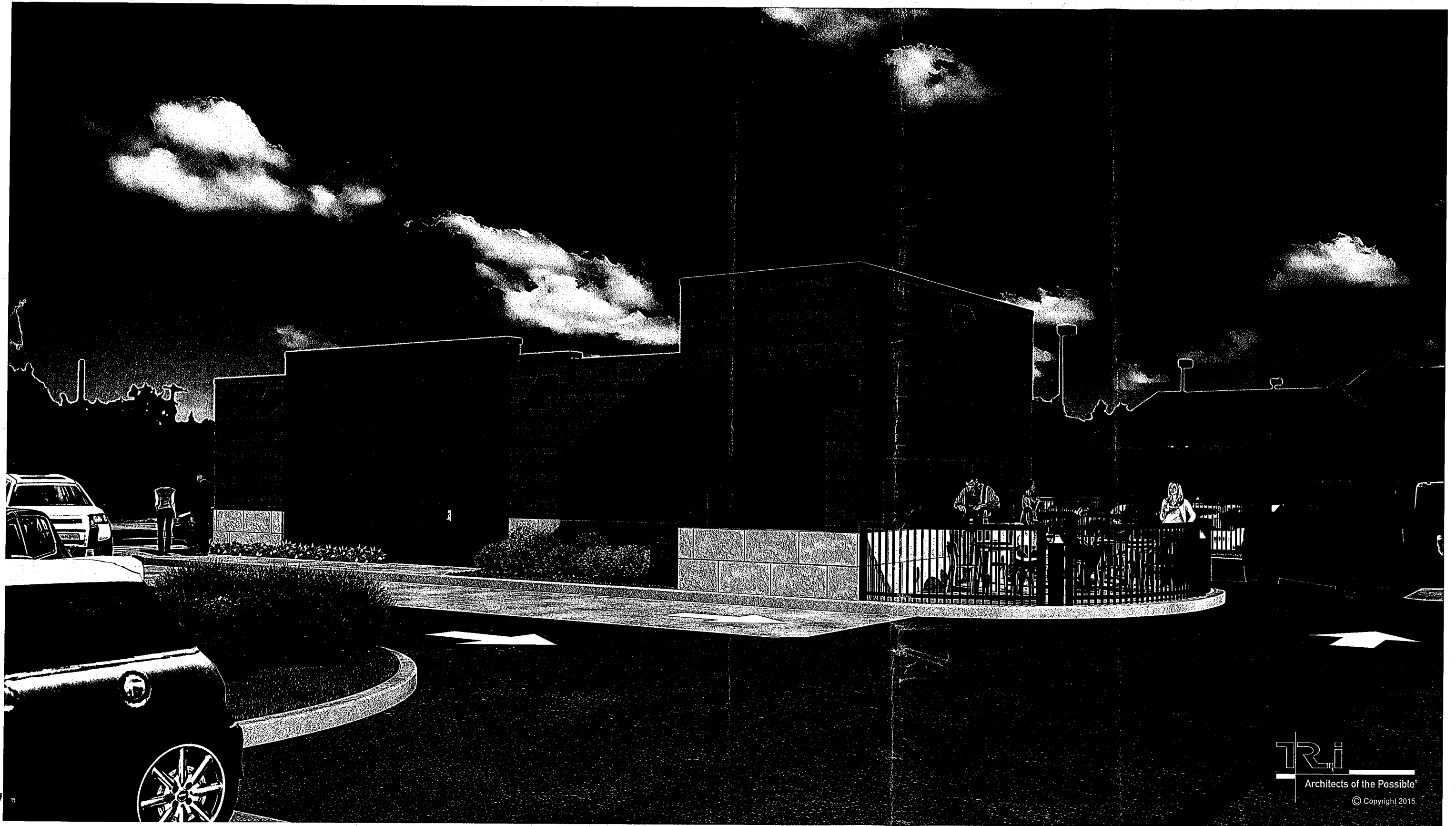
G&W
ENGINEERING CORPORATION
DYNAMIC INNOVATION • QUALITY ASSURANCE
100 WILSON AVENUE • SUITE 1000
COLUMBIANA, OHIO 43081
PH: 614-891-1000 • FAX: 614-891-1001
WWW.GANDW.COM

STARBUCKS COFFEE
1300 OLIVE HOLIDAY RD
CHESTERFIELD, MO 63017



DATE:	08-02-2015
PROJECT NO.:	E1.3
FIGURE NO.:	FIGURE SPECIFICATIONS

E1.3
FIGURE SPECIFICATIONS



PERSPECTIVE VIEW LOOKING SOUTHEAST AT OLIVE BLVD.

TRI

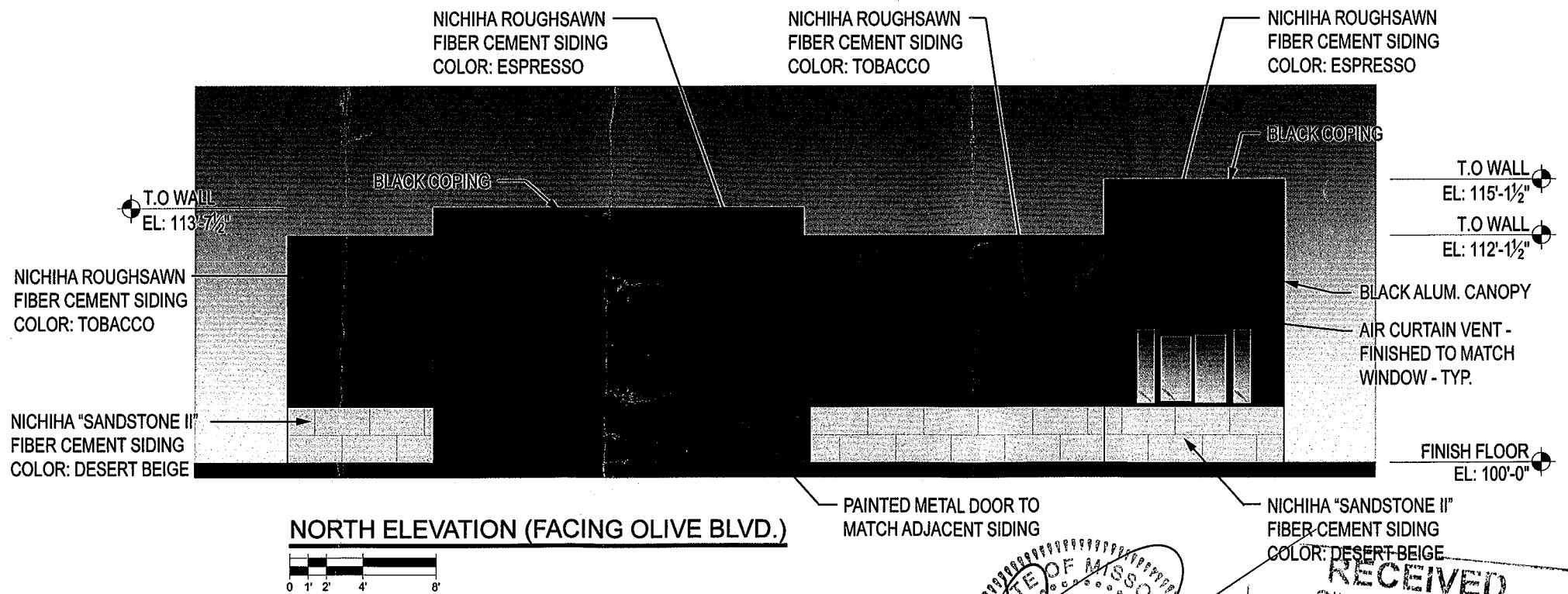
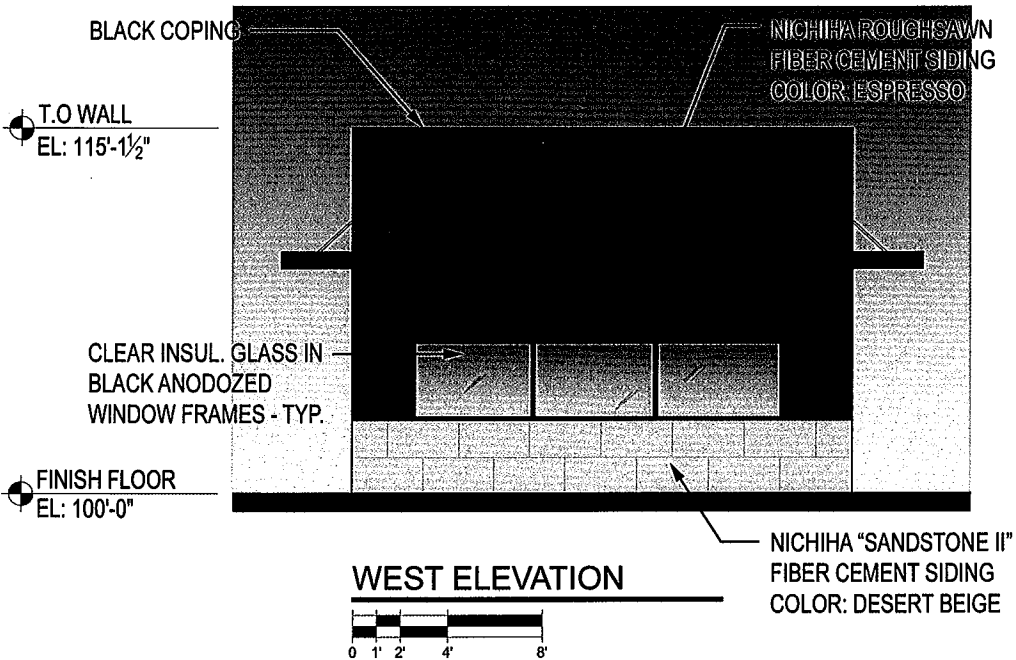
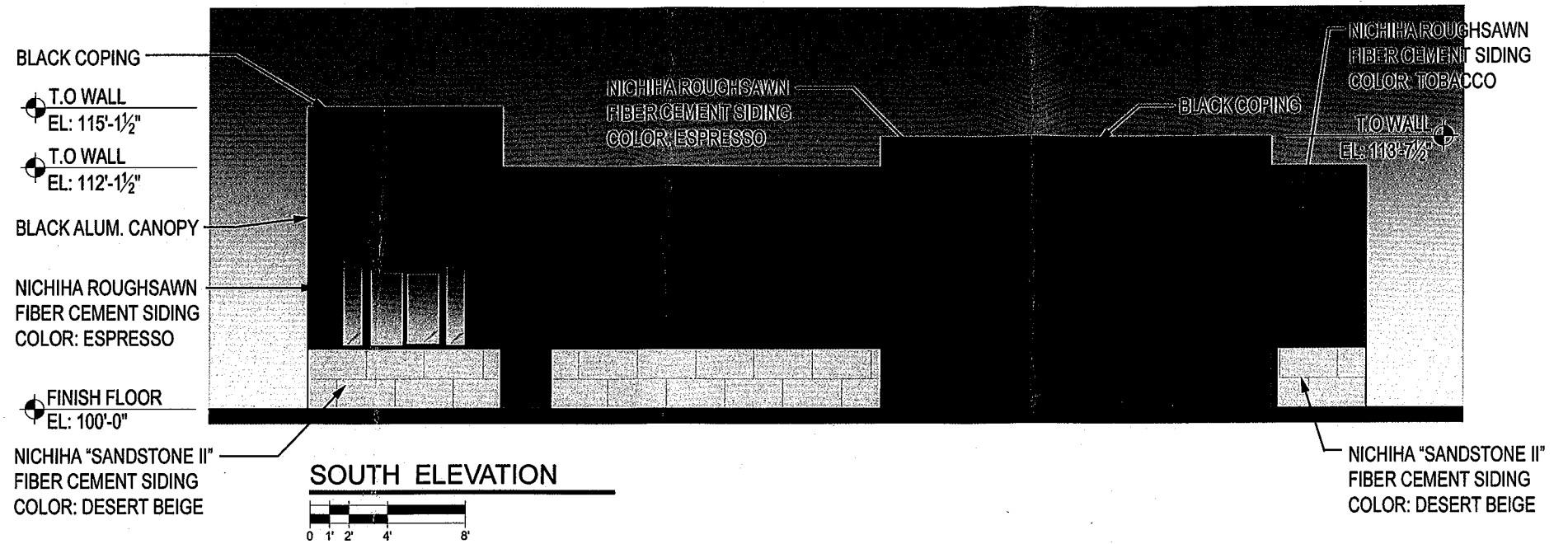
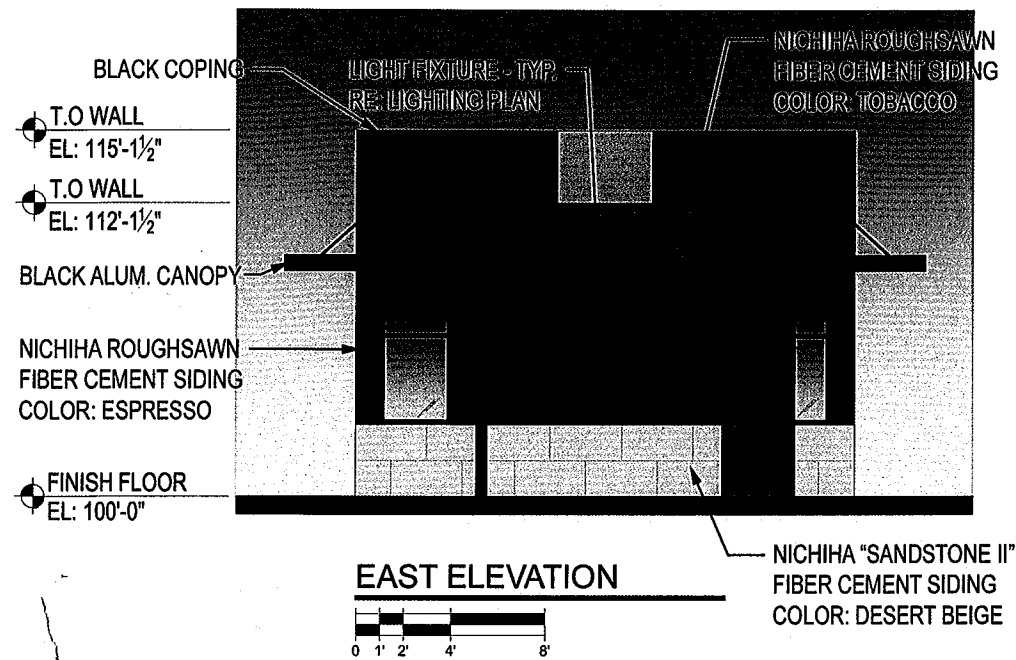
Architects of the Possible®
9812 Manchester Road
St. Louis, Missouri 63119
© Copyright 2015

STARBUCKS DRIVE-THRU - OLIVE BLVD.

CHESTERFIELD,
15-131

MISSOURI
11-24-15

First & Main
PROPERTIES



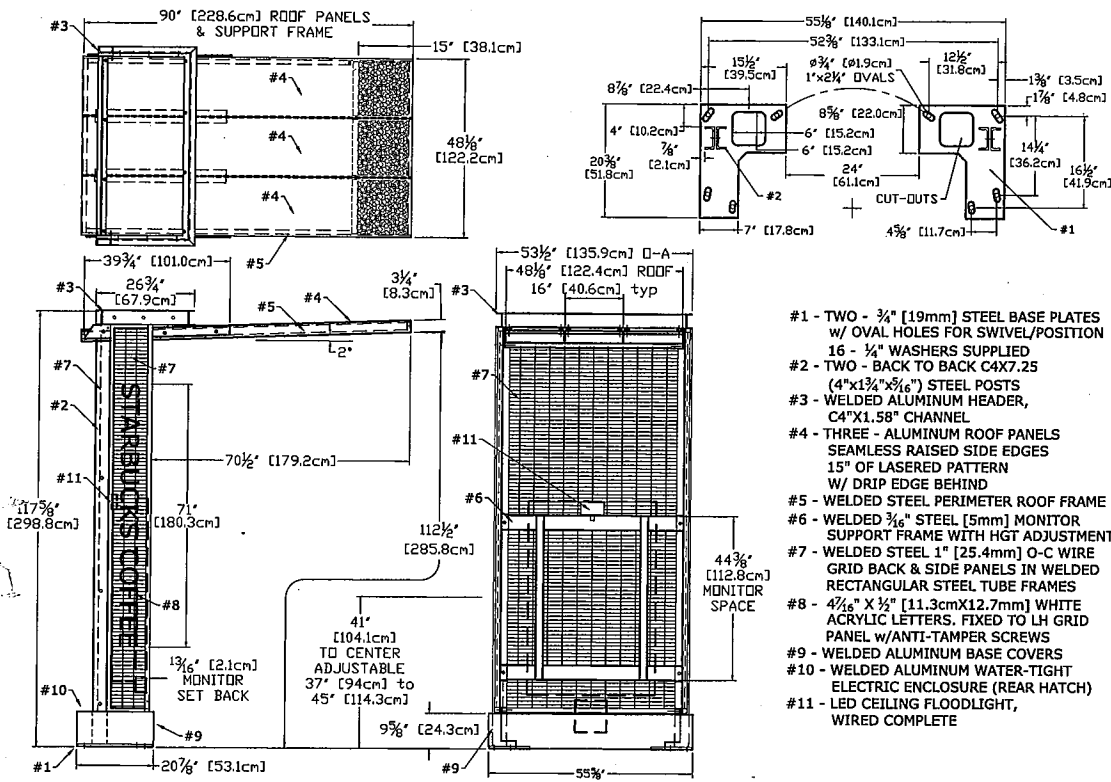
REGISTERED ARCHITECT
 STATE OF MISSOURI
 RICHARD A. BERTINO, JR.
 NUMBER A-2081010143

RECEIVED
 City of Chesterfield
MAR 18 2016
 Department of Public Services

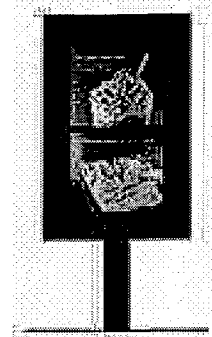
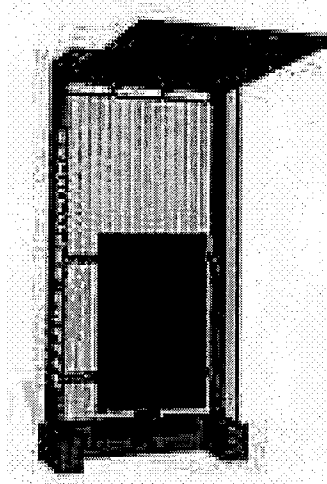
ORDER SCREEN

C

DT ORDER POINT CANOPY FREESTANDING



- #1 - TWO - 3/4" [19mm] STEEL BASE PLATES w/ OVAL HOLES FOR SWIVEL/POSITION 16 - 1/2" WASHERS SUPPLIED
- #2 - TWO - BACK TO BACK C4X7.25 (4"x1 1/4"x3/8") STEEL POSTS
- #3 - WELDED ALUMINUM HEADER, C4"x1.58" CHANNEL
- #4 - THREE - ALUMINUM ROOF PANELS SEAMLESS RAISED SIDE EDGES 15" OF LASERED PATTERN w/ DRIP EDGE BEHIND
- #5 - WELDED STEEL PERIMETER ROOF FRAME
- #6 - WELDED 3/8" STEEL [5mm] MONITOR SUPPORT FRAME WITH HGT ADJUSTMENT
- #7 - WELDED STEEL 1" [25.4mm] O-C WIRE GRID BACK & SIDE PANELS IN WELDED RECTANGULAR STEEL TUBE FRAMES
- #8 - 4 1/8" X 3 1/2" [11.3cmX12.7mm] WHITE ACRYLIC LETTERS, FIXED TO LH GRID PANEL w/ANTI-TAMPER SCREWS
- #9 - WELDED ALUMINUM BASE COVERS
- #10 - WELDED ALUMINUM WATER-TIGHT ELECTRIC ENCLOSURE (REAR HATCH)
- #11 - LED CEILING FLOODLIGHT, WIRED COMPLETE



HILTON DISPLAYS
 125 HILLSIDE DRIVE • GREENVILLE SC 29607
 P 800 353 9132 • F 864 242 2204
 www.hiltondisplays.com

QID 15-27142

JOB NAME

Starbucks

LOCATION

Chesterfield, MO

CUSTOMER CONTACT

SALESMAN / PM

Tracie Gesel

DESIGNER

Jesse Black

DWG. DATE

12-30-15

REV. DATE / REVISION

SCALE

As Noted

FILE

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.





City Council Memorandum

Planning and Development Services Division

To: Michael Geisel, Interim Co-City Administrator

From: Aimee Nassif, Planning and Development Services Director

Date: May 10, 2016

CC Date: May 16, 2016

Re: **Harmony Seven:** A Site Plan, Landscape Plan, Tree Preservation Plan, Tree Stand Delineation, and Architectural Elevations for a 2.75 acre tract of land zoned "R2" Residential District located on the south side of Olive Boulevard and west of its intersection with Stablestone Drive.

Kumara Vadivelu on behalf of KSG Enterprises has proposed a six (6) lot, single-family residential subdivision for detached single-family homes located on land that is zoned "R2" Residential District. The proposed lots all meet the minimum R-2 lot size requirement of 15,000 square feet and range from 15,015 square feet to 16,412 square feet. The proposed subdivision also includes a new cul-de-sac public roadway, referenced as Harmony Meadow Ct. on the plan, serving the proposed lots and approximately 0.2 acres of common ground. The proposed cul-de-sac is located west of Stablestone Drive and across from Paddington Hill Drive.

The Site Plan was reviewed by the Planning and Development Services Division and found to meet all City Code Requirements. These requirements include, but are not limited to, a minimum of 30% Tree Preservation, a 30 foot wide landscape buffer along Olive Boulevard, and a 20 foot wide landscape buffer along the remaining property lines. The proposal was approved by the Planning and Development Services Director and, subsequently, Power of Review was called.

On May 5, 2016, the Planning and Public Works Committee reviewed this project. At this meeting, discussion of the proposed Architectural Elevations occurred related to the exposed concrete foundation that is proposed on both side elevations. A motion was made and approved by

the Committee to amend the proposal to require siding be extended to grade on both side elevations to eliminate the large portion of exposed concrete foundation wall. The project was then passed by a vote of 3-0 to forward the project to City Council with a recommendation for approval as amended.

The Architectural Elevations have not yet been revised to address the amendment because this still requires to be voted on by the full City Council. However, the applicant has provided a written response, dated May 9, 2016, indicating that he is agreeable to the amendment proposed at the Planning and Public Works Committee if passed by the City Council. A copy of this letter is attached to this report. If approved by City Council, the revisions will be made by the applicant prior to the plans being recorded.

Attached are the Site Plan, Landscape Plan, Tree Preservation Plan, Tree Stand Delineation, lighting cut-sheets, Architectural Elevations, and applicant response regarding the architectural amendment.



Figure 1: Aerial Photo

AZACK CONSTRUCTION COMPANY LLC

11607 Francetta Lane
St. Louis, MO. 63138

314-382-4556
Fax 636-489-4733

05/09/16

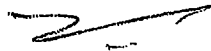
HARMONY SEVEN

A NEW SIX SINGLE FAMILY HOME SUB DIVISION

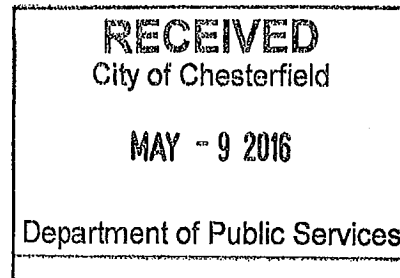
City of Chesterfield, Missouri
Attn. Mr. Jonathan Raiche
Senior Planner

Hi Jonathan:

Per our meeting last week, we are in agreement to install siding on the sides of the homes where the basement concrete wall are exposed. The siding will be installed within a foot or two of the dirt grade.



Kumara S. Vadivelu
314-520-6844



RECEIVED
City of Chesterfield

JAN 28 2016

Department of Public Services

Ameren Missouri

Dusk-To-Dawn Outdoor Lighting

Area Lighting

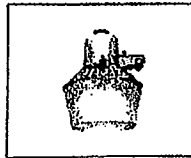
Type of Luminaire	Lamp Wattage	Lumen Output	Monthly Rate*
Open	70 H.P.S.**	5,800	\$10.05
Open	100 H.P.S.	9,500	\$10.98
Enclosed	100 H.P.S.	9,500	\$12.41
Enclosed	250 H.P.S.	25,500	\$17.93
Enclosed	400 H.P.S.	50,000	\$31.97
Directional	250 H.P.S.	25,500	\$22.76
Directional	400 H.P.S.	50,000	\$38.00
Directional	400 M.H.***	34,000	\$22.76
Directional	1000 M.H.	100,000	\$71.96

* Plus all applicable sales and municipal taxes

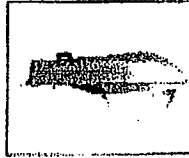
** High Pressure Sodium

*** Metal Halide

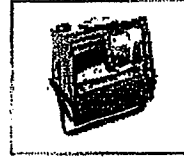
Monthly rate includes luminaire, electricity and maintenance. If wire span or pole is required, installation charges will apply.



Open



Enclosed



Directional

Post Top Lantern

Lamp Wattage	Lumen Output	Monthly Rate*
100 H.P.S.	9,500	\$22.99

Overall height is approximately 16 feet on a tapered pole.

*Plus municipal tax where applicable

All post top luminaires require underground wiring (cost of which is not included in the above).

Monthly rate includes fiberglass pole, luminaire, lamp electricity and maintenance.



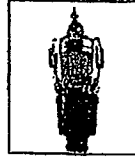
Early American



Colonial



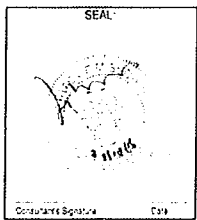
Contemporary**



Aspen**

**Additional initial charge applies

Rates effective May 30, 2015

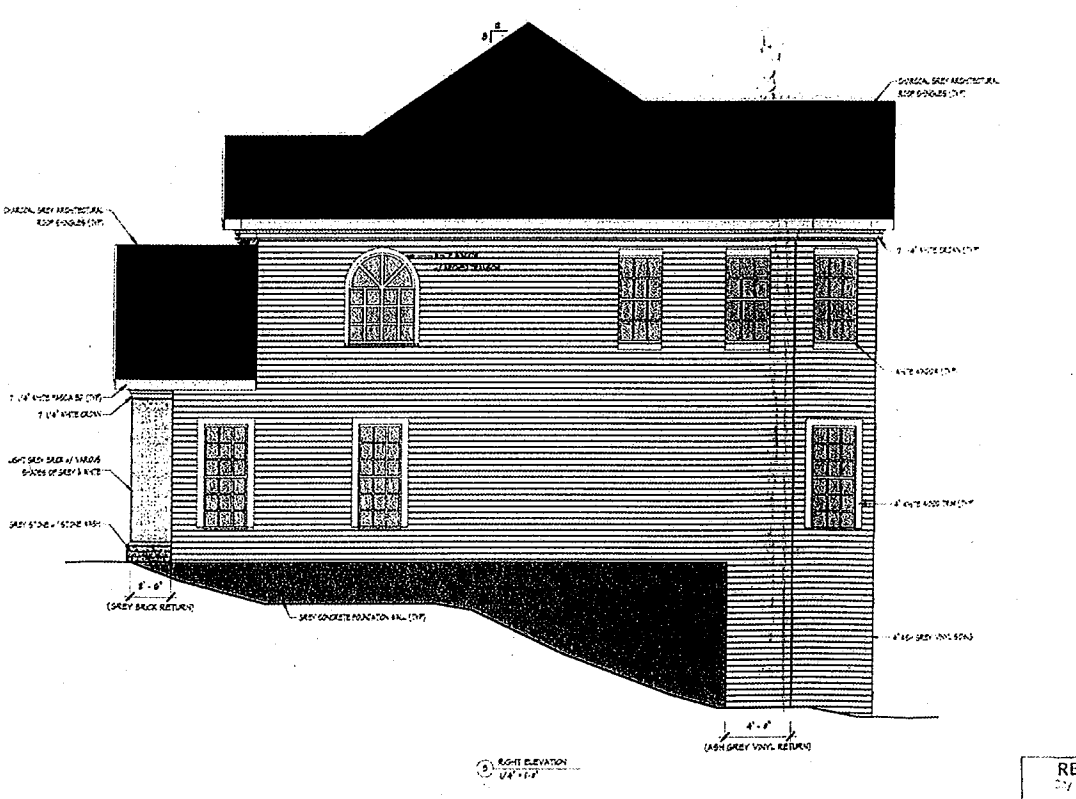
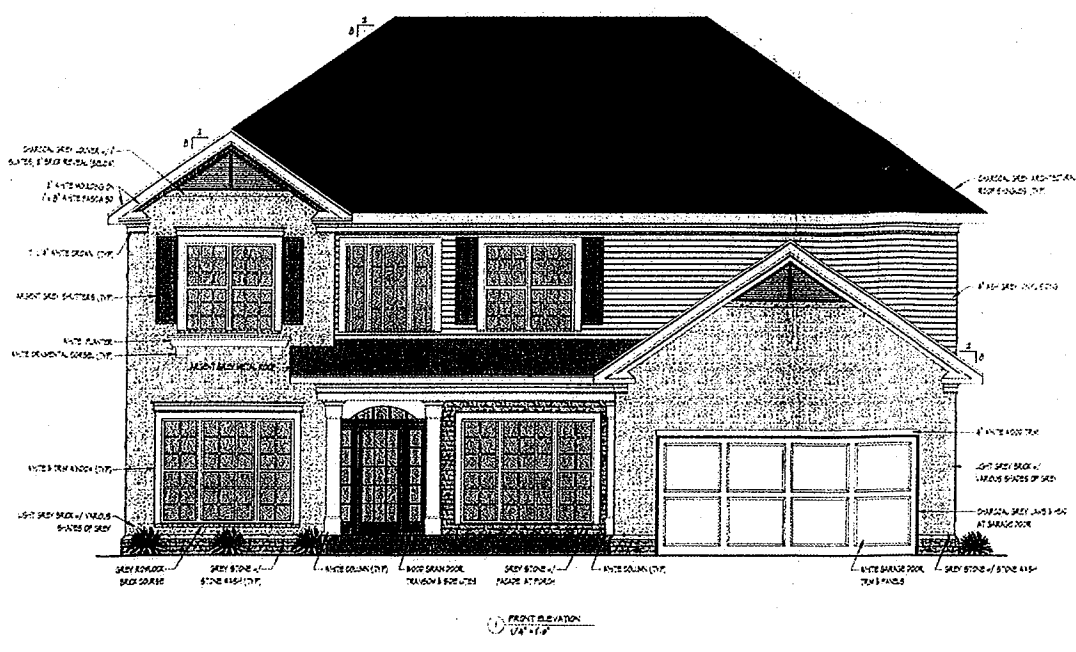
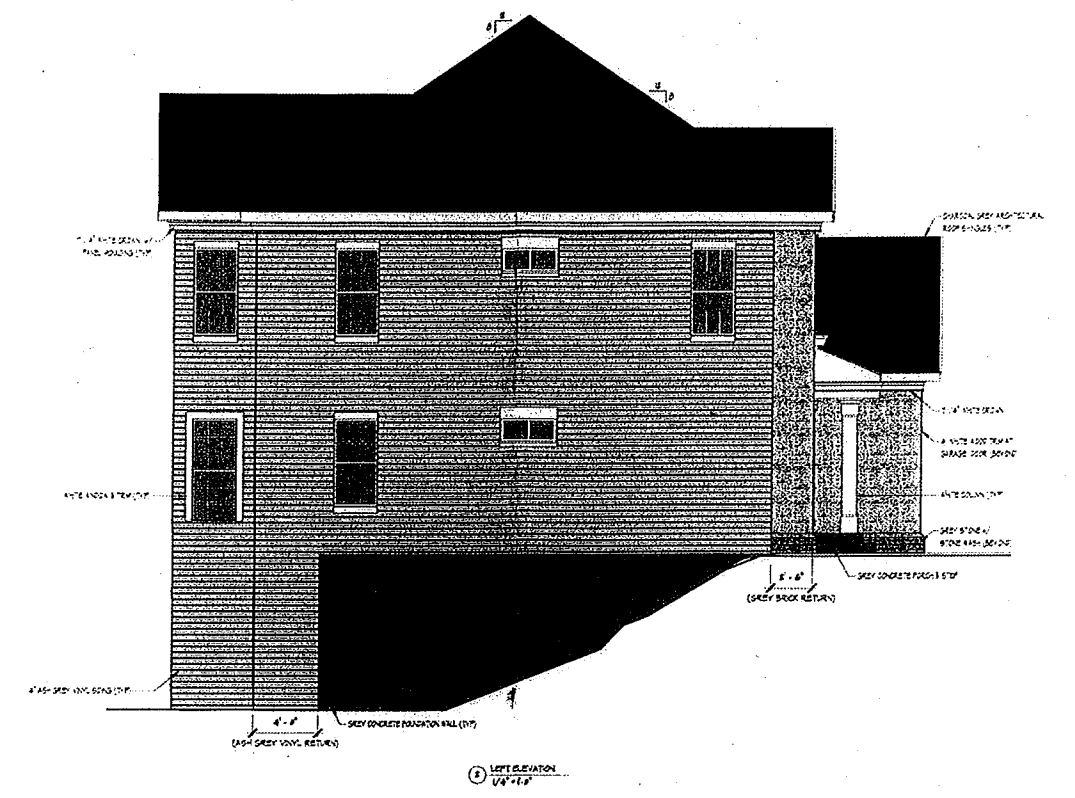


Consistent Signature

HARMONY SEVEN
 CHESTERFIELD, MISSOURI 63006

DESIGN DEVELOPMENT 100% COMPLETION (PRELIMINARY NOT FOR CONSTRUCTION)

RECEIVED
 City of Chesterfield
APR 29 2016
 Department of Public Services

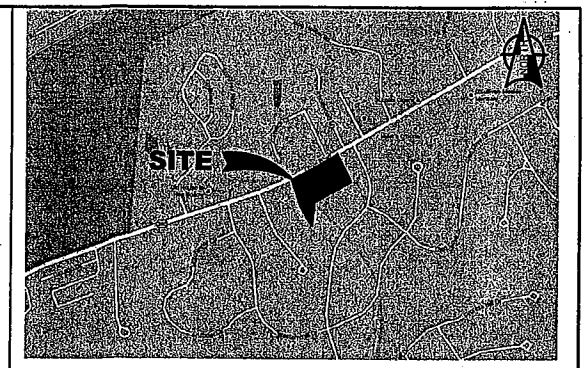
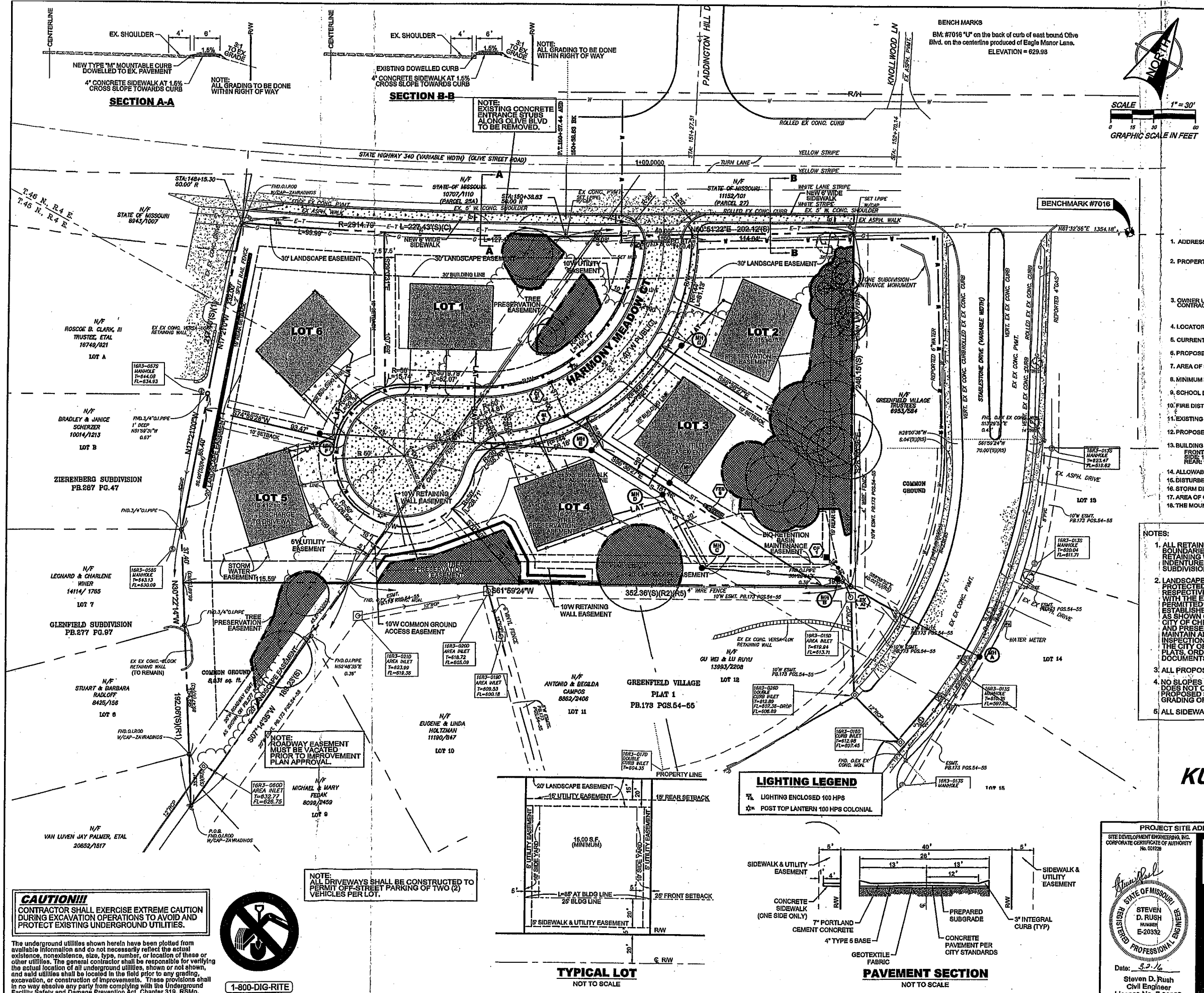


RECEIVED
 City of Chesterfield
APR 14 2015
 Department of Public Services

NO	REVISIONS DESCRIPTION	DATE

PROJECT	DATE	BY	DATE
EXTERIOR ELEVATIONS	18.001	KTY	04/28/2016
CHECKED	18.001	JL	1.4.10

A100



PROJECT INFORMATION

1. ADDRESS OF SITE: 14304 & 14288 OLIVE BLVD, CHESTERFIELD, MO 63017
2. PROPERTY OWNER: CHESTERFIELD PROGRESS, LLC (14304 OLIVE BLVD) 811 WEST POLICE DRIVE, ST. LOUIS, MO 63108; NINE INVESTMENT COMPANY L.P. TRUST (14288 OLIVE BLVD) 710 HANLEY RD. #504, ST. LOUIS, MO 63108
3. OWNER UNDER CONTRACT: KUMARA S. VADIVELU OR ASSIGNS, 106 LOG HILL LANE, ST. LOUIS, MO 63011
4. LOCATOR NUMBER: 16R320911 & 16R320948
5. CURRENT ZONING: "R-2" RESIDENTIAL
6. PROPOSED ZONING: NO CHANGE
7. AREA OF SITE: 119,725 S.F. (2.75 AC.)
8. MINIMUM LOT SIZE: 15,000 S.F.
9. SCHOOL DISTRICT: PARKWAY
10. FIRE DISTRICT: MONARCH
11. EXISTING USE: VACANT GROUND
12. PROPOSED USE: 6 RESIDENTIAL LOTS
13. BUILDING SETBACKS: FRONT: 25 FEET; REAR: 15 FEET
14. ALLOWABLE BUILDING HEIGHT: 3 STORIES OR 45' IN HEIGHT
15. DISTURBED AREA: 1.98 AC
16. STORM DIFFERENTIAL RUNOFF (15 YR - 20 MIN): 1.80 CFS
17. AREA OF OPEN SPACE: 85,110 S.F.
18. THE MOUNTED HEIGHT OF PROPOSED LIGHT FIXTURES SHALL NOT BE LESS THAN 16 FEET ABOVE GRADE.

- NOTES:**
1. ALL RETAINING WALL AND LANDSCAPE EASEMENTS WILL BE LOCATED WITHIN THE BOUNDARIES OF THE LOTS OR ON COMMON GROUND. MAINTENANCE OF THE RETAINING WALLS AND LANDSCAPING WILL BE ADDRESSED IN THE SUBDIVISION INDENTURES AND WILL BE A COMMON EXPENSE FOR ALL LOTS OF THIS SUBDIVISION.
 2. LANDSCAPE AND TREE PRESERVATION EASEMENTS ARE ESTABLISHED AS A PROTECTED AREA FOR VEGETATIVE LANDSCAPING AND EXISTING VEGETATION RESPECTIVELY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT WITH THE EXCEPTION OF THE RETAINING WALLS AS SHOWN ON THIS PLAN, ARE NOT PERMITTED WITHIN THESE EASEMENTS. RETAINING WALL EASEMENTS ARE ESTABLISHED FOR THE CONSTRUCTION AND MAINTENANCE OF THE RETAINING WALLS AS SHOWN ON THIS PLAN. RETAINING WALLS AND LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW ARE REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE HOME OWNER'S ASSOCIATION. FAILURE TO MAINTAIN AND/OR PRESERVE LANDSCAPING AND RETAINING WALLS MAY RESULT IN INSPECTION AND ISSUANCE OF A CITATION(S) POTENTIALLY RESULTING IN FINES BY THE CITY OF CHESTERFIELD. THIS LANGUAGE SHALL BE INCLUDED ON ALL PLANS, PLATS, ORDINANCES, SUBDIVISION INDENTURES, AND OTHER APPROPRIATE (WRITTEN) DOCUMENTS FOR THIS DEVELOPMENT.
 3. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
 4. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL). APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. REVIEW OF PROPOSED SLOPES SHALL BE CONCURRENT WITH THE REVIEW OF THE GRADING OR IMPROVEMENT PLANS FOR THE PROJECT.
 5. ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA STANDARDS

PREPARED FOR:
KUMARA S. VADIVELU
 106 LOG HILL LANE
 ST. LOUIS, MO 63011

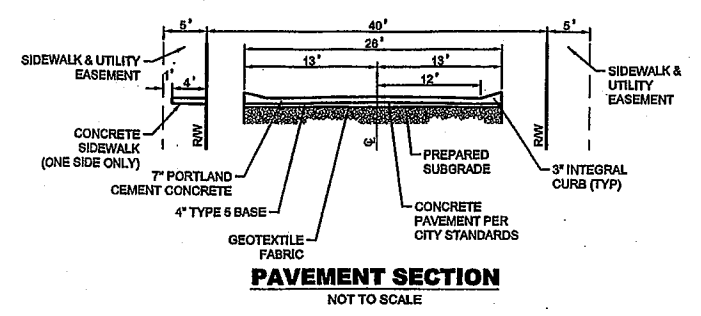
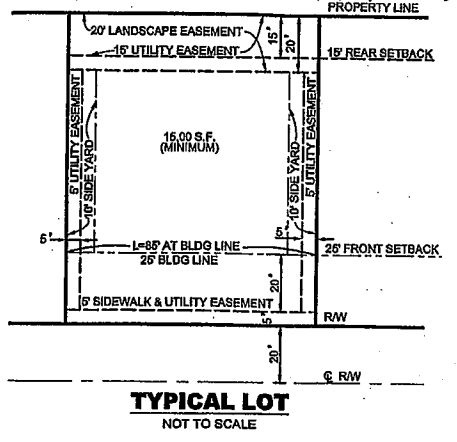
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 City of Chesterfield
 MAR - 3 2016
 Department of Public Services

CAUTION!!!
 CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING EXCAVATION OPERATIONS TO AVOID AND PROTECT EXISTING UNDERGROUND UTILITIES.

The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.



NOTE: ALL DRIVEWAYS SHALL BE CONSTRUCTED TO PERMIT OFF-STREET PARKING OF TWO (2) VEHICLES PER LOT.



PROJECT SITE ADDRESS / LOCATION: 14304 OLIVE BOULEVARD, CHESTERFIELD, MO 63017

SITE DEVELOPMENT ENGINEERING, INC.
 CORPORATE CERTIFICATE OF AUTHORITY No. 00129

SDE SITE DEVELOPMENT ENGINEERING, INC.
 PLANNING • CONSULTING • CIVIL ENGINEERING

HARMONY SEVEN

DATE: Sept. 10, 2015
 CHECKED BY: SDR
 JOB NO.: 215-014
 DRAWN BY: DCT
 SCALE: 1" = 30'

Site, Paving & Utility Plan

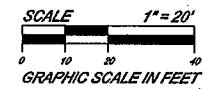
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 10/12/15 MSD Comments
 12/22/15 City Comments
 1/25/16 City Comments

2/12/16 City Comments
 2/25/16 MSD Comments

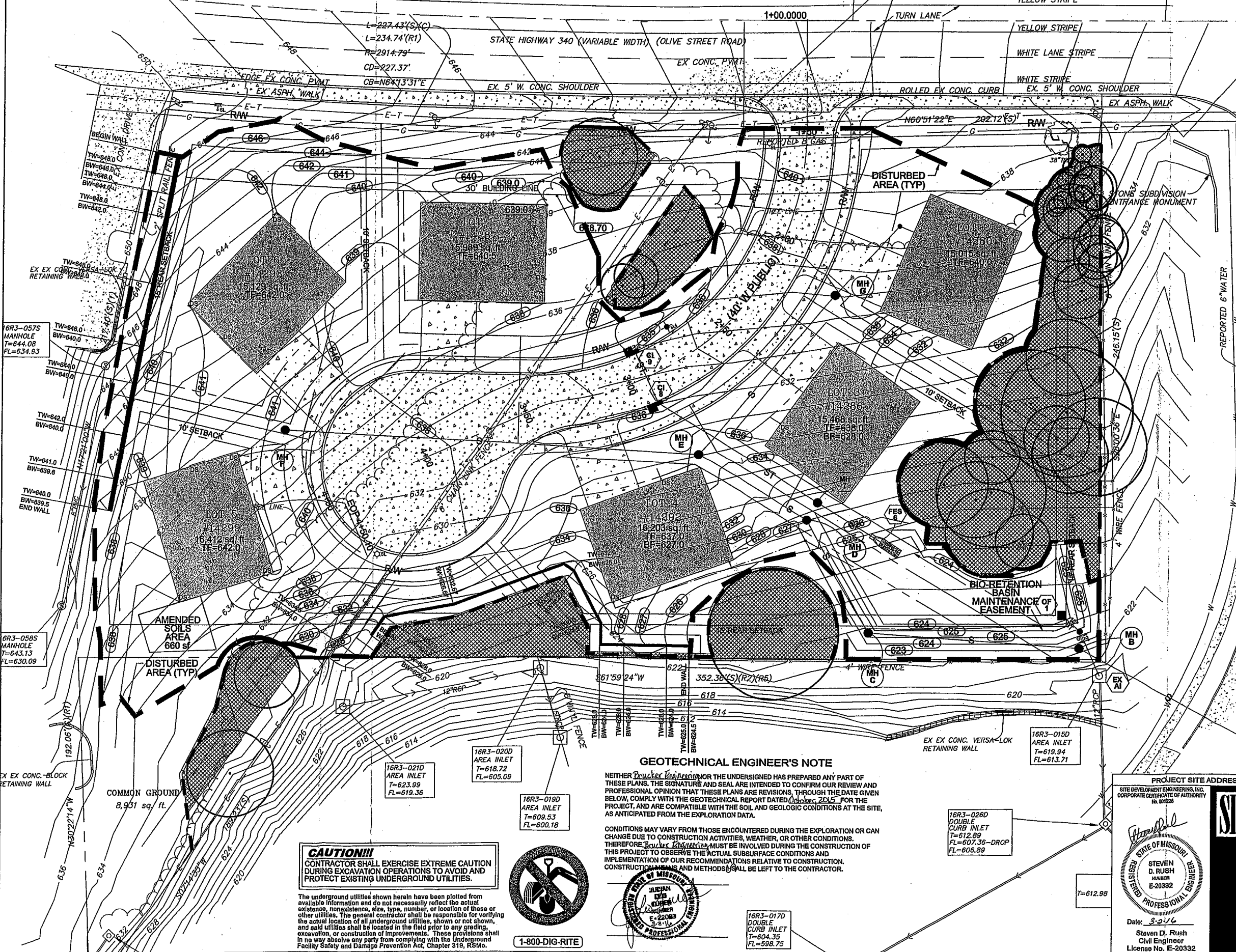
SHEET: 1 of 2

Steven D. Rush
 Civil Engineer
 License No. E-20332

NOTE: ALL HANDICAP RAMPS ON BOTH SIDES OF THE PROPOSED ENTRANCE SHALL BE ADA COMPLIANT.



BENCHMARK #7016



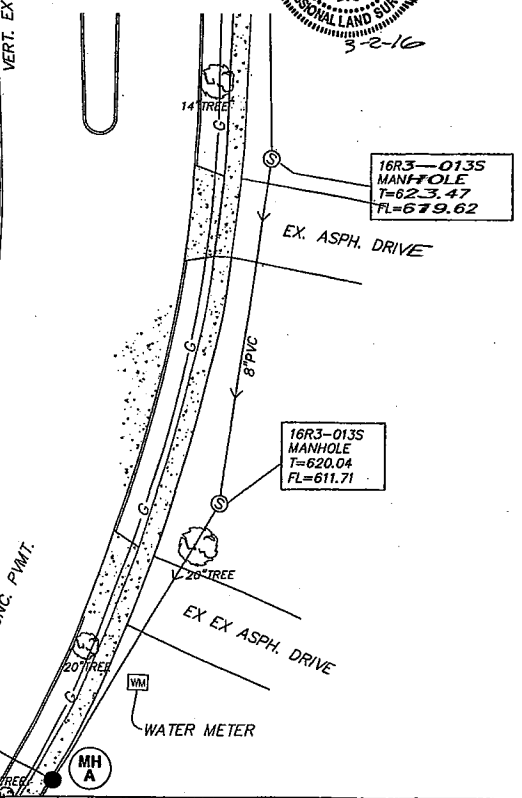
SURVEYOR'S CERTIFICATION
 This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 13 and 15 of Table A thereof. The field work was completed on October 05, 2015.

Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the Minimum Angle, Distance and Closure requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC.
 CORPORATE REGISTRATION NO. LS-1689



DAVID J. MORTON
 P.L.S. #2276
 STATE OF MISSOURI



GEOTECHNICAL ENGINEER'S NOTE

NEITHER ~~Truckey Engineering~~ NOR THE UNDERSIGNED HAS PREPARED ANY PART OF THESE PLANS. THE SIGNATURE AND SEAL ARE INTENDED TO CONFIRM OUR REVIEW AND PROFESSIONAL OPINION THAT THESE PLANS ARE REVISIONS, THROUGH THE DATE GIVEN BELOW, COMPLY WITH THE GEOTECHNICAL REPORT DATED October 2015 FOR THE PROJECT, AND ARE COMPATIBLE WITH THE SOIL AND GEOLOGIC CONDITIONS AT THE SITE, AS ANTICIPATED FROM THE EXPLORATION DATA.

CONDITIONS MAY VARY FROM THOSE ENCOUNTERED DURING THE EXPLORATION OR CAN CHANGE DUE TO CONSTRUCTION ACTIVITIES, WEATHER, OR OTHER CONDITIONS. THEREFORE, ~~Truckey Engineering~~ MUST BE INVOLVED DURING THE CONSTRUCTION OF THIS PROJECT TO OBSERVE THE ACTUAL SUBSURFACE CONDITIONS AND IMPLEMENTATION OF OUR RECOMMENDATIONS RELATIVE TO CONSTRUCTION. CONSTRUCTION METHODS AND METHODS SHALL BE LEFT TO THE CONTRACTOR.

CAUTION!!!
 CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING EXCAVATION OPERATIONS TO AVOID AND PROTECT EXISTING UNDERGROUND UTILITIES.

The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.



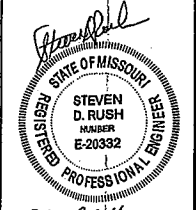
1-800-DIG-RITE



16R3-017D
 DOUBLE CURB INLET
 T=604.35
 FL=598.75

PROJECT SITE ADDRESS / LOCATION: 14304 OLIVE BOULEVARD, CHESTERFIELD, MO 63017

SITE DEVELOPMENT ENGINEERING, INC.
 CORPORATE CERTIFICATE OF AUTHORITY
 No. 001228



Steven D. Rush
 Civil Engineer
 License No. E-20332

SDE SITE DEVELOPMENT ENGINEERING, INC.
 PLANNING • CONSULTING • CIVIL ENGINEERING

HARMONY SEVEN

DATE: Sept. 10, 2015 JOB NO.: 215-014 DRAWN BY: DCT
 CHECKED BY: SDR SCALE: 1"=20'

Grading Plan

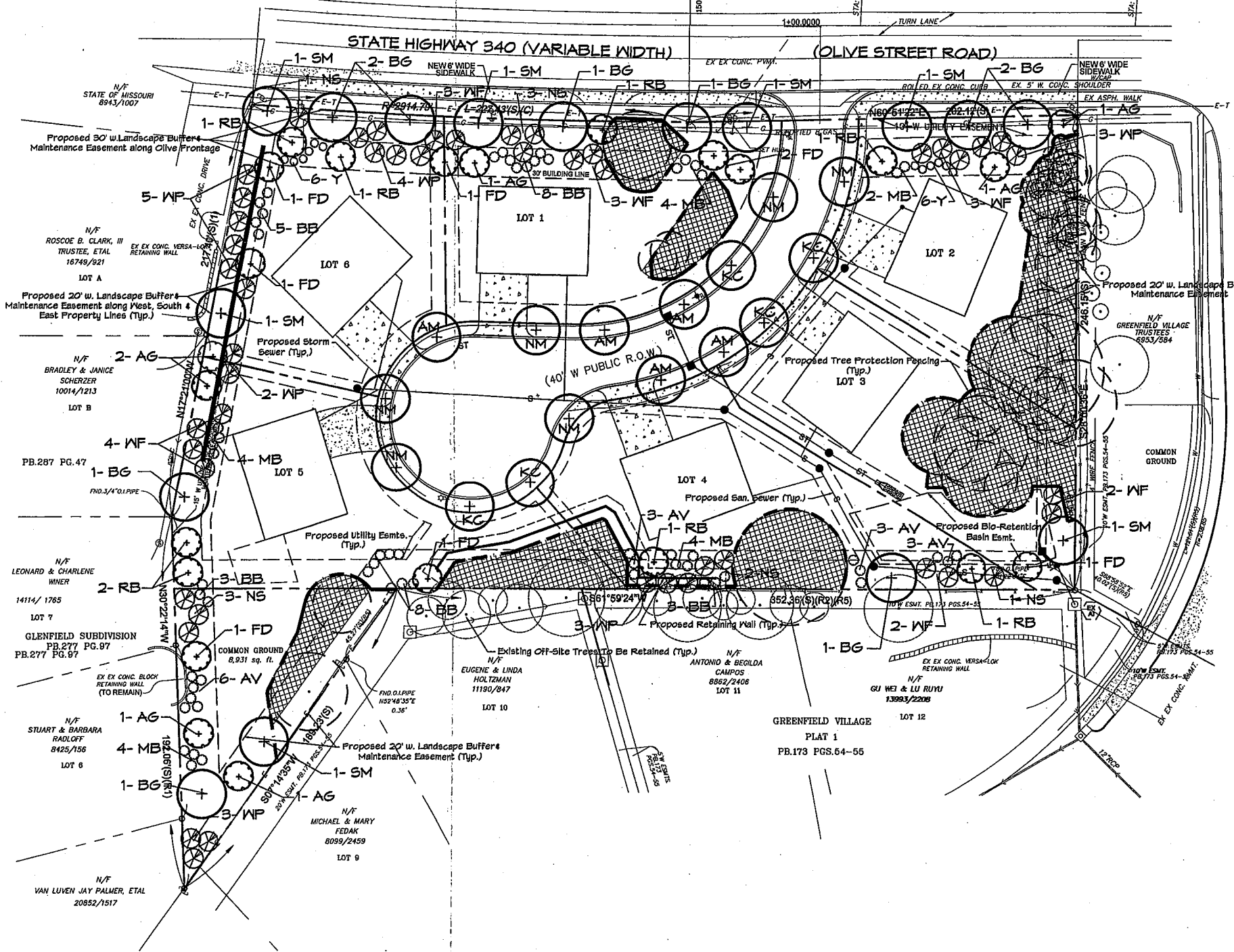
REV: 10/6/15 City Comments 2/12/16 City Comments SHEET: 2 of 2
 10/12/15 MSD Comments 2/25/16 MSD Comments
 12/22/15 City Comments 12/23/15 City Comments

CAUTION!!!
CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING EXCAVATION OPERATIONS TO AVOID AND PROTECT EXISTING UNDERGROUND UTILITIES.



The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

1-800-DIG-RITE



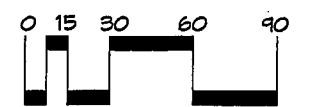
"Harmony Seven"

Landscape Notes:

- A maximum of twenty (20) percent of any one species shall be utilized to meet the landscape planting requirements for this subdivision.
- Location Criteria:
 - Street trees on the internal street shall be located within the proposed right-of-way, between the back of curb and the sidewalk and/or the street right-of-way line. Trees planted along Olive Street Road shall be located along & outside the public right-of-way on the adjoining lots.
 - Street trees shall not be planted closer than three (3) feet to any curb.
 - Street trees shall not be planted within ten (10) feet of curb inlets or manholes.
 - Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections.
 - Actual locations of plantings shown may vary based upon the final approved locations of utilities, street lights, driveway, curb inlets, etc. but shall adhere to the minimums noted above.
- All plantings shall be installed in a continuous mulch bed, a minimum of 3" deep. Individual trees shall be planted in an earth saucer with a minimum of 3" of appropriate mulching material, such as shredded hardwood bark. All beds and saucers shall be uniform in shape with smooth and continuous spade edge.
- No plantings are allowed within drainage swales or ditches and shall in no way affect or alter intended surface runoff. Plant materials shall be installed in a manner consistent with positive surface drainage. Trees planted around stormwater detention basins shall be arranged so as not to block access to the basins for maintenance.
- Open Space Calculations:
 - Typical Driveway: Approx. 5,466 sq. ft. (6 x 911 s.f. each)
 - Typical House Pad: Approx. 16,800 sq. ft. (6 x 2800 s.f. each)
 - Paved Street: Approx. 11,824 sq. ft.
 - 34,090 sq. ft. approx. (Approx. 28.5 % of Total Tract)
 - (Based on 84,040 s.f. divided by 114,125 s.f.)
- Tree Preservation Areas are based on plans provided by: Loomis Associates, Inc. 101 Spirit 40 Park Drive Suite 195 Chesterfield, MO 63005-1194

PLANT MATERIAL LIST

Key	Botanical Name	Common Name	Quantity	Size	Mature Ht.	Growth Rate/Size
Deciduous Trees						
NM	Acer plantanoides 'Crimson King'	Crimson King Norway Maple	6	2 1/2" cal.	45' +	Med (Large)
SM	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	7	2 1/2" cal.	45' +	Slow/Med (Large)
AM	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	5	2 1/2" cal.	45' +	Fast (Large)
KC	Gymnocladus dioica (seedless)	Kentucky Coffeetree	5	2 1/2" cal.	45' +	Med/Fast (Large)
BG	Nyssa sylvatica	Blackgum	9	2 1/2" cal.	30-50'	Slow (Medium)
Ornamental Trees						
RB	Cercis canadensis	Eastern Redbud	8	2 1/2" cal.	25'-30'	Fast (Medium)
FD	Cornus florida 'Cherokee Princess'	Flowering Dogwood	8	2 1/2" cal.	15'-25'	Slow/Med (Small)
AG	Acer ginnala	Amur Maple	7	2 1/2" cal.	20'-25'	Med (Small)
Evergreen Trees						
WF	Abies concolor	White Fir	17	6' ht.min.	45'+	Slow/Med (Large)
NS	Picea abies	Norway Spruce	10	6' ht.min.	40'-60'	Med/Fast (Med/Large)
WP	Pinus strobus	Eastern White Pine	20	6' ht.min.	45'+	Fast (Large)
Shrubs						
BB	Euonymus alatus 'Compactus'	Dwarf Burning Bush	27	18" dia.	5'-10'	Deciduous
AV	Viburnum x rhytidophylloides	Allegheny Viburnum	15	18" dia.	8'-10'	Deciduous
MB	Berberis x mentorensis	Mentor Barberry	18	18" dia.	5'-7'	Deciduous
Y	Taxus x media 'Densiflora'	Densiflora Yew	12	18" dia.	4'-6'	Evergreen



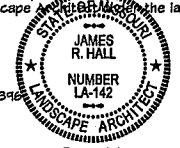
SCALE: 1" = 30'

Prepared For:
KSG ENTERPRISES, L.L.C.
106 Log Hill Lane
Ballwin, Missouri 63011
Phone: 636-910-7122

Architect's Landscape Certification

This is to certify that this Landscape Plan was prepared by me or under my direct supervision, and I am a duly licensed Landscape Architect under the laws of the State of Missouri.

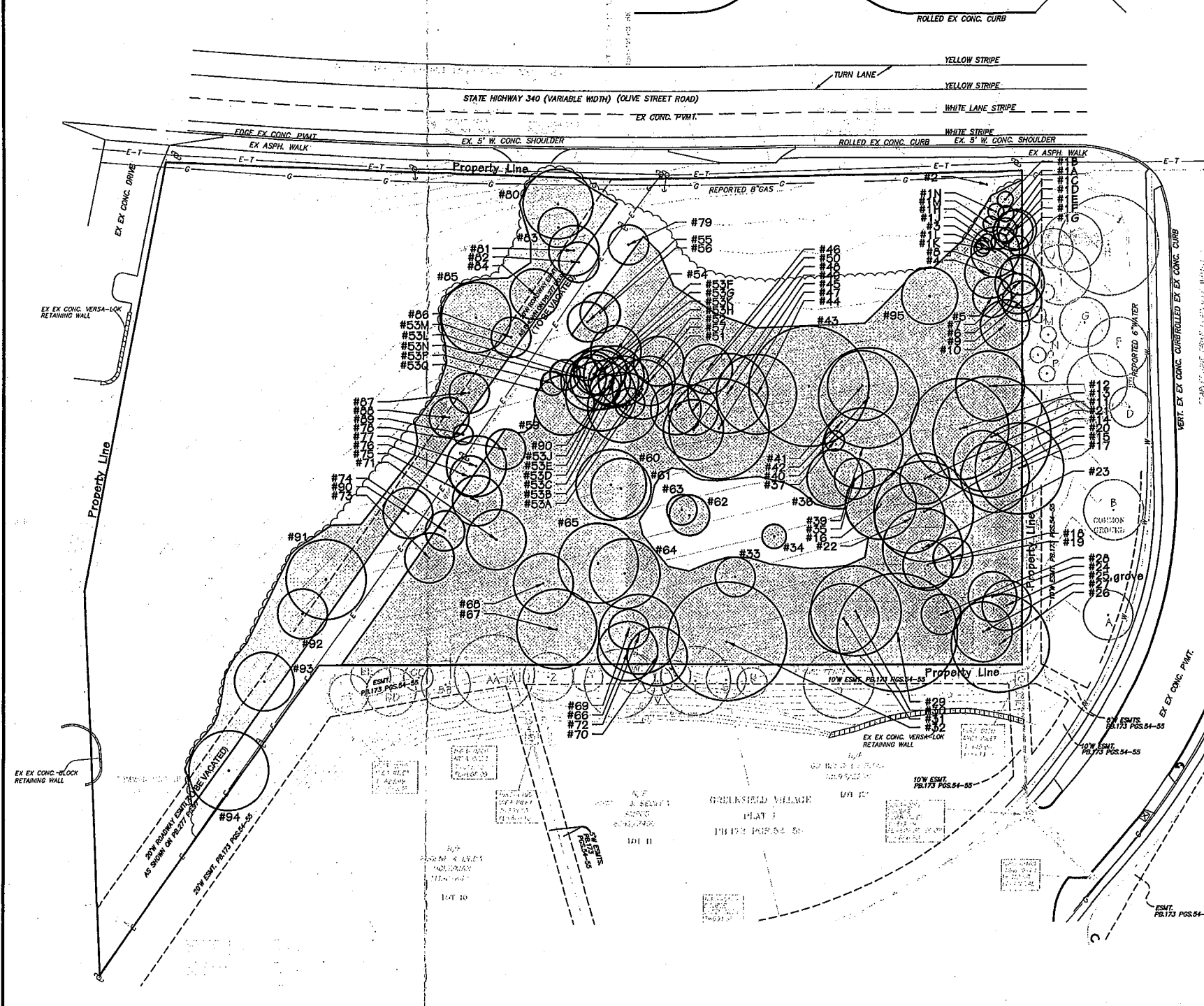
James R. Hall
James R. Hall
Mo. L.A. No. 142
HALL + ASSOCIATES, L.L.C. LA - 20080193946



Project Engineer:

SDE **SITE DEVELOPMENT ENGINEERING, INC.**
PLANNING • CONSULTING • CIVIL ENGINEERING

HARMONY SEVEN			
Landscape Plan			
		HALL + ASSOCIATES, L.L.C. LAND PLANNING LANDSCAPE ARCHITECTURE	
424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.968.5577			
Drawn by: JRH	Checked by:	Project Number: 15008	Sheet Number: 1 of 1
Date: 10-16-15			
Revisions: 11-6-15, 1-28-16, 2-12-16, 3-2-16			



TREE STAND DELINEATION PLAN
SCALE 1" = 30'

Tree Stand Delineation Narrative
November 17, 2015

This project site comprises is a total of 2.75 Ac. and has a total of 1.31 Ac. of woodland canopy. This woodland consists primarily of poor conditioned hardwoods including Sugar Maple, Slippery Elm, Boxelder, Mulberry, and Black Cherry. There are groves of Sassafras located in the northeast, southeast, and western portions of the site. The understory is dense bush honeysuckle. The trees under or adjacent to the overhead electrical line have been severely trimmed back. The attached detailed Tree Stand Delineation map was completed by field inspection.

Tree Stand Delineation & Preservation Plan Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

RATING: 0 = Dead
1 = In Decline
2 = Poor Quality
3 = Average Quality
4 = Good Quality
5 = Excellent Quality

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

Total Site Area = 120,151 sq. ft. or 2.75 Ac.
Total Existing Canopy = 57,406 sq. ft. or 1.31 Ac.

- KEY**
- # Existing Individual Tree
 - # Existing Individual Off-site Tree
 - Existing Woodland
 - Existing Vegetation Edge

OFF-SITE TREES

No.	Tree Name	DBH	Canopy Diam.	Canopy Sq Ft
L	Hemlock	2	5	62
M	Hemlock	2	5	62
N	Hemlock	2	5	62
O	Hemlock	2	5	62
P	Black Cherry	30	40	3944
Q	Silver Maple	20	30	2218
R	Pine	7	15	555
S	Pine	14	20	986
T	Pine	27	40	3944
U	Sassafras	16	25	1541
V	Pine	8	15	555

No.	Tree Name	DBH	Canopy Diam.	Canopy Sq Ft
A	Redbud	16	25	1541
B	Pine	14	30	2218
C	Pine	18	30	2218
D	Pine	8	20	986
E	Pine	20	30	2218
F	Pine	12	30	2218
G	Pine	12	25	1541
H	Silver Maple	28.5	50	6162
I	Pine	14	30	2218
J	Pine	14	30	2218
K	Pine	14	20	986

EXISTING INDIVIDUAL TREES

No.	Tree Name	DBH	Canopy Diam.	Canopy Sq Ft	Condition Rating	Comment
1A	Sassafras	2.5	20	986	3	grove
1B	Sassafras	1	8	158	3	grove
1C	Sassafras	4	5	62	3	grove
1D	Sassafras	2	12	39	3	grove
1E	Sassafras	5	6	89	3	grove
1F	Sassafras	5	6	799	3	grove
1G	Sassafras	5	18	799	3	grove
1H	Sassafras	1.5	10	246	3	grove
1J	Sassafras	1	6	89	3	grove
1K	Sassafras	1	5	62	3	grove
1L	Sassafras	1	5	62	3	grove
1M	Sassafras	1	5	62	3	grove
1N	Sassafras	1.5	5	62	3	grove
2	Maple	40	50	8162	0	dead, hardware
3	Mulberry	8	25	1541	1	
4	Mulberry	12	25	1541	1	
5	Sugar Maple	6	25	1541	3	vines
6	Sugar Maple	5	20	986	4	
7	Sugar Maple	4	20	986	4	
8	Sugar Maple	8	25	1541	4	
9	Sugar Maple	8	25	1541	4	
10	Black Cherry	20	30	2218	3	vines
11	Sugar Maple	36	60	8874	1	
12	Sugar Maple	12	35	3020	2	
13	Elm	26	50	8162	1	
14	Elm	20	30	2218	2	
15	Sugar Maple	12	35	3020	2	
16	Sugar Maple	10	25	1541	2	vines
17	Elm	18	45	4991	1	
18	Sugar Maple	6	20	986	4	
19	Boxelder	8	25	1541	3	
20	Elm	30	50	8162	3	vines
21	Black Cherry	14	35	3020	2	
22	Elm	14	35	3020	2	deadwood
23	Boxelder	14	40	3944	2	
24	Sassafras	6	25	1541	3	
25	Sassafras	6-14	25	1541	2	grove, suckers
26	Elm	25	50	8162	2	2x trunk, deadwood decay
27	Elm	16	30	2218	0	3x trunk
28	Sugar Maple	6	20	986	3	vines
29	Elm	26	60	8874	3	vines
30	Persimmon	18	45	4991	3	2x trunk
31	Elm	12	35	3020	2	vines, basal decay
32	Sugar Maple	24	60	8874	3	
33	Boxelder	10	20	986	2	
34	Hackberry	5	12	355	3	vines
35	Sugar Maple	6	20	986	4	
36	Boxelder	12	25	1541	3	vines
37	Boxelder	5	10	246	2	vines
38	Elm	14	40	3944	2	decay
39	Elm	20	50	8162	3	vines
40	Elm	18	35	3020	3	
41	Elm	18	35	3020	3	
42	dead	18	0	0	0	
43	Boxelder	22	60	8874	3	
44	Elm	14	40	3944	3	vines
45	Elm	14	40	3944	3	2x trunk
46	Sugar Maple	14	25	1541	2	multi trunk
47	Elm	18	50	8162	3	vines
48	Elm	8	25	1541	3	
49	Elm	8	30	2218	3	
50	Elm	8	25	1541	3	
51	Elm	10	25	1541	3	
52	Boxelder	10	25	1541	3	
53A	Sassafras	12	30	2218	3	grove
53B	Sassafras	4	15	555	3	grove
53C	Sassafras	10	25	1541	3	grove, fork @ 1.5'
53D	Sassafras	14	25	1541	3	grove
53E	Sassafras	14	30	2218	3	grove
53F	Sassafras	6	20	986	3	grove
53G	Sassafras	12	25	1541	3	grove
53H	Sassafras	14	30	2218	3	grove
53J	Sassafras	6	15	555	3	grove
53K	Sassafras	12	30	2218	3	grove
53L	Sassafras	8	20	986	3	grove
53M	Sassafras	5	8	158	2	grove
53N	Sassafras	10	15	555	2	grove
53P	Sassafras	12	12	355	2	grove
53Q	Sassafras	8	0	0	1	grove, only trunk remains
54	Sassafras	10	25	1541	3	
55	Black Cherry	8	20	986	2	
56	Sassafras	14	20	986	2	
57	Mulberry	10	35	3020	2	
58	Sassafras	6-10	30	2218	3	(7) grove
59	Boxelder	8	30	2218	3	vines
60	Mulberry	12	35	3020	1	split
61	Boxelder	6	20	986	2	
62	Hackberry	6	15	555	2	
64	Boxelder	26	40	3944	3	3x trunk
65	Boxelder	8	35	3020	3	
66	Boxelder	10	30	2218	3	
67	Boxelder	14	40	3944	3	2x trunk, vines
68	Boxelder	10	35	3020	3	vines
69	Boxelder	5	20	986	3	
70	Boxelder	10	30	2218	3	
71	Black Cherry	10	30	2218	2	
72	Boxelder	10	40	3944	2	
73	Boxelder	8	25	1541	3	
74	Boxelder	6	20	986	3	
75	Black Cherry	10	25	1541	2	
76	Sugar Maple	8	20	986	3	ROW
77	Boxelder	10	30	2218	3	ROW
78	Boxelder	6	25	1541	3	ROW
79	Dead	10	0	0	0	
80	Mimosa	10	25	1541	3	clump
81	Mulberry	10	25	1541	2	ROW
82	Black Cherry	12	20	986	1	
83	Mulberry	12	25	1541	3	
84	Mulberry	12	25	1541	1	2x trunk
85	Mimosa	10	35	3020	3	clump
86	Sassafras	8	20	986	2	
87	Sassafras	10	20	986	2	
88	Black Cherry	12	20	986	2	
89	Sassafras	8	10	246	2	2x trunk
90	Black Cherry	14	25	1541	2	ROW
91	Boxelder	22	40	3944	3	3x trunk
92	Boxelder	8	25	1541	2	
93	Sugar Maple	14	30	2218	2	
94	Black Cherry	28	40	3944	2	2x trunk
95	Mulberry	8	25	1541	3	



Jennifer Saunders - Landscape Architect
MO License # LA-007

Consultants:

Harmony Seven
Chesterfield, Missouri

KSG Enterprises, LLC

Revisions:

Date	Description	No.
12/23/16	City Comments	1
1/28/16	City Comments	2

Drawn: JB
Checked: JB

Ioomis Associates
Landscape Architects/planners
303 South 46th Street, Suite 100
Chesterfield, Missouri 63005
Phone: 636-515-2668 Fax: 636-515-0977
www.ioomis.com

Sheet Title: Tree Stand Delineation Plan
Sheet No: TSD
Date: 11/24/15
Job #: 972001



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Harmony Seven Chesterfield, Missouri

KSG Enterprises, LLC



KEY

- Existing Individual Tree To Remain
- Proposed Canopy Preservation
- - - Tree protection fence
- - - Root pruning

TREE PROTECTION NOTES:

- 1) Preserved woodland canopy is delineated with shading. Trees designated to be preserved have been located by surveyor.
- 2) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.
- 3) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. Where noted on plan, contractor to trench and root prune prior to any grading activity. Required siltation devices to be installed along limit of disturbance line.
- 4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the plan.
- 5) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area. Any proposed plantings shall be subject to the review and approval of the City Arborist. All ground plane shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 6) Tree protection measures to be maintained throughout construction sequence.
7. Within the tree protection area, all Bush Honeysuckle and any other identified invasive species shall be removed mechanically by hand, either completely or at ground level and the stump shall be treated with a stump treatment herbicide.

TREE PROTECTION ACTION KEY SEQUENCE:

- 1) Survey limit of disturbance.
- 2) Perform root pruning as shown on plan.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Remove Honeysuckle and other invasive species from within the tree protection area.
- 6) Maintain tree protection area as an off-limits zone.

CALCULATIONS:

Total Site Area = 120,151 sq. ft. or 2.75 Ac.
 Existing Tree Canopy = 57,406 sq. ft. or 1.31 Ac.
 Total Canopy proposed for removal = 39,800 sq. ft. or 0.91 Ac. (69.3%)
 Total Canopy proposed for preservation = 17,606 sq. ft. or 0.40 Ac. (30.7%)
 57,406 sq. ft. x .30 = 17,221 sq. ft. of tree canopy preservation required

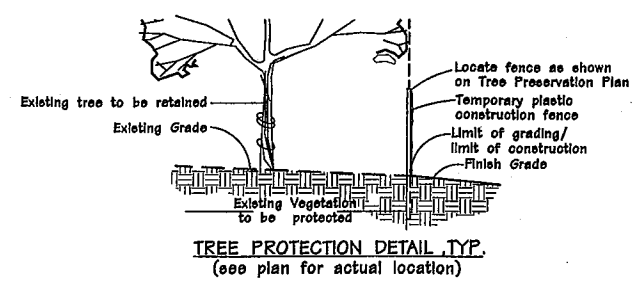
Revisions:

Date	Description	No.
12/23/15	City Comments	1
1/28/16	City Comments	2
2/12/16	Updated Base	3
3/2/16	Updated Base	4

Drawn: BB
Checked: JS

TREE PRESERVATION PLAN

SCALE 1"=30'



On-Site Trees To Be Preserved:

No.	Tree Name	DBH	Canopy Diam.	Canopy Sq Ft	Condition Rating	Comment	Preserved
1A	Sassafras	2.5	20	986	3	grove	Yes
1B	Sassafras	1	8	158	3	grove	Yes
1C	Sassafras	4	5	62	3	grove	Yes
1D	Sassafras	2	12	355	3	grove	Yes
1E	Sassafras	5	6	89	3	grove	Yes
1F	Sassafras	5	18	799	3	grove	Yes
1G	Sassafras	3	18	799	3	grove	Yes
1H	Sassafras	1.5	10	246	3	grove	Yes
1J	Sassafras	1	6	89	3	grove	Yes
1K	Sassafras	1	5	62	3	grove	Yes
1L	Sassafras	1	5	62	3	grove	Yes
1M	Sassafras	1	5	62	3	grove	Yes
1N	Sassafras	1.5	5	62	3	grove	Yes
3	Mulberry	8	25	1541	1		Yes
4	Mulberry	12	25	1541	1		Yes
5	Sugar Maple	6	25	1541	3	vines	Yes
6	Sugar Maple	5	20	986	4		Yes
7	Sugar Maple	4	20	986	4		Yes
8	Sugar Maple	8	25	1541	4		Yes

9	Sugar Maple	8	25	1541	4		Yes
10	Black Cherry	20	30	2218	3	vines	Yes
11	Sugar Maple	36	60	8874	1		Yes
12	Sugar Maple	12	35	3020	2		Yes
13	Elm	28	50	6162	1		Yes
14	Elm	20	30	2218	2		Yes
15	Sugar Maple	12	35	3020	2		Yes
16	Sugar Maple	10	25	1541	2	vines	Yes
17	Elm	18	45	4991	1		Yes
18	Sugar Maple	6	20	986	4		Yes
19	Boxelder	8	25	1541	3		Yes
20	Elm	30	50	6162	1	vines	Yes
21	Black Cherry	14	35	3020	3		Yes
22	Elm	14	35	3020	2	deadwood	Yes
23	Boxelder	14	40	3944	2		Yes
32	Sugar Maple	24	60	8874	3		Yes
55	Black Cherry	8	20	986	2		Yes
56	Sassafras	14	20	986	2		Yes
60	Mimosa	10	25	1541	3	clump	Yes
93	Sugar Maple	14	30	2218	2		Yes
94	Black Cherry	26	40	3944	2	2x trunk	Yes

loomisAssociates
 landscape architects/planners
 777 Sprague Blvd. Suite 100
 Chesterfield, MO 63015-1704
 Phone: 636.515.5555 Fax: 636.515.0777
 Email: info@loomis-associates.com

Sheet Title: **Tree Preservation Plan**
 Sheet No: **TPP**
 Date: 11/24/15
 Job #: 972001

LIQUOR LICENSE REQUESTS

As detailed in the enclosed memos, prepared by Andrea Majoros, Business Assistance Coordinator, the following Liquor License Request has been reviewed by both the Police Department and the Planning/Development Services Division of the Department of Public Services. It is recommended for your approval:

Stack House, 14156 Olive Blvd. (formerly Millers Crossing– Requesting a new liquor license to sell liquor by the drink and Sunday sales.

At Monday's meeting, I will recommend approval, which can then be approved by a voice vote.

Please let me know if you have any questions, prior to Monday's meeting.



MEMORANDUM

DATE: May 5, 2016

TO: Interim City Administrators
Mike Geisel
Chief Ray Johnson

FROM: Andrea Majoros, Business Assistance Coordinator *AM*

SUBJECT: LIQUOR LICENSE REQUEST – Stack House

Stack House, 14156 Olive Blvd (formerly Miller's Crossing), has requested a new full liquor license to sell liquor by the drink and Sunday sales.

Mr. Todd Myers is the Managing Officer.

This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services.

With City Council approval at the Monday, May 16th City Council meeting, I will immediately issue this license.

BID RESULTS – RIVER VALLEY DRIVE STREET CLOSURE

As detailed in the enclosed memorandum prepared by Jim Eckrich, Public Works Director – City Engineer, bids were received and publicly opened for construction of the **CLOSURE OF RIVER VALLEY DRIVE**.

Based upon a review of the information contained within said memo, I join with Mr. Eckrich in recommending acceptance of the lowest and best bid to Krupp Construction in an amount not to exceed \$155,000. Please note that approval of this contract must also be accompanied by a motion to transfer \$155,000 from General Fund – Fund Reserves as previously recommended by City Council. In addition, Staff is recommending that City Council pass/approve Bill No. 3079 which restricts parking along River Valley Drive due to the narrow roadway and vertical curbing (See LEGISLATION). Finally, the River Bend Association is proposing to pay for the fabrication of a plaque honoring the former Mayor and Councilmember, Nancy Greenwood. It is Staff's understanding that the plaque would then be installed on one of the fence sections to be constructed adjacent to the closure gate itself.

As you may remember, this recommendation was originally on the 3/21/2016 agenda but was held due to concerns regarding the ability of the River Bend Trustees to convey the property rights associated with this project. City Council has held consideration of this bid approval until such time as the legal concerns are addressed to their full satisfaction. **As of this time, Staff continues to work with Interim City Attorney Christopher Graville relative to these issues and we do not anticipate that they will be fully addressed by the 5/16/2016 meeting, and would therefor expect to recommend that this bid approval continue to be held until a subsequent meeting.**

To summarize, City Council is being asked to take the following actions at Wednesday's meeting:

- **Approve award of a contract to Krupp Construction, in an amount not to exceed \$155,000.**
- **Approve transfer of \$155,000 from the General Fund – Fund Reserves**

As always, if you have any questions, please contact Mr. Eckrich or me, PRIOR to Wednesday's meeting.

DATE: March 14, 2016

TO: Michael G. Herring
City Administrator

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

RE: River Valley Drive Closure



As directed by City Council, in May of 2015 Public Services Staff provided a report detailing the impacts of the closure and / or vacation of River Valley Drive and Hog Hollow Road. This report was generated in response to the potential development of the Howard Bend area within the City of Maryland Heights. At that time City Council directed City Staff to prepare plans and a cost estimate for the closure of River Valley Drive. As you may recall, the City Attorney reviewed this matter and advised that a closure could be effected so long as the closure was constructed in conformance with City road standards and the public impacts were thoroughly considered.


In November of 2015 City Staff submitted plans and an estimate for the closure of River Valley Drive to the Planning and Public Works Committee. Those plans and estimate were reviewed by the Committee and recommended for approval to City Council, who unanimously authorized Staff to create a bid package. Bids for the River Valley Drive Closure Project were opened on March 8, 2016, as detailed in the attached memorandum from Civil Engineer Chris Krueger. City Staff recommends that this project be awarded to Krupp Construction in the amount of \$155,000, which includes the low bid amount of \$140,281.55 and a modest contingency. The City has contracted with Krupp Construction previously and they have performed satisfactory.

Area residents have expressed concerns about motorists parking on the new cul-de-sac. To alleviate these concerns and to ensure sufficient space for motorists to turn around using the cul-de-sac, City Staff is recommending the passage of the attached ordinance which would restrict parking on both sides of River Valley Drive from the City Limits to a point 160 feet south of the gate including the cul-de-sac. (SEE BILL # 3079)

The River Bend Association is proposing a memorial to former Councilmember Nancy Greenwood which will be in the form of a bronze plaque. An initial proof of the proposed plaque is attached. The shape and size of the text are generic and may change slightly. The River Bend Association is providing the memorial plaque at no cost to the City.

Action Recommended

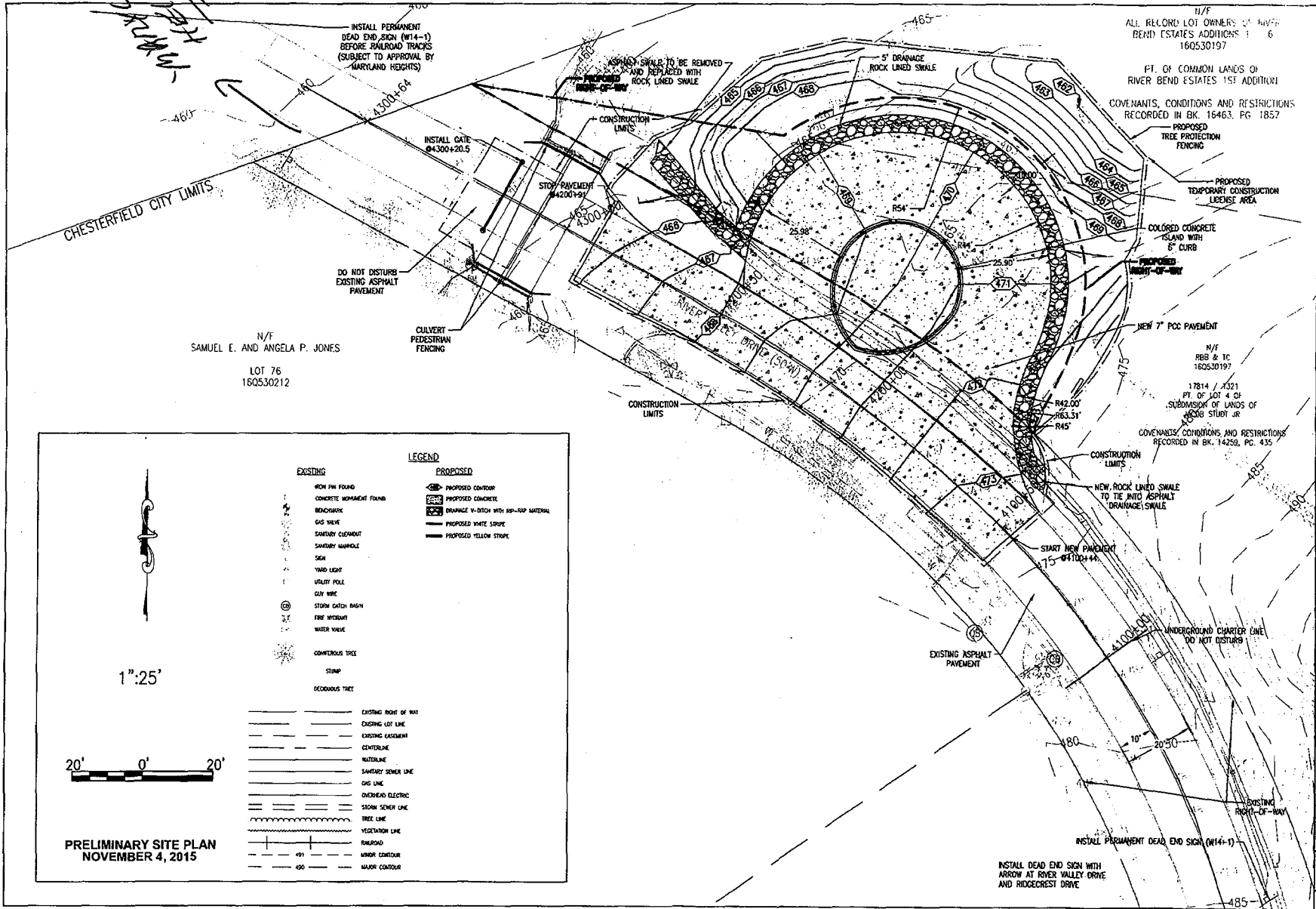
I request and recommend that this matter be forwarded to City Council for consideration of approval of an agreement with Krupp Construction and the attached ordinance restricting parking on River Valley Drive. Should Council concur with this recommendation it should approve the attached ordinance and authorize the City Administrator to execute the necessary contract documents with Krupp Construction. Additionally, City Council should authorize the transfer of \$155,000 from General Fund – Fund Reserves above the forty percent policy to account 120-079-5490.

Concurrence: 
Craig White, Finance Director

Cc: Michael O. Geisel, Director of Public Services

✓ MBH
3/15/16

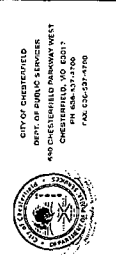
Handwritten note:
 10' WIDE DRIVEWAY
 5' SIDEWALK



N/F
 ALL RECORD LOT OWNERS OF N/F
 BEND ESTATES ADDITIONS 1 6
 160530197
 PT. OF COMMON LANDS OF
 RIVER BEND ESTATES 1ST ADDITION
 COVENANTS, CONDITIONS AND RESTRICTIONS
 RECORDED IN BK. 16463, PG. 1857

N/F
 SAMUEL E. AND ANGELA P. JONES
 LOT 76
 160530212

N/F
 RBB & TC
 160530197
 17814 / X321
 PT. OF LOT 4 OF
 SUBDIVISION OF LANDS OF
 ASH GARDEN JR.
 COVENANTS, CONDITIONS AND RESTRICTIONS
 RECORDED IN BK. 14259, PG. 435



RIVER VALLEY DRIVE IMPROVEMENT
 2015-PW-14
 RIVER VALLEY DRIVE CLOSURE

CHRISTOPHER HAUGEN
 PE 0014616022

DATE	BY	DESCRIPTION

SHEET TITLE:
PROPOSED SITE PLAN

SHEET NO.
C3

1"=25'

LEGEND

<p>EXISTING</p> <ul style="list-style-type: none"> — 4" WIDE FIN FOUND — CONCRETE FOUNDATION FOUND — BENCHMARK — GAS VALVE — SANITARY CLEANOUT — SANITARY MANHOLE — SIGN — HAND LIGHT — UTILITY POLE — GUY WIRE — STORM CATCH BASIN — FIRE HYDRANT — WATER VALVE — CONTIGUOUS TREE — STUMP — RECREATION TREE 	<p>PROPOSED</p> <ul style="list-style-type: none"> — PROPOSED CONTOUR — PROPOSED CONCRETE — DRAINAGE V-DITCH WITH ASP-100P MATERIAL — PROPOSED WHITE STRIPE — PROPOSED YELLOW STRIPE
---	--

—	EXISTING RIGHT-OF-WAY
—	EXISTING LOT LINE
—	EXISTING EASEMENT
—	CENTERLINE
—	WATERLINE
—	SANITARY SENDER LINE
—	GAS LINE
—	OVERHEAD ELECTRIC
—	STORM SENDER LINE
—	TREE LINE
—	VEGETATION LINE
—	RAILROAD
— 491	MINOR CONTOUR
— 400	MAJOR CONTOUR

PRELIMINARY SITE PLAN
 NOVEMBER 4, 2015

Handwritten note:
 OLIVE BLVD

MEMORANDUM



DATE: March 14, 2016
TO: James Eckrich, Public Works Director/City Engineer
FROM: Chris Krueger, Civil Engineer *CK*
RE: 2015-PW-14 River Valley Drive Closure Project - Construction Contract

As you know, bids were publicly opened for the River Valley Drive Closure Project. This project will consist of a roadway gate, fencing, the addition of a cul-de-sac, and the replacement of approximately 200 LF of pavement on River Valley Drive. The project plans and specifications were completed by City Staff.

Staff opened bids on March 8, 2016 at 10:00 am for the project. Three bids were received. The three responsive bidders were Krupp Construction, RV Wagner, and Spencer Contracting. Please see the attached Bid Tabulation for detailed information on each bid.

Krupp Construction provided the lowest responsive and responsible total bid of \$140,281.55 (bid attached). With positive past project experience and favorable reference checks, I recommend the bid from Krupp Construction.

As part of this project, a parking restriction is proposed on both sides of River Valley starting at the City limits and terminating at a point 40 feet northwesterly of the south property line of River Valley Drive. This would restrict parking on both sides of River Valley Drive from the City Limits to a point 160 feet south of the gate including the cul-de-sac.

I recommend requesting authorization to enter into an agreement with Krupp Construction to provide construction services for the River Valley Drive Closure Project in an amount not to exceed \$155,000.00. This amount includes a modest contingency to account for any unforeseen conditions and/or additional work. I also recommend consideration of the attached ordinance to restrict parking on both sides of River Valley Drive at the gate and cul-de-sac.

If you have any questions, or need additional information, please let me know.

Attachments: River Valley Drive Closure Project Bid Tabulation
Krupp Construction Bid
River Valley Drive Proposed Parking Restriction Ordinance
Memorial Graphic to Former Councilmember Nancy Greenwood

Cc: P-File: 2015-PW-14



**BID TABULATION
RIVER VALLEY DRIVE CLOSURE
2015-PW-14
March 8, 2016**

ITEM #	DESCRIPTION	UNITS	QUANTITY	ENGINEER'S ESTIMATE		KRUPP CONSTRUCTION		R.V. WAGNER		SPENCER CONTRACTING	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	Mobilization	LS	1	\$10,000.00	\$10,000.00	\$23,650.00	\$23,650.00	\$19,000.00	\$19,000.00	\$28,468.00	\$28,468.00
2	Traffic Control	LS	1	\$2,000.00	\$2,000.00	\$2,290.00	\$2,290.00	\$3,600.00	\$3,600.00	\$460.00	\$460.00
3	Portable Changeable Message Sign-Rental	LS	1	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$2,400.00	\$2,400.00	\$4,000.00	\$4,000.00
4	Tree Protection Fence	LF	220	\$8.00	\$1,760.00	\$6.70	\$1,474.00	\$14.00	\$3,080.00	\$3.64	\$800.80
5	Clearing and Grubbing	LS	1	\$15,000.00	\$15,000.00	\$11,258.00	\$11,258.00	\$19,000.00	\$19,000.00	\$30,950.00	\$30,950.00
6	Silt Fence	LF	160	\$10.00	\$1,600.00	\$3.00	\$480.00	\$8.00	\$1,280.00	\$3.60	\$576.00
7	Removal of Improvements	LS	1	\$12,000.00	\$12,000.00	\$3,706.00	\$3,706.00	\$9,000.00	\$9,000.00	\$11,000.00	\$11,000.00
8	Cul-de-Sac Embankment	CY	530	\$35.00	\$18,550.00	\$26.30	\$13,939.00	\$24.00	\$12,720.00	\$14.32	\$7,589.60
9	Geotextile Fabric	SY	845	\$4.00	\$3,380.00	\$2.10	\$1,774.50	\$2.00	\$1,690.00	\$1.00	\$845.00
10	Type 5 Aggregate Base (4' Thick)	SY	845	\$8.00	\$6,760.00	\$9.65	\$8,154.25	\$8.00	\$6,760.00	\$6.24	\$5,272.80
11	Concrete Pavement (7" Non-Reinforced)	SY	845	\$40.00	\$33,800.00	\$47.15	\$39,841.75	\$47.00	\$39,715.00	\$57.88	\$48,908.60
12	Type "A" Vertical Curb (Monolithic)	LF	110	\$30.00	\$3,300.00	\$20.00	\$2,200.00	\$11.00	\$1,210.00	\$8.05	\$885.50
13	Colored Concrete Pavement (5" Non-Reinfor	SY	107	\$50.00	\$5,350.00	\$50.40	\$5,392.80	\$84.00	\$8,988.00	\$48.39	\$5,177.73
14	Rock Lined Swale	LF	300	\$24.00	\$7,200.00	\$22.30	\$6,690.00	\$30.00	\$9,000.00	\$27.34	\$8,202.00
15	Aesthetic 42 inch Pedestrian Fence	LF	60	\$155.00	\$9,300.00	\$120.00	\$7,200.00	\$130.00	\$7,800.00	\$130.00	\$7,800.00
16	Barrier Roadway Gate	LS	1	\$3,000.00	\$3,000.00	\$4,250.00	\$4,250.00	\$4,800.00	\$4,800.00	\$4,550.00	\$4,550.00
17	Steel Bollard	EA	2	\$1,000.00	\$2,000.00	\$600.00	\$1,200.00	\$1,100.00	\$2,200.00	\$650.00	\$1,300.00
18	Permanent Yellow Pavement Striping, Paint	LF	425	\$1.25	\$531.25	1.25	\$531.25	\$2.00	\$850.00	\$4.30	\$1,827.50
19	Permanent White Pavement Striping, Paint	LF	400	\$1.25	\$500.00	1.25	\$500.00	\$2.00	\$800.00	\$4.30	\$1,720.00
20	Permanent Street Signage	EA	5	\$300.00	\$1,500.00	350	\$1,750.00	\$450.00	\$2,250.00	\$375.00	\$1,875.00
	TOTAL BID				\$141,531.25		\$140,281.55		\$156,143.00		\$172,208.53

BID FORM

BID TIME: 10:00 AM Prevailing Central Time
BID DATE: Tuesday, March 8, 2016

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda 0 through 0, for the

**River Valley Drive Closure Project
2015-PW-14**

being familiar with the local conditions affecting the work, hereby proposes to furnish all labor, materials, equipment and services required for the performance and completion of said project in accordance with the said Contract Documents for the following itemized bid.

The City is requesting unit price proposals for this work, consisting of the reconstruction of approximately 200 LF of street pavement, installation of a cul-de-sac, a gate installation, and associated clearing and grading work as shown within the plans in accordance with the project specifications.

The Contract contains a binding arbitration provision which may be enforced by the parties.

Bid submitted by:

Company Name: L. F. Krupp Construction Inc. dba, Krupp Construction

Address: 415 Old Steube Rd

City, State Ellisville, MO 63021

Phone number: 636-391-8844 Fax: 636-391-7544

E-mail address: markreizer@kruppmo.com

Type of Firm: Sole Partnership Partnership
Corporation Other

Officer Mark Reizer

Title President

Signature [Signature]

Date March 8, 2016

3/8/2016

ITEMIZED BID FORM

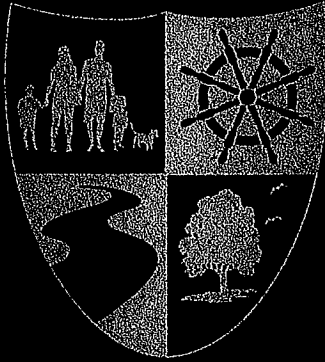
Item #	Description	Unit	Quantity	Unit Price	Extended Price
1	Mobilization	LS	1	23650.00	23650.00
2	Traffic Control	LS	1	2290.00	2290.00
3	Portable Changeable Message Sign, Rental	LS	1	4000.00	4000.00
4	Tree Protection Fence	LF	220	6.70	1474.00
5	Clearing and Grubbing	LS	1	11258.00	11258.00
6	Silt Fence	LF	160	3.00	480.00
7	Removal of Improvements	LS	1	3706.00	3706.00
8	Cul-de-Sac Embankment	CY	530	26.30	13939.00
9	Geotextile Fabric	SY	845	2.10	1774.50
10	Type 5 Aggregate Base (4" Thick)	SY	845	9.65	8154.25
11	Concrete Pavement (7" Non-Reinforced)	SY	845	47.15	39841.75
12	Type "A" Vertical Curb (Monolithic)	LF	110	20.00	2200.00
13	Colored Concrete Pavement (5" Non-Reinforced)	SY	107	50.40	5392.80
14	Rock Lined Swale	LF	300	22.30	6690.00
15	Aesthetic 42 Inch Pedestrian Fence	LF	60	120.00	7200.00
16	Barrier Roadway Gate	LS	1	4250.00	4250.00
17	Steel Bollard	EA	2	600.00	1200.00
18	Permanent Yellow Pavement Striping, Paint	LF	425	1.25	531.25
19	Permanent White Pavement Striping, Paint	LF	400	1.25	500.00
20	Permanent Street Signage	EA	5	350.00	1750.00

Total Bid

\$ 140,281.55

Submitted 3/8/16
John Miener

John Miener
VP
KRUPP CONSTRUCTION



Forever Grateful
to

NANCY
GREENWOOD

Loyal Friend of
River Bend

2016



✓MGL
3/3/16
cc: MAYOR/COUNCIL
BEISEL
ECKELH
O'ROURKE

February 25, 2016

KEITH A. MARTY, Ed.D., Superintendent

Mike Herring, City Administrator
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

Dear Mike,

The Parkway School District remains most concerned with the City of Chesterfield's decision to close River Valley Drive. As you know, should residential development occur within the Maryland Heights Bottoms, closure of this road would negatively impact our ability to transport students to the nearest elementary school, River Bend Elementary, which could significantly increase our costs.

It is our understanding that, in designing the closure of River Valley Drive, accommodations are being made for emergency vehicles, such as fire trucks and ambulances. However, drivers of such vehicles would be required to exit their vehicles in order to activate/open the "gate". School bus drivers simply cannot exit their vehicles. However, if the closure could be designed in such a manner to provide for electronic activation, then all those who, on occasion, would need to use River Valley Drive, including our school bus drivers, could do so without leaving their vehicles. We ask that consideration be given to designing/building the closure structures, with this in mind.

Given your planned retirement, as of March 31, 2016, I am asking that you forward this letter to the appropriate staff members and ask that they contact me directly, prior to any meetings when the closure of River Valley Drive will be discussed. This would specifically include any meetings during which action is contemplated, regarding construction contracts for the River Valley Drive closure. Before any final decisions are made, regarding the design and construction of this closure, I am requesting the opportunity, as Parkway's Superintendent, to address Chesterfield's Mayor and City Councilmembers, by way of endorsing the construction of a closure system with electronic activation, which would be used by our school bus drivers, in addition to those who drive fire trucks and ambulances. In the meantime, please forward a copy of this letter to your elected officials. I am happy to discuss my concerns with anyone, prior to any final decisions being made.

Thank you, Mike.

Sincerely,


Keith A. Marty, Ed.D.

C: Patty Bedborough, CFO
Bonnie McCracken, Principal, River Bend Elementary
Will Rosa, Director of Transportation

Michael Herring

From: Jim Eckrich
Sent: Wednesday, March 16, 2016 10:12 AM
To: Barry Flachsbart; Barbara McGuinness; Dan Hurt; Mike Casey; Elliot Grissom; Bridget Nations; Connie Fults; Bruce DeGroot; rsnation@aol.com
Cc: Michael Herring; Mike Geisel; Aimee Nassif; Christopher Krueger
Subject: River Valley Drive Closure
Attachments: DOC031616.pdf

As directed by City Council, the Public Works division has been pursuing the closure of River Valley Drive just south of the Chesterfield City Limits. That project has been bid and consideration of approval of a construction project will be submitted to City Council as part of the March 21, 2016 meeting packet. Subsequent to the project being designed, Dr. Keith Marty, Superintendent of the Parkway School District, sent the attached letter, a copy of which should have been received by each of you. That letter reiterates Parkway's objection to the closure and requests that if such a closure is approved, that the gate be designed in such a manner that it can be electronically activated by the driver of a school bus.

The gate is currently designed as a manual gate that would have to be opened by the driver physically getting out of his/her car and unlocking the gate. This meets the requirements of the Monarch Fire Protection District and is similar to the design of other gates throughout the City. We anticipate that the gate would rarely be used and believe that this style of gate is appropriate given the current circumstances. That said, Dr. Marty's points are valid and the solution he proposes is possible. We believe an electronic / automatic gate could be designed and constructed for approximately \$15,000 - \$20,000. However, there are still questions as to whether the development of the Howard Bend area within the City of Maryland Heights will actually occur. Accordingly, I would recommend against the additional expenditure of an electronic gate at this time. If that area is developed and if the school district wants access through River Valley at that time, an electronic gate could always be added later. It is even possible (although not a certainty) that we could negotiate that the developer be required to pay a portion of the costs for the electronic gate.

We obviously value the relationship with Parkway School District. I have contacted Dr. Marty and explained the reasons behind the proposed closure. I explained that PPW and Council wanted to close River Valley prior to development of the Howard Bend Area to ensure that anyone buying property in that area would understand that access would not be provided via River Valley Drive. Dr. Marty understood this rationale and also questions whether the Howard Bend area will actually be developed with residential property. He understood that it may not be in the City's best interest to install an electronic gate at this time, but would like for the City to consider a gate modification if the Howard Bend area develops with residential property and the Parkway School District desires access through River Valley Drive.

I have discussed this matter with Mr. Herring and Mr. Geisel, and am providing you this email so you have all of the information prior to the City Council meeting on March 21. If you have questions or need additional information, please let me know.

James A. Eckrich, P.E.
Public Works Director / City Engineer
City of Chesterfield
(636) 537-4764

Michael Herring

From: Mike Geisel
Sent: Monday, March 21, 2016 12:41 PM
To: Michael Herring; Harry O'Rourke
Cc: Jim Eckrich
Subject: RE: Send data from MFP-07137507 03/21/2016 09:19

One caveat, and I wish I was able to catch this before Harry sent out his letter.

But it should be made clear that this projects approval by council was predicated upon the Trustees assertion that they would provide the right of way and\or easements. If there is an effort to obtain concurrence of the multitude of property owners, that effort should be initiated by the trustees and not City staff. We have NO ability to initiate or undertake this level of effort.

-----Original Message-----

Michael Herring

From: Harry O'Rourke <horourke@smhhlaw.com>
Sent: Monday, March 21, 2016 12:38 PM
To: Bob Nation; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Elliot Grissom; Mike Casey; Dan Hurt; Bruce DeGroot; Connie Fults
Cc: Michael Herring; Mike Geisel; Jim Eckrich
Subject: CONFIDENTIAL / ATTORNEY - CLIENT PRIVILEGED: River Valley Drive
Attachments: Documents from Shanfelds 3_21_16.pdf

Dear Mayor and City Councilmembers:

The attached letter, with attachments, was submitted to Mr. Herring, earlier today. He immediately forwarded to Mr. Geisel, Mr. Eckrich and me, for an interpretation, specifically regarding what it means, if anything, regarding City Council's ability to address the proposed closure of River Valley Drive, at tonight's City Council meeting. As you know, there is both a BID RECOMMENDATION and proposed legislation, dealing with this subject, on tonight's AGENDA. FYI, Mr. Shanfeld indicated that he would be emailing a copy of his letter, with attachments, to each of you, sometime today. In any event, I did not want you to be surprised by this, at tonight's City Council meeting.

To begin with, having conferred with both Mr. Geisel and Mr. Eckrich, I can confirm that this letter is the first time that this issue has been brought to our attention. However, having said that, Jim has confirmed to me that the easements that the Trustees signed over constitute the same property described in the general warranty deed and title report that the Shanfelds emailed you. **Based on that, it appears that the Shanfelds are correct - the Trustees did not have the power to grant the easements and the City does not have any interest in the property right now.** Since the Shanfelds indicate that they, at least, will not grant the easement to the City - the only way for the City to proceed at this point is (1) to try to get as many property owners to sign over easements to the City, and (2) to acquire the rest by way of a condemnation suit. I would think that the actual value to each individual household will be low, since all the lot owners own the property as tenants-in-common. However, it is the only way to proceed at this point based on the documents I have now reviewed. I am available to answer any questions you might have and am also prepared to discuss this, at tonight's City Council meetings.

Sincerely,

HAROLD V. O'ROURKE

Attorney at Law
Stewart, Mittleman & O'Rourke, L.L.C.
222 South Central Avenue, Suite 501
Saint Louis, Missouri 63105-3575
tel: (314) 863-8484
fax: (314) 863-5312
e-mail: horourke@smholaw.com

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Andrew B. Shanfeld and Beverly Shanfeld

171 Henning Drive
Chesterfield, Missouri 63017

March 21, 2016

✓ MGH
3/21/16

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
ATTN: Mike Herring, City Administrator

River Bend Estates
338 Ridge Trail Drive
Chesterfield, MO 63017
ATTN: Curt Wintrobe, East Side Trustee

Re: Proposed Closure of River Valley Drive - Ownership Common Land of River Bend Subdivision

Gentlemen:

We are writing to you as the owners of Lot 171 of River Bend Estates 2nd Addition, known and numbered as 171 Henning Drive, Chesterfield, Missouri 63017

Enclosed is a copy of General Warranty Deed dated June 8, 1962, recorded in Book 4846 Page 96 of the St. Louis County Recorder's Office, by which the original developer of the River Bend Subdivision deeded and conveyed certain Common Land of the Subdivision to the Trustees of the Subdivision for a period of twenty (20) years, after which time the applicable Common Land of the Subdivision became vested in the Lot Owners of the Subdivision, as Tenants in Common.

Also enclosed is a copy of Title Commitment No. 5288STL effective date 8/4/2015, issued by Old Republic National Title Insurance Company, confirming that the Lot Owners of the Subdivision own the applicable Common Land of the Subdivision as Tenants in Common, as provided and contemplated by the 1962 Deed.

As you know, pursuant to Right of Way Dedication instrument dated January 20, 2016, recorded in Book 21869 Pages 0454 thru 0461 of the St. Louis County Recorder's Office, the current Trustees of the Subdivision have purported to convey a portion of the applicable Common Land of the Subdivision to the City of Chesterfield, for the construction by the City of the turn-around to effect the closure of River Valley Drive.

Any conveyance of the applicable Common Land requires the written agreement of all of the Lot Owners of the Subdivision, as the Tenants in Common Owners of the applicable Common Land. As the Owners of a Lot on the Subdivision, we did not and we do not agree or consent to the conveyance of any portion of the Common Lands of the Subdivision to the City, and we did not and we do not agree or consent to any change in use of the Common Land or any construction of any roadway in the Common Land.

Please be advised that: (a) we, along with the other Lot Owners of the Subdivision continue to own the applicable Common Land as Tenants in Common; (b) the 2016 Deed by the Trustees to the City of Chesterfield is wholly ineffective to grant or convey any interest whatsoever in the Common Land to the City of Chesterfield; (c) the 2016 Deed by the Trustees to the City of Chesterfield is slander of title; and (d) any entry by the City of Chesterfield onto the Common Land described in the applicable deeds, and any construction activity by the City of Chesterfield on the applicable Common Land, will be actionable trespass.

As a Tenant in Common Owner of the applicable Common Land, we intend to fully assert our ownership right in the Common Lands, and we intend to hold applicable parties liable for slander of title, for damages and for actionable trespass, by all appropriate legal proceedings.

Respectfully submitted,


Andrew B. Shanfeld


Beverly Shanfeld

Cc: Roger Herman, Esq.

BOOK 4846 PAGE 96 **General Warranty Deed**
(Corporation)

This Deed, Made and entered into this Eight day of
June nineteen hundred and Sixty-two, by and between

BURTON W. DUENKE BUILDING COMPANY,

a corporation, organized and existing under the laws of the State of Missouri with its principal office in the County of St. Louis, State of Missouri party of the first part and Burton W. Duenke, Virginia M. Duenke and G. W. Mefferd, as Trustees of River Bend East, a subdivision in the County of St. Louis, Missouri, and the then existing lot owners of River Bend Estates Additions as covered in the County Council's order 1/24/62 on a petition dated Dec. 21, 1961, twenty years from the date hereof of the County of St. Louis, State of Missouri part ies of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION paid by the said part ies of the second part, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm unto the said part ies of the second part, the following described Real Estate, situated in the County of St. Louis, and State of Missouri, to-wit: Burton W. Duenke, Virginia M. Duenke and G. W. Mefferd as Trustees under a Restrictive Agreement of even date executed by Grantor to said Trustees and recorded in the Office of the Recorder of Deeds of St. Louis County, Missouri, as Daily No. 274 on JUNE 22nd, 1962, which Agreement is incorporated herein by reference, for a period of twenty (20) years from the date hereof, in trust, however, to be held as a park and scenic area for the use and benefit of the present and future lot owners of River Bend Estates First Addition and other additions as covered in the County Council's order dated January 24, 1962, on a petition dated December 21, 1961, all as more fully set out in said Restrictive Agreement, with remainder over in equal parts (one equal part per lot) at the end of said 20-year period to the then existing lot owners of River Bend Estates Additions as covered in the County Council's order dated January 24, 1962, and a petition dated December 21, 1961, and their heirs and assigns in fee simple absolute subject, however, in all events to the provisions of said Restrictive Agreement, the following described Real Estate, situated in the County of St. Louis and State of Missouri to-wit: All that part marked and described as "Common Lands" of River Bend Estates First Addition, a subdivision in St. Louis County according to the plat thereof recorded in the office of the Recorder of Deeds of St. Louis County, Mo., as Daily No. 274 on JUNE 22nd, 1962.

To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto the said ~~part ies of the second part, which~~ Trustees for the uses and purposes aforesaid for twenty (20) years & thence unto the lot owners as provided above and their heirs and assigns forever.

The said party of the first part hereby covenanting that it and its successors and assigns, shall and will Warrant and Defend the title to the premises unto the said part ies of the second part, and to their successors in trust and heirs and assigns forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 19 62 and thereafter, and the special taxes becoming a lien after the date of this deed.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its Vice President and its corporate seal, created by ~~its~~ Secretary, to be hereunto affixed.

BURTON W. DUENKE BUILDING COMPANY

By G. W. Mefferd President.

Secretary.



State of Missouri }
County of St. Louis }

On this 8th day of June, 1962, before me appeared

G. W. Mefford

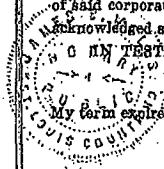
to me personally known, who, being by me duly sworn, did say that he is the Vice President of BURTON W. DUERKEE BUILDING COMPANY

a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said G. W. Mefford acknowledged said instrument to be the free act and deed of said corporation.

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

My term expires ~~April 8, 1966~~

James P. Wells
Notary Public.



August 8-1964

GENERAL WARRANTY DEED

(Corporation)

Assessed by
REAL ESTATE BOARD OF METROPOLITAN ST. LOUIS

FROM

TO

State of Missouri } ss
County of St. Louis }

FILED FOR RECORD

JUN 22 1962

4:26 P.M.

John L. Cook
Recorder of Deeds

END OF DOCUMENT



Issued By Old Republic National Title Insurance Company

SCHEDULE A

Escrow Officer: Jamie Hensel Escrow Officer Email: jhensel@stltitle.com	File No: 5288STL Client File #:
Title Officer: Russ Pittman	Revision #: Original, Print Date: September 3, 2015

1. Effective Date: **August 04, 2015 at 8:00 am**

2. Policies to be issued:

(a) ALTA Owner's Policy (6/17/06):

Policy Amount:

Proposed Insured:

(b) ALTA Loan Policy (6/17/06):

Policy Amount:

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is:

Fee Simple

4. Title to the estate or interest in the land is at the Effective Date vested in:

All of the "Record Lot Owners" of all of the lots in the lands platted as River Bend Estates Addition Plat 1; River Bend Estates Addition Plat 2, River Bend Estates Additions Plat 3, River Bend Estates Addition Plat 4, River Bend Estates Addition Plat 5, and River Bend Estates Addition Plat 6, and any subsequent plats, as tenants in common.

5. The land referred to in the Commitment is described as follows:

SEE ATTACHED EXHIBIT "A"

Countersigned
St. Louis Title, LLC

By: 

EXHIBIT "A"

A part of the Common Land of River Bend Estates First Addition, a Subdivision according to the plat thereof recorded in Plat Book 103 page 82 of the St. Louis County Records and being assessed by the St. Louis County Assessor under Locator Number 16Q530221 as of August 31, 2015, and being more particularly bounded as follows: Northerly, by the Southerly line of of the land now or formerly possessed by the Chicago Rock Island and Pacific Rail Road Company; Southwesterly by the Northeasterly line of the land formerly conveyed to National Swim Clubs of America, Inc., by the General Warranty Deed dated June 18, 1962 and recorded in Book 4841 page 626; and East, by the West line of the land assessed by the St. Louis County Assessor under Locator Number 16Q530241 as of August 31, 2015.



Issued By Old Republic National Title Insurance Company

SCHEDULE B - SECTION I

REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Real Estate Settlement Funds from both Purchasers and Lenders must be in the form of a Cashier's Check, Certified Check, Teller's Check or Wire Transfer.
6. All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.
7. **The legal description of the subject land appearing on Schedule A hereof is not a "record" legal description found on deeds in the recorded chain of title. The legal description of the subject land appearing on Schedule A hereof is not a "survey" legal description prepared by a licensed, registered land surveyor. The legal description of the subject land appearing on Schedule A hereof is prepared only for the purpose of issuing this informational report and for no other purpose. To any and all persons relying on this informational report, for whatever reason or reasons, the Company will not issue any commitment to insure or issue any policy to insure using the legal description appearing on Schedule A hereof. For an accurate legal description of the subject land, the subject land must be surveyed by a licensed and registered land surveyor.**
8. **The Company has reported that that title to the subject land is vested as appears on Schedule A hereof by operation of the following instruments:**
 - (a) **Restrictive Agreement of River Bend Estates Addition executed by Burton W. Duenke Building Company, a Missouri corporation, dated May 23, 1962 and recorded June 22, 1962 in Book 4846 page 88; see provision concerning Common Lands;**
 - (b) **General Warranty Deed executed by Burton W. Duenke Building Company, a Missouri corporation, grantor to Burton W. Duenke, et-al, Trustees, grantees, dated June 8, 1962 and recorded June 22, 1962 in Book 4846 page 96, containing a recital that 20 years from the date thereof title to the Common Lands shall**

vest in the then lot owners in equal shares;

(c) Amended Restrictive Agreement of River Bend Estates Additions 1, 2, 3, 4, 5, and 6 executed by the Trustees, executed July 12, 1990 and recorded July 13, 1990 in Book 8801 page 2470; and

(d) Amended and Restated Restrictive Agreement of River Bend Estates Additions 1, 2, 3, 4, 5, and 6 executed by the Trustees, dated March 29, 2005 and recorded April 8, 2005 in Book 16463 page 1857.

9. Judgments and liens against the "Record Lot Owners" as shown on Schedule A hereof are not examined.

10. The foregoing information is furnished strictly with the understanding that such information has been taken from the public record without a complete examination of instruments that purport to affect the subject real property and therefore, St. Louis Title, LLC assumes no liability as to the accuracy or completeness of such information.

St. Louis Title, LLC shall have no liability for this report unless the invoice for this report is paid in full within 30 days of the invoice date.

St. Louis Title, LLC's liability for this report is limited to \$1,000.00. There is no liability assumed for items not indexed properly in the public records or other data bases on which St. Louis Title, LLC relies or for matters that would be disclosed by an accurate survey or inspection of the property. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the property in question, and no liability is assumed for any discrepancies resulting therefrom.

This report is prepared by St. Louis Title, LLC as an accommodation and does not represent a Commitment to insure title or an abstract of title. Further, the report is not an opinion as to the marketability of title to the subject premises and should not be considered providing legal advice.

11. This Commitment is not to be construed either as an abstract of title, a report of the condition of title or an opinion as to marketability of title.

2015 Assessed Valuation	Exempt
2015 Assessed Valuation	Exempt
2014 County Rate	Exempt
2014 City Rate	Exempt
Locator Number	16Q530221 (1.08 acres)
Address	178 River Valley Drive

Note:

Senate Bill 66, which became effective January 1, 2008, requires the issuance of Closing Protection Letters (CPL's), one to the Seller and one to the Buyer/Lender, in every residential transaction where St. Louis Title, LLC is involved in the closing of the transaction.

According to the statute, the CPL is defined as a letter which shall "indemnify a buyer, lender or seller solely against losses not to exceed the amount of the settlement funds only because of the following acts of the title insurer's named issuing agency or title

agent: (a) Acts of theft of settlement funds or fraud with regard to settlement funds; and (b) Failure to comply with written closing instructions by the proposed insured when agreed to by the title agency or title agent relating to title insurance coverage." Each letter has a fee of \$25.00. You may waive this protection, but must do so in writing using a form acceptable to the underwriter and St. Louis Title, LLC.



Issued By Old Republic National Title Insurance Company

SCHEDULE B - SECTION II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

STANDARD EXCEPTIONS

2.
 - a. Rights or claims of parties in possession not shown by the public records.
 - b. Easements or claims of easements, not shown by the public records.
 - c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
 - d. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

3. All assessments and taxes for the year 2015 and all subsequent years levied by the County of St. Louis and the City of Chesterfield.
4. Covenants, conditions, and restrictions contained in the Amended and Restated Restrictive Agreement for River Bend Estates Additions 1, 2, 3, 4, 5, and 6 (East Side), dated March 7, 2005 and recorded in Book 16463 page 1857, including a provision for subdivision assessments.
5. Subdivision assessments, if any.
6. Easement awarded to St. Louis County Water Company, by the Order rendered in the Circuit Court of St. Louis County, Missouri, under Cause No. 270350. A certified copy of the Report of Commissioner's is recorded in Book 5964 page 123.
7. Easement granted to St. Louis County, Missouri, by the instrument recorded in Book 7506 page 1773.

NP

Searched: Metro

Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured names in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All Liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A

Issued through the Office of
St. Louis Title, LLC

7701 Forsyth Blvd.
Suite 200
Clayton, MO 63105

OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY
A Stock Company
400 Second Avenue, Minneapolis Minnesota
(612) 371-1111

A handwritten signature in dark ink, appearing to read 'M. ...', is written over a faint circular stamp or seal. The signature is slanted and somewhat cursive.

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith
(a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.
You may review a copy of the arbitration rules at: <http://www.alta.org/>.

St. Louis Title, LLC
PRIVACY POLICY NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this privacy notice to help you understand how we handle the personal information about you that we collect and may disclose. The provisions of this notice will apply to former customers as well as current customers unless we state otherwise.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

BID RESULTS – Sidewalk Replacement Project - B

As detailed in the enclosed memorandum prepared by Jim Eckrich, Public Works Director – City Engineer, bids were received and publicly opened for sidewalk replacements, the second sidewalk replacement project bid for 2016. The Department of Public Services anticipates three separate sidewalk replacement contracts during fiscal 2016.

Based upon a review of the information contained within said memo, **I join with Mr. Eckrich in recommending acceptance of the lowest and best bid to L. Keeley Construction in an amount not to exceed \$100,650. This project is funded through the Capital Projects Sales Tax fund and is fully budgeted for 2016.**

As always, if you have any questions, please contact Mr. Eckrich or me, PRIOR to Monday's meeting.

DATE: May 4, 2016
TO: Michael O. Geisel, P.E.
Director of Public Services
FROM: James A. Eckrich, P.E. *JAE*
Public Works Director / City Engineer
RE: 2016 Sidewalk Replacement Project B



As you know, due to the impacts of the Emerald Ash Borer (EAB) the Public Services Department has directed the street maintenance personnel to begin removing the 6,700+ Ash Trees located within the public right of way, as detailed in the EAB Action Plan approved by City Council in late 2015. Because the maintenance division will be concentrating its efforts on tree removal, the funding for 2016 contractual sidewalk repair was increased via Budget Amendment from \$200,000 to \$500,000. The Public Services Department plans to address sidewalk deficiencies through three separate project / contracts in 2016. The first of these projects, known as the 2016 Sidewalk Replacement Project A, will correct sidewalk deficiencies along Schoettler Valley Drive and Country Ridge Drive. That project was approved at a previous City Council meeting. The second project, the 2016 Sidewalk Replacement Project B, is an annual contract intended to address work orders and sidewalk deficiencies which the City becomes aware of throughout the year. The final project planned for 2016 will be submitted to City Council later this year.

The Department of Public Services publicly opened bids for the 2016 Sidewalk Replacement Project B on May 3, 2016. The results of the bid opening are detailed in the attached memorandum from Project Manager Matt Dooley. After reviewing the bids, Staff recommends the project be awarded to the low bidder, L Keeley Construction, in the bid amount of \$100,650. L Keeley has not performed work in the City of Chesterfield in the recent past, but they did receive positive references indicating that they can successfully complete this type of work. *

This project is budgeted within Account 120-079-5497 via the above-referenced Budget Amendment. Should you have questions or require additional information on this project, please let me know. *


Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the Interim City Administrator to enter into an Agreement with L Keeley Construction in the amount of \$100,650.

Concurrence: *Craig White*
Craig White, Finance Director

MEMORANDUM



DATE: May 4, 2016
TO: Jim Eckrich, Public Works Director
FROM: Matt Dooley, Project Manager 
SUBJECT: 2016 Sidewalk Replacement Project, 2016-PW-04B

As you are aware, we opened bids for the above referenced project on May 3. Four bids were received:

<u>Contractor</u>	<u>Total Bid</u>
L. Keeley Construction	\$100,650.00
Lamke Trenching & Excavating	\$127,125.00
L.M. Marschuetz Construction	\$150,250.00
Amcon Municipal Concrete	\$159,550.00

The low bidder, L. Keeley Construction has not performed work for the City in the past, but has submitted references that show they will be able to fulfill this contract. . **Accordingly, I recommend acceptance of the bid of \$100,650.00 submitted by L. Keeley Construction.** Adequate funding is available in the Capital Projects Sidewalk Improvements account, 120-079-5497, to fund this project.

A copy of the lowest and best bid is attached for the Department of Finance and Administration's use in preparing a purchase order for the project. Should you require additional information, please advise.

BID FORM

BID TIME: 10:00 a.m.
BID DATE: Tuesday, May 3, 2016

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda through 0, for the

Sidewalk Replacement Project
2016-PW-04 B

being familiar with the local conditions affecting the work, hereby proposes to furnish all labor, materials, equipment and services required for the performance and completion of said project in accordance with the said Contract Documents for the following itemized bid.

The City is requesting unit price proposals for this work, consisting of all work necessary to remove and reconstruct 4" thick existing sidewalk, 6" thick existing sidewalk, handicap ramps, and concrete aprons, including all necessary property restoration in various locations, as designated by the City.

This project is intended to address sidewalk deficiencies throughout the City for the period of June 1, 2016 to May 31, 2017. Sidewalk quantity will vary based upon need; an estimate is provided in the bid tab for the purpose of comparing bids. The City intends to construct \$100,000 worth of sidewalk improvements with this project.

The Contract contains a binding arbitration provision which may be enforced by the parties.

Bid submitted by:

Company Name: L Keeley Construction INC

Address: 500 S Ewing Ave Suite G

City, State: St Louis MO 63103

Phone number: 314-452-0767 Fax: _____

E-mail address: ssfrunk@LKeeley.com

Type of Firm: Sole Partnership _____ Partnership _____
Corporation Other _____

Officer: V.P. of Hevey Civil Group Curt Pitzman

Title: _____

Signature: [Handwritten Signature]

Date: 5-3-16

**ITEMIZED BID
CITY OF CHESTERFIELD
2016 SIDEWALK REPLACEMENT PROJECT
2015-PW-04 B**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1.1	Removal and Replacement of 4" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	13,000	<u>\$6.10</u>	<u>\$79,300.⁰⁰</u>
2.1	Removal and Replacement of 6" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	1,500	<u>\$6.50</u>	<u>\$9,750.⁰⁰</u>
3.1	Removal and Replacement Accessible Curb Ramps	L.S.	2	<u>\$2,000.⁰⁰</u>	<u>\$4,000.⁰⁰</u>
4.1	Removal and Replacement of Drive Approach	L.S.	2	<u>\$3,800.⁰⁰</u>	<u>\$7,600.⁰⁰</u>

TOTAL BID \$100,650.⁰⁰



BID TABULATION
2016 SIDEWALK REPLACEMENT PROJECT
2016-PW-04B
May 3, 2016

ITEM #	DESCRIPTION	UNITS	QUANTITY	ENGINEER'S ESTIMATE		L. Keeley Construction		Lamke Trenching and Excavating		J.M. Marschuetz Construction		Amcon Municipal Concrete	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1.1	Removal and Replacement of 4" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	13,000	\$5.84	\$75,920.00	\$6.10	\$79,300.00	\$8.00	\$104,000.00	\$9.75	\$126,750.00	\$10.50	\$136,500.00
2.1	Removal and Replacement of 6" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	1,500	\$6.50	\$9,750.00	\$6.50	\$9,750.00	\$8.75	\$13,125.00	\$11.00	\$16,500.00	\$11.50	\$17,250.00
3.1	Removal and Replacement Accessible Curb Ramps	L.S.	2	\$1,300.00	\$2,600.00	\$2,000.00	\$4,000.00	\$2,500.00	\$5,000.00	\$1,750.00	\$3,500.00	\$1,600.00	\$3,200.00
4.1	Removal and Replacement of Drive Approach	L.S.	2	\$1,500.00	\$3,000.00	\$3,800.00	\$7,600.00	\$2,500.00	\$5,000.00	\$1,750.00	\$3,500.00	\$1,300.00	\$2,600.00
TOTAL BID					\$91,270.00		\$100,650.00		\$127,125.00		\$150,250.00		\$159,550.00

BID RESULTS – Veterans Honor Park

As detailed in the enclosed memorandum prepared by Jim Eckrich, Public Works Director – City Engineer, bids were received and publicly opened for construction of the Veterans Honor Park at Central Park. As you are aware, this project has been in development for a significant period of time. The veterans honor park committee has conducted considerable fund raising, the City has provided matching funds, and the City was successful in obtaining a \$525,000 grant from the municipal parks commission in 2016.

The Planning and Public Works Committee unanimously (3-0) recommended that City Council authorize construction of the entire Veteran's Honor Park Project and to authorize an additional transfer from General Fund – Fund Reserves, over and above the 40% reserve policy threshold, in the amount of \$693,000 from General Fund – Fund Reserves.

I join with Mr. Eckrich in recommending acceptance of the lowest and best bid to Volk Construction and request authorization to enter into a contract with Volk Construction for the Construction of the Veterans Honor Park in an amount not to exceed \$1,950,000, which includes the low bid (\$1,857,000) and a modest contingency. The Veterans Honor Park Committee has committed to continuing their fund raising activities to offset and reimburse the City to the greatest extent possible.

If approved by City Council, Staff will initiate plans for a ceremonial groundbreaking as soon as practicable. The construction schedule, if approved, contemplates construction completion by early spring of 2017.

As always, if you have any questions, please contact Mr. Eckrich or me, PRIOR to Monday's meeting.

III.F

DATE: May 2, 2016

TO: Michael O. Geisel, P.E.
Director of Public Services

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

RE: Veterans Honor Park



*OK TO PPHW
mge 5/2/2016*

As you know, for some time the City of Chesterfield has been working to acquire funding for a Veterans Honor Park at Central Park. Thus far, those efforts have been successful, resulting in pledges of \$457,000 (with another \$50,000 pending) from the Citizens Veterans Honor Park Committee, a Municipal Parks Grant of \$525,000, and a City appropriation of \$500,000. Of the \$1,482,000 raised for this project, there remains \$1,257,000 available for construction. The outstanding \$225,000 was allocated to Powers Bowersox for design and construction services. For anyone not familiar with the Veteran's Honor Park project, there is a model located at the entrance to City Hall which depicts the proposed Honor Park.

In early 2016 the City Staff presented the Veterans Honor Park Project (Project) to the Planning and Public Works Committee and City Council. At that time, the City Staff explained the parameters of the Municipal Parks Grant and that in order to be eligible for those funds that the City would need to proceed with the Project prior to fund raising being completed. At that time Powers Bowersox provided a construction estimate for the total project of \$1,781,000. The figure was well above the anticipated money available, so Staff provided an alternative of breaking the project into phases. The estimated cost of Phase I, which would satisfy the requirements of the Municipal Parks Grant and complete the core elements of the project, was estimated at \$1,325,000. At that time City Council elected to bid both Phase 1 (Core Project) and Phase 2 (Completed Project), with the understanding that Council would determine how to proceed after the bids were known, including whether the contractor was willing to offset some of the construction cost through a donation.

The Department of Public Services publicly opened bids for the Veterans Honor Park on April 26, 2016. The results of the bid opening are detailed in the attached memorandum from Senior Civil Engineer Zachary Wolff. As you can see, the net low bid of \$1,857,000 was submitted by Volk Construction. This bid includes a Phase 1 cost of \$1,495,000 (with \$25,000 donation) and a Phase 2 cost of \$362,000 (with \$5,000 donation). The City Staff is currently in the process of checking the references of Volk Construction. Volk's bid indicated that similar projects they have completed include the main campus entrance for Washington University and the Federal Reserve Bank Plaza. If the reference checks are positive, and City Council elects to proceed with this project, the City Staff will recommend in favor of choosing Volk Construction as the contractor for this important project.

As you can see, the cost of Phase 1 exceeds the funding available at this time. If the City chose to proceed with Phase 1, City Staff would recommend an allocation of \$1,600,000, which includes

a five percent contingency to account for unforeseen conditions, additional work, and change orders. This exceeds the available funding by \$343,000. It is my opinion that the City could proceed in one of three ways:


- 1) The City could authorize construction of Phase 1 in an amount not to exceed \$1,600,000. This would necessitate the obligation of \$343,000 from General Fund – Fund Reserves above the forty percent policy.
- 2) The City could authorize construction of the entire project in an amount not to exceed \$1,950,000. This would necessitate the obligation of \$693,000 from General Fund – Fund Reserves above the forty percent policy.
- 3) The City could reject the bids and determine that the project should be delayed until additional funds are raised. This would necessitate the Parks, Recreation, and Arts Director meeting with the Municipal Parks Grant Commission to determine whether the grant funding would be forfeited and if the project would qualify in future years. The current Municipal Parks Grant schedule requires that the project be constructed in 2016. If the City elects to defer the project, there is a risk of losing the \$525,000 Municipal Parks Grant.

Should you have questions or require additional information on this project, please contact Mr. McCarthy or me. It should be stated that if City Council elects to proceed with the project, including apply supplemental funding, that any future funds raised could be used to reimburse the City's excess contribution.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee for consideration. At that time the Committee should make a recommendation as to how to proceed regarding this Project. That recommendation should then be submitted to the full City Council for consideration.

Concurrence:



Craig White, Finance Director

Memorandum

Department of Public Services



TO: James A. Eckrich, PE – Public Works Director / City Engineer

FROM: Zachary S. Wolff, PE – Senior Civil Engineer *ZS*

DATE: May 2, 2016

RE: Veterans Honor Park
2014-PW-06A

As you are aware, bids for construction of the Veterans Honor Park project were solicited in March 2016 and a pre-bid meeting was held on April 12, 2016. Bids were publicly opened on April 26, 2016. There were two bidders on the project; Volk Construction Company (Volk) and Integra, Inc. The bid tabulation for the project is attached. Volk Construction Company is the lowest, responsive and responsible bidder with base bids of \$1,520,000.00 for Phase 1 and \$367,000.00 for Phase 2. Volk proposed donations of \$25,000.00 and \$5,000 for Phases 1 and 2, respectively, effectively lowering their bids to net base bids of \$1,495,000.00 for Phase 1 and \$362,000.00 for Phase 2.

Volk provided references for two projects they have completed with similar components to this project. These projects are the main campus entrance for Washington University and the Federal Reserve Bank plaza. I spoke with Ken Vogt at the Federal Reserve Bank and learned the approximate \$7 million project included closure of Locust Street, construction of pedestrian plaza with several fountains, and a new vestibule to the building. I have contacted Matt Conlon regarding the Washington University project but have yet to receive a return phone call.

In addition to the references provided by Volk, the City's design and construction consultant, Powers Bowersox Associates, Inc. (PBA), has also had experience with Volk on a window replacement project for a 17-story glass building with multiple residents. According to PBA, Volk completed the \$2.1 million project on schedule with less than \$10,000 in construction change orders. PBA has no reservations or concerns regarding a potential project award to Volk.

Based on my evaluation of the bids and references, I believe Volk Construction Company is capable of completing this project and I recommend they be considered for award.

Please let me know if you have any questions, or need additional information.

Attachments: Veterans Honor Park Bid Tabulation
Volk Construction Bid

cc: eFile - 2014-PW-06A



**BID TABULATION
VETERANS HONOR PARK
2014-PW-06A
April 26, 2016**

	VOLK CONSTRUCTION	INTEGRA INC.
BASE BID PHASE 1	\$1,520,000.00	\$1,844,831.00
TOTAL DONATION PHASE 1	\$25,000.00	\$0.00
NET BASE BID PHASE 1	\$1,495,000.00	\$1,844,831.00
BASE BID PHASE 2	\$387,000.00	\$374,170.00
TOTAL DONATION PHASE 2	\$5,000.00	\$0.00
NET BASE BID PHASE 2	\$382,000.00	\$374,170.00
TOTAL NET BASE BID PHASE 1 AND PHASE 2	\$1,857,000.00	\$2,219,001.00
Alternate #1 - Provide and install precast concrete pavers to Fountain/Monument surround in lieu of reinforced concrete paving.	\$238,000.00	\$285,000.00
Alternate #1 - Donation	\$0.00	\$0.00
NET ALTERNATE #1	\$238,000.00	\$285,000.00
Alternate #2 - Provide and install granite pavers to Fountain/Monument surround in lieu of reinforced concrete paving.	\$180,000.00	\$224,000.00
Alternate #2 - Donation	\$0.00	\$0.00
NET ALTERNATE #2	\$180,000.00	\$224,000.00
Alternate #3 - Provide precast concrete paver inserts with engraved letters filled with epoxy in lieu of granite paver inserts.	\$7,000.00	-\$8,500.00
Alternate #3 - Donation	\$0.00	\$0.00
NET ALTERNATE #3	\$7,000.00	-\$8,500.00
Alternate #4 - Contractor proposed alternate for Owner's consideration that meets size engraving and performance requirements for pressed concrete Donor Pavers "Type 2".		
Alternate #4 - Donation		
NET ALTERNATE #4	No Bid	No Bid
Alternate #5 - Provide and install solid granite benches in lieu of precast concrete benches.	\$54,118.00	\$51,000.00
Alternate #5 - Donation	\$0.00	\$0.00
NET ALTERNATE #5	\$54,118.00	\$51,000.00
Alternate #7 - Provide and install silica cell paving support in lieu of structural soil at Donor Plaza.	\$23,838.00	
Alternate #7 - Donation	\$0.00	
NET ALTERNATE #7	\$23,838.00	No Bid
Alternate #5 - Provide and install solid granite benches in lieu of precast concrete benches (Phase 2)	\$20,715.00	\$18,000.00
Alternate #5 - Donation	\$0.00	\$0.00
NET ALTERNATE #5	\$20,715.00	\$18,000.00
Unit Price No. 1 - Removal of unsatisfactory soil and replacement with satisfactory soil materials (per cubic yard)	\$110.00	\$785.00
Unit Price No. 2 - Provide and install 12"x24" engraved pressed concrete donor paver as specified (per unit).	\$300.00	\$340.00
Unit Price No. 3 - Provide and install 9"x18" engraved pressed concrete donor paver as specified (per unit).	\$250.00	\$290.00
Unit Price No. 4 - Provide and install 8"x72"x5" thick engraved granite donor paver insert as specified. (per unit).	\$2,300.00	\$4,900.00
Unit Price No. 5 - Provide and install 6"x72"x5" thick engraved donor paver insert as specified (per unit).	\$1,900.00	No Bid
Unit Price No. 6 - Provide and install etched aluminum donor plaque in donor bench (per unit).	\$440.00	\$850.00
Unit Price No. 7 - Provide and install trees as scheduled on drawings (per unit):		
7A - Autumn Service Berry	\$417.07	\$528.00
7B - White Bud	\$390.87	\$605.00
7C - White Dogwood	\$430.16	\$605.00
7D - Star Magnolia	\$462.89	\$528.00
7E - Ginkgo Biloba (Male)	\$783.72	\$977.00
7F - Red Bud	\$495.63	\$605.00
7G - Pink Dogwood	\$391.05	\$605.00
7H - Thornless Hawthorn	\$652.78	\$605.00
7I - Sweet Bay Magnolia	\$593.84	\$605.00
7J - Yoshino Cherry	\$430.16	\$528.00
7K - Spring Snow Crab	\$384.33	\$528.00
7L - Fringe Tree	\$672.41	\$605.00
7M - Ivory Silk Lilac	\$482.89	\$605.00

BID FORM

BID TIME: 10:00 a.m. (CDT)
 BID DATE: Tuesday, April 26, 2016

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda One through Three, for the

**Veterans Honor Park
 2014-PW-06A**

being familiar with the local conditions affecting the work, hereby proposes to furnish all labor, materials, equipment and services required for the performance and completion of said project in accordance with the said Contract Documents for the following itemized bid.

The City is requesting proposals for this work, consisting of construction of a central monumental stone and concrete fountain, radial benches, concrete and granite paving and walkways, signage, flagpoles, lighting, and support utilities including electrical, mechanical and plumbing. Landscape work includes groundcover, plantings, and trees. The project is separated into two Phases as shown on the drawings. The City reserves the right to award Phase 1 or Phases 1 and 2. Work will commence upon notice to proceed.

The Contract contains a binding arbitration provision which may be enforced by the parties.

Bid submitted by:

Company Name: VOLK CONSTRUCTION COMPANY

Address: 1737 Macklind Avenue

City, State St. Louis, Missouri 63110

Phone number: 314.776.8655 Fax: 314.776.1189

E-mail address: dvw@volkcc.com

Type of Firm: Sole Partnership Partnership
 Corporation Other

Officer David W. Volk, Jr.

Title President

Signature 

Date April 26, 2016

BID FORM

The bid shall include all materials, labor, delivery and installation necessary for completed work as shown on the drawings and/or as specified herein:

BASE BID PHASE 1

Lump Sum of

ONE MILLION FIVE HUNDRED AND TWENTY THOUSAND
EVEN

(\$ 1,520,000)

TOTAL DONATION PHASE 1 (From Detailed Bid Form)

TWENTY FIVE THOUSAND EVEN

(\$ 25,000)

NET BASE BID PHASE 1 (Base Bid Minus Donation)

ONE MILLION FOUR HUNDRED AND NINETY FIVE THOUSAND
EVEN

(\$ 1,495,000)

BASE BID PHASE 2

Lump Sum of

THREE HUNDRED AND SIXTY SEVEN THOUSAND EVEN

(\$ 367,000)

TOTAL DONATIONS PHASE 2 (From Detailed Bid Form)

FIVE THOUSAND EVEN

(\$ 5,000)

NET BASE BID PHASE 2 (Base Bid Minus Donation)

THREE HUNDRED SIXTY TWO THOUSAND EVEN

(\$ 362,000)

ALTERNATES

- #1 Provide and install precast concrete pavers to Fountain/Monument surround in lieu of reinforced concrete paving.

ADD/DEDUCT (Phase 1) \$ 238,000

- #2 Provide and install granite pavers to Fountain/Monument surround in lieu of reinforced concrete paving.

ADD/DEDUCT (Phase 1) \$ 180,000

- #3 Provide precast concrete paver inserts with engraved letters filled with epoxy in lieu of granite paver inserts (Phase 1 only)

ADD/DEDUCT (Phase 1) ~~152,000~~ +7,000

- #4 Contractor proposed alternate for Owner's consideration that meets size engraving and performance requirements for pressed concrete Donor Pavers "Type 2".

ADD/DEDUCT (Phase 1) NO BID

- #5 Provide and install solid granite benches in lieu of precast concrete benches. (Phase 1 & 2)

ADD/DEDUCT (Phase 1) \$ 54,118.00

ADD/DEDUCT (Phase 2) \$ 20,715

- #7 Provide and install silva cell paving support in lieu of structural soil at Donor Plaza.

ADD/DEDUCT (Phase 1) \$ 23,638

ALTERNATES DONATION (From Detailed Bid Form)

- #1 Phase 1 Ø
- #2 Phase 1 Ø
- #3 Phase 1 Ø
- #4 Phase 1 Ø
- #5 Phase 1 Ø
- Phase 2 Ø
- #7 Phase 1 Ø

NET ALTERNATES (Alternates Minus Donation)

#1	Phase 1	\$ 238,000
#2	Phase 1	\$ 180,000
#3	Phase 1	\$ 47,000
#4	Phase 1	NO BID
#5	Phase 1	\$ 54,118
	Phase 2	\$ 20,715
#7	Phase 1	\$ 230,338

UNIT PRICES

The Bidder proposes the amounts below be added or deducted from the contract sum on performance and measurement of the individual items of Work and for adjustment of the quantity given in the Unit-Price Allowance for the actual measurement of individual items the Work.

For changing specified qualities of work from those indicated on the drawings and/or specified herein, upon written instructions from the Owner, unit prices shall prevail. The prices include all labor, overhead, profit, materials, equipment, appliances, bailing, shoring, shoring removal, etc., to cover the finished work of the several kinds of work called for.

Only a single unit price shall be given and it shall apply for either MORE OR LESS work than that shown on the drawings and/or specified herein. In the event that more or less units than so indicated are actually furnished, change orders shall be issued for the increased or decreased amount as approved by the Owner.

Unit Price No. 1

Removal of unsatisfactory soil and replacement with satisfactory soil material.
\$ 110⁰⁰ / cu.yd.

Unit Price No. 2

Provide and install 12" x 24" engraved pressed concrete donor paver as specified.
\$ 300⁰⁰ / unit

Unit Price No. 3

Provide and install 9" x 18" engraved pressed concrete donor paver as specified.
\$ 250⁰⁰ / unit

Unit Price No. 4

Provide and install 8" x 72" x 5" thick engraved granite donor paver insert as specified.

\$ 2,300.00

/ unit

Unit Price No. 5

Provide and install 6" x 72" x 5" thick engraved donor paver insert as specified. Installation of paver insert includes removing section of concrete paving to nearest joint line on each side of insert and installing concrete paving and underlayment as shown on Civil detail F/C-05.

\$ 1,900.00

/ unit

Unit Price No. 6

Provide and install etched aluminum donor plaque in donor bench.

\$ 440.00

/ unit

Unit Price No. 7

Provide and install trees as scheduled on drawings:

7A.	Autumn Service Berry	\$ 417.07	/ unit
7B.	White Bud	\$ 390.87	/ unit
7C.	White Dogwood	\$ 430.16	/ unit
7D.	Star Magnolia	\$ 462.89	/ unit
7E.	Ginko Biloba (Male)	\$ 783.72	/ unit
7F.	Red Bud	\$ 495.63	/ unit
7G.	Pink Dogwood	\$ 391.05	/ unit
7H.	Thornless Hawthorn	\$ 652.76	/ unit
7I.	Sweet Bay Magnolia	\$ 593.84	/ unit
7J.	Yoshino Cherry	\$ 430.16	/ unit
7K.	Spring Snow Crab	\$ 384.33	/ unit.
7L.	Fringe Tree	\$ 672.41	/ unit
7M.	Ivory Silk Lilac	\$ 462.89	/ unit

LEGISLATION

- A. **BILL NO. 3079** – AN ORDINANCE AMENDING SCHEDULE IX PARKING RESTRICTIONS OF SECTION 300 OF THE CITY OF CHESTERFIELD CODE OF ORDINANCES BY ADDING PROVISIONS THERETO TO RESTRICT PARKING ON RIVER VALLEY DRIVE. **(SECOND READING)**
- B. **BILL NO. 3082** - AN ORDINANCE AMENDING ORDINANCE 7 PERTAINING TO THE MAYOR'S OBLIGATION TO PERFORM THE CITY ADMINISTRATOR'S DUTIES. **(SECOND READING; FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**
- C. **BILL NO. 3083** - AN ORDINANCE AMENDING ORDINANCE 8 AND SECTIONS 2-74, 2-80 OF THE CITY CODE PERTAINING TO THE CITY ADMINISTRATOR'S DUTIES AND AUTHORITY. **(SECOND READING; FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**
- D. **BILL NO. 3084** - AN ORDINANCE AMENDING ORDINANCE 505 AND SECTION 2-5 OF THE CITY CODE PERTAINING TO NOTICE OF LIABILITY CLAIMS. **(SECOND READING; FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**
- E. **BILL NO. 3085** - AN ORDINANCE AMENDING ORDINANCE 11 AND SECTION 2-29 OF THE CITY CODE PERTAINING TO DUTIES AND POWERS OF THE MAYOR AND CITY COUNCIL. **(SECOND READING; FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**
- F. **BILL NO. 3086** - AN ORDINANCE AMENDING ORDINANCE 12, ORDINANCE 528 AND SECTION 2-47 OF THE CITY CODE PERTAINING TO SCHEDULING OF REGULAR MEETINGS OF CITY COUNCIL. **(SECOND READING; FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**
- G. **BILL NO. 3087** - AN ORDINANCE AMENDING ORDINANCE 12 AND SECTION 2-50 OF THE CITY CODE PERTAINING TO RULES OF PROCEDURE FOR THE MAYOR AND CITY COUNCIL. **(SECOND READING; FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**
- H. **BILL NO. 3088** - AN ORDINANCE AMENDING ORDINANCE 8 AND SECTION 2-82 OF THE CITY CODE PERTAINING TO THE APPOINTMENT OF THE CITY ADMINISTRATOR DURING TEMPORARY ABSENCES. **(SECOND READING)**
- I. **BILL NO. 3089** - AN ORDINANCE AMENDING SECTION 2-91 OF THE CITY CODE PERTAINING TO THE APPOINTMENT OF THE CITY CLERK. **(SECOND READING)**

- J. BILL NO. 3092** – REPEALS AND REPLACES SECTION 300.130 AUTHORITY TO INSTALL TRAFFIC CONTROL DEVICES WITHIN THE CITY OF CHESTERFIELD CODE OF ORDINANCES. **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**
- K. BILL NO. 3093** – PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOT 2 AND ADJUSTED LOT 3 OF WILD HORSE HEIGHTS ZONED “NU” NON-URBAN DISTRICT TO MODIFY THE SIDE PROPERTY LINE BETWEEN 234 AND 242 FICK FARM RD. (18W310278 AND 18W320189). **(FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

BILL NO. 3079

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE IX PARKING RESTRICTIONS OF SECTION 300 OF THE CITY OF CHESTERFIELD CODE OF ORDINANCES BY ADDING PROVISIONS THERETO TO RESTRICT PARKING ON RIVER VALLEY DRIVE.

WHEREAS, The City of Chesterfield will be closing River Valley Drive to through traffic by constructing a gate and a cul-de-sac; and

WHEREAS, parking vehicles in this area could prohibit emergency access through the gate and a sufficient turning radius within the cul-de-sac.

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

Section 1. Schedule IX: Parking Restrictions of Section 300 of the Code of the City of Chesterfield is hereby amended by adding provisions thereto as follows:

Part of Road or Street Where Parking is Regulated	Parking Restrictions
River Valley Drive, both sides, from Ridgecrest Drive to the northern City Limits	No parking anytime

Section 3. In all other respects, Section 300 is in full force and effect.

Section 4. This ordinance shall be in full force and effect from and after its passage and

Passed and approved this _____ day of _____, 2016.

Mayor

ATTEST:

City Clerk

FIRST READING HELD 5/2/2016

DATE: March 14, 2016

TO: Michael G. Herring
City Administrator

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

RE: River Valley Drive Closure



As directed by City Council, in May of 2015 Public Services Staff provided a report detailing the impacts of the closure and / or vacation of River Valley Drive and Hog Hollow Road. This report was generated in response to the potential development of the Howard Bend area within the City of Maryland Heights. At that time City Council directed City Staff to prepare plans and a cost estimate for the closure of River Valley Drive. As you may recall, the City Attorney reviewed this matter and advised that a closure could be effected so long as the closure was constructed in conformance with City road standards and the public impacts were thoroughly considered.

In November of 2015 City Staff submitted plans and an estimate for the closure of River Valley Drive to the Planning and Public Works Committee. Those plans and estimate were reviewed by the Committee and recommended for approval to City Council, who unanimously authorized Staff to create a bid package. Bids for the River Valley Drive Closure Project were opened on March 8, 2016, as detailed in the attached memorandum from Civil Engineer Chris Krueger. City Staff recommends that this project be awarded to Krupp Construction in the amount of \$155,000, which includes the low bid amount of \$140,281.55 and a modest contingency. The City has contracted with Krupp Construction previously and they have performed satisfactory.

Area residents have expressed concerns about motorists parking on the new cul-de-sac. To alleviate these concerns and to ensure sufficient space for motorists to turn around using the cul-de-sac, City Staff is recommending the passage of the attached ordinance which would restrict parking on both sides of River Valley Drive from the City Limits to a point 160 feet south of the gate including the cul-de-sac.


✓ MGH
3/15/16

The River Bend Association is proposing a memorial to former Councilmember Nancy Greenwood which will be in the form of a bronze plaque. An initial proof of the proposed plaque is attached. The shape and size of the text are generic and may change slightly. The River Bend Association is providing the memorial plaque at no cost to the City.

Action Recommended

I request and recommend that this matter be forwarded to City Council for consideration of approval of an agreement with Krupp Construction and the attached ordinance restricting parking on River Valley Drive. Should Council concur with this recommendation it should approve the attached ordinance and authorize the City Administrator to execute the necessary contract documents with Krupp Construction. Additionally, City Council should authorize the transfer of \$155,000 from General Fund - Fund Reserves above the forty percent policy to account 120-079-5490.

Concurrence:



Craig White, Finance Director

Cc: Michael O. Geisel, Director of Public Services

AN ORDINANCE AMENDING ORDINANCE 7 PERTAINING TO THE MAYOR'S OBLIGATION TO PERFORM THE CITY ADMINISTRATOR'S DUTIES.

WHEREAS, The City Council of the City of Chesterfield sought to identify differences in the Chesterfield Code when compared to Ordinance 7, Ordinance 8, and Ordinance 11; and

WHEREAS, The Finance and Administration Committee of City Council reviewed identified differences and have made recommendations to reconcile the Code and Ordinances to provide clarity and consistency; and

WHEREAS, Ordinance 7, was passed and approved by the City Council on June 1st, 1988; and

WHEREAS, Section 9 of Ordinance 7 requires the Mayor to perform the duties of the City Administrator during any period in which the City is without a City Administrator or City Administrator Pro tem; and

WHEREAS, the City of Chesterfield passed and approved Ordinance 398 on February 5th, 1990, which provided for the adoption and enactment of a new Code for the City of Chesterfield, providing for the repeal of certain Ordinances therein; providing a penalty for the violation thereof; providing for the manner of amending such Code; and providing when such Code and Ordinance would become effective; and

WHEREAS, the adopted Code did not incorporate the specific provisions of Ordinance 7, Section 9; and

WHEREAS, Missouri Revised Statutes, RSMo 77.450 provides guidance for temporary appointments.

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

Section 1.

Section 7 of Ordinance #9 which is copied below for reference, is hereby deleted in its entirety.

(To be deleted) Ordinance #7, Section 9. During any period in which the City of Chesterfield is without a City Administrator or City Administrator pro tem, the Mayor shall have the responsibility to perform the City Administrator's duties.

Section 2.

All other sections and provisions of Ordinance #9 are unchanged.

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

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2016.

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD 5/2/2016

AN ORDINANCE AMENDING ORDINANCE 8 AND SECTIONS 2-74, 2-80 OF THE CITY CODE PERTAINING TO THE CITY ADMINISTRATORS DUTIES AND AUTHORITY.

WHEREAS, The City Council of the City of Chesterfield sought to identify differences in the Chesterfield Code when compared to Ordinance 7, Ordinance 8, and Ordinance 11; and

WHEREAS, The Finance and Administration Committee of City Council reviewed identified differences and have made recommendations to reconcile the Code and Ordinances to provide clarity and consistency; and

WHEREAS, Ordinance 8, was passed and approved by the City Council on June 1st, 1988; and

WHEREAS, the City of Chesterfield passed and approved Ordinance 398 on February 5th, 1990, which provided for the adoption and enactment of a new Code for the City of Chesterfield, providing for the repeal of certain Ordinances therein; providing a penalty for the violation thereof; providing for the manner of amending such Code; and providing when such Code and Ordinance would become effective; and

WHEREAS, Section 2-74 of the adopted Code differs from Ordinance 8, Section 9; and

WHEREAS, The City Council desires to reconcile the City Code with Ordinance #8 and provide for clear understanding.

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

Section 1.

Ordinance 8, Section 9 is hereby deleted and replaced to read as follows:

***Section 9 Duties and Authority.** The City Administrator shall be the Chief Administrative Officer of the City and shall serve as the Chief Administrative Assistant to the Mayor. He shall be responsible for the administration and management of the business and employees of the City subject to the direction and supervision of the Mayor and City Council. To that end, he shall have the following duties and powers:*

(A) *General administrative.*

(1) *Carry out all lawful policies established by the Mayor and City Council.*

- (2) *Establish short and long-range goals for the City with the approval of the Mayor and City Council.*
- (3) *Develop a plan of organization to establish areas of responsibility, lines of authority and formal channels of communication for approval by the Mayor and City Council.*
- (4) *Provide for the maintenance of the physical property and equipment of the City; meet operation conditions in compliance with applicable federal, state and local legal requirements.*
- (5) *Provide for periodic reports to the Mayor and City Council on all aspects of the City's activities.*
- (6) *Provide for meaningful relationships and communications between the City and its residents.*
- (7) *Provide for an economic, efficient and safe delivery of supplies and services necessary in rendering efficient services to the City and its residents.*
- (8) *Provide for a sound, stable and realistically economical insurance and bonding program for all aspects of City liability and risk.*
- (9) *Supervise the operational activities of all City Departments.*
- (10) *Coordinate the activities of all Departments, Agencies and Offices.*
- (11) *Prescribe such rules and regulations as are necessary for the conduct of the City's Departments, Agencies and Offices, and revoke, suspend or amend any rule or regulation of any City Department, Agency or Office.*
- (12) *Be accountable to the Mayor and City Council for any actions taken when requested to do so, and at all times be subject to the **direction and** supervision of the Mayor **and** City Council.*
- (13) *Prepare and submit to the Mayor and City Council an annual statement of objectives which will specify goals and time tables consistent with objectives set forth by the Mayor and City Council.*
- (14) *Perform related duties as required by the Mayor and City Council not inconsistent with the statutes of the State of Missouri and the ordinances of the City of Chesterfield.*
- (B) *Budgetary. A plan for the fiscal solvency and security of the City, including the submission of a realistic annual budget which provides for a program of sound fiscal management.*

(C) Committee liaison.

- (1) *Attend all meetings of the City Council and, as requested, meetings of all City Council committees.*
- (2) *Serve as liaison between the Mayor and City Council and the various Committees, Boards and Commissions of the City and their members.*

(D) Personnel.

- (1) *Recommend the establishment and maintenance of personnel programs employing sound personnel policies and practices which are internally consistent and externally competitive.*
- (2) *Promote the organization and continuing development of a competent City staff.*
- (3) *Design, prepare and submit for review and adoption by the City Council personnel procedures, position classifications and compensation schedules for employees covered in the City's personnel program.*
- (4) *Prescribe the functions and duties of officers and employees of the City not otherwise prescribed by any ordinance of the City of Chesterfield.*
- (5) *Appoint, promote or remove from service all officers, who are not elected to office, and employees of the City, except as otherwise provided by law or City ordinance; provided, however, that any person so removed from service may appeal his dismissal to the Mayor and City Council by giving notice in writing within ten (10) days following notification of dismissal. All such actions by the Administrator shall be based upon merit, qualifications or disqualifications of the officers or employees concerned without regard to his political beliefs or affiliations.*
- (6) *Establish such administrative rules and regulations, not inconsistent with law or established City policy, as may be necessary or proper for the efficient and economical conduct of the business of the City.*

(E) Financial.

- (1) *Supervise the collection and deposit of all taxes and revenues such as, but not limited to, sales, personal property, real estate, gasoline, cigarette and intangible taxes and road and bridge fund revenues, license and permit fees, federal revenue sharing funds and court fines.*
- (2) *Supervise in the manner prescribed by ordinance the purchase of all materials, supplies and equipment for which funds are provided in the budget or appropriated by the City Council.*

- (3) *Keep the Mayor and City Council advised of the financial condition and future needs of the City, including the anticipated financial impact of proposed ordinances and make such recommendations as he may deem appropriate.*
- (4) *Supervise the preparation of a monthly status report covering all departmental operations and City financial conditions.*
- (5) *Supervise and coordinate efforts on behalf of the City to obtain financial grants from any sources.*
- (6) *Keep fully advised of the financial condition and future financial needs of the City.*
- (7) *Serve as ex-officio Deputy Collector for the City and have and perform all of the authority, rights and duties of the Collector in the event of his refusal to do so, absence, illness or disability, but at no additional compensation therefor.*
- (F) *Press releases. The Administrator shall be responsible for keeping the public informed of the purposes and methods of the City government through all available news media.*
- (G) *Other duties. Perform such other duties as may be imposed upon him by the Mayor and City Council or by a contract of employment with the City.*

Section 2.

All other sections and provisions of Ordinance #8 are unchanged.

Section 3.

Chesterfield City Code Section 2-74 is deleted and replaced in like manner as Ordinance #8 Section 9 was replaced by text provided in Section 1 herein, to read as follows:

Section 2-74 Duties and authority.

*The City Administrator shall be the **Chief Administrative Officer of the City and shall serve as the Chief Administrative Assistant to the Mayor.** He shall be responsible for the administration and management of the business and employees of the City subject to the direction and supervision of the Mayor and City Council. To that end, he shall have the following duties and powers:*

(1) General administrative.

- (a) *Carry out all lawful policies established by the Mayor and City Council.*
- (b) *Establish short and long-range goals for the City with the approval of the Mayor and City Council.*
- (c) *Develop a plan of organization to establish areas of responsibility, lines of authority and formal channels of communication for approval by the Mayor and City Council.*

- (d) *Provide for the maintenance of the physical property and equipment of the City; meet operation conditions in compliance with applicable federal, state and local legal requirements.*
- (e) *Provide for periodic reports to the Mayor and City Council on all aspects of the City's activities.*
- (f) *Provide for meaningful relationships and communications between the City and its residents.*
- (g) *Provide for an economic, efficient and safe delivery of supplies and services necessary in rendering efficient services to the City and its residents.*
- (h) *Provide for a sound, stable and realistically economical insurance and bonding program for all aspects of City liability and risk.*
- (i) *Supervise the operational activities of all City Departments.*
- (j) *Coordinate the activities of all Departments, Agencies and Offices.*
- (k) *Prescribe such rules and regulations as are necessary for the conduct of the City's Departments, Agencies and Offices, and revoke, suspend or amend any rule or regulation of any City Department, Agency or Office.*
- (l) *Be accountable to the Mayor and City Council for any actions taken when requested to do so, and at all times be subject to the **direction and supervision** of the Mayor and City Council.*
- (m) *Prepare and submit to the Mayor and City Council an annual statement of objectives which will specify goals and time tables consistent with objectives set forth by the Mayor and City Council.*
- (n) *Perform related duties as required by the Mayor and City Council not inconsistent with the statutes of the State of Missouri and the ordinances of the City of Chesterfield.*
- (2) *Budgetary. A plan for the fiscal solvency and security of the City, including the submission of a realistic annual budget which provides for a program of sound fiscal management.*
- (3) *Committee liaison.*
- (a) *Attend all meetings of the City Council and, as requested, meetings of all **City Council** committees.*
- (b) *Serve as liaison between the Mayor and City Council and the various Committees, Boards and Commissions of the City and their members.*

- (4) Personnel.
- (a) *Recommend the establishment and maintenance of personnel programs employing sound personnel policies and practices which are internally consistent and externally competitive.*
 - (b) *Promote the organization and continuing development of a competent City staff.*
 - (c) *Design, prepare and submit for review and adoption by the City Council personnel procedures, position classifications and compensation schedules for employees covered in the City's personnel program.*
 - (d) *Prescribe the functions and duties of officers and employees of the City not otherwise prescribed by any ordinance of the City of Chesterfield.*
 - (e) *Appoint, promote or remove from service all officers, who are not elected to office, and employees of the City, except as otherwise provided by law or City ordinance; provided, however, that any person so removed from service may appeal his dismissal to the Mayor and City Council by giving notice in writing within ten (10) days following notification of dismissal. All such actions by the Administrator shall be based upon merit, qualifications or disqualifications of the officers or employees concerned without regard to his political beliefs or affiliations.*
 - (f) *Establish such administrative rules and regulations, not inconsistent with law or established City policy, as may be necessary or proper for the efficient and economical conduct of the business of the City.*
- (5) Financial.
- (a) *Supervise the collection and deposit of all taxes and revenues such as, but not limited to, sales, personal property, real estate, gasoline, cigarette and intangible taxes and road and bridge fund revenues, license and permit fees, federal revenue sharing funds and court fines.*
 - (b) *Supervise in the manner prescribed by ordinance the purchase of all materials, supplies and equipment for which funds are provided in the budget or appropriated by the City Council.*
 - (c) *Keep the Mayor and City Council advised of the financial condition and future needs of the City, including the anticipated financial impact of proposed ordinances and make such recommendations as he may deem appropriate.*
 - (d) *Supervise the preparation of a monthly status report covering all departmental operations and City financial conditions.*
 - (e) *Supervise and coordinate efforts on behalf of the City to obtain financial grants from any sources.*

- (f) *Keep fully advised of the financial condition and future financial needs of the City.*
- (g) *Serve as ex-officio Deputy Collector for the City and have and perform all of the authority, rights and duties of the Collector in the event of his refusal to do so, absence, illness or disability, but at no additional compensation therefor.*
- (6) *Press releases. The Administrator shall be responsible for keeping the public informed of the purposes and methods of the City government through all available news media.*
- (7) *Other duties. Perform such other duties as may be imposed upon him by the Mayor and City Council or by a contract of employment with the City.*

Section 4.

Ordinance 8, Section 15 is hereby deleted and replaced to read as follows:

*Section 15. Interference by City Councilmembers Prohibited; Exceptions. No member of the City Council shall directly interfere with the conduct of any Department, Agency or Office or with the duties of employees subordinate to the Administrator. **Nothing herein is intended to limit communications between Elected Officials, the City Administrator, and Department Heads. However, no Elected Official is authorized or permitted to interfere with employees subordinate to the Administrator that would require substantial effort, investigation, creation of work product or otherwise cause staff to deviate from the execution of normal work processes or existing assignments. Any such request by an elected official should be directed to a standing committee of council for disposition.***

Section 5.

Chesterfield City Code Section 2-80 is deleted and replaced with the provisions of Section 4 herein, in like manner as Ordinance #8 Section 15 was replaced, to read as follows:

Section 2-80 Interference by City Councilmembers prohibited, exceptions.

*No member of the City Council shall directly interfere with the conduct of any Department, Agency or Office or with the duties of employees subordinate to the Administrator. **Nothing herein is intended to limit communications between Elected Officials, the City Administrator, and Department Heads. However, no Elected Official is authorized or permitted to interfere with employees subordinate to the Administrator that would require substantial effort, investigation, creation of work product or otherwise cause staff to deviate from the execution of normal work processes or existing assignments. Any such request by an elected official***

should be directed to a standing committee of council for disposition.

Section 6. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2016.

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD 5/2/2016

AN ORDINANCE AMENDING ORDINANCE 505 AND SECTION 2-5 OF THE CITY CODE PERTAINING TO NOTICE OF LIABILITY CLAIMS.

WHEREAS, The City Council of the City of Chesterfield sought to identify Ordinances or City Code sections which may deviate from the provisions of the Missouri Revised Statutes; and

WHEREAS, The Finance and Administration Committee of City Council reviewed identified differences and have made recommendations to reconcile the Code and Ordinances to provide clarity and consistency; and

WHEREAS, Ordinance 505, was passed and approved by the City Council on October 1st, 1990 requires that notice be provided to the City Administrator; and

WHEREAS, Chesterfield City Code Section 2-5 requires that notice be provided to the City Administrator; and

WHEREAS, Chapter 77.600 RSMo 1986, referenced by Ordinance 505 requires that the specified notice be delivered to the Mayor; and

WHEREAS, The City Council desires to reconcile Ordinance 505 and the City Code with State Statutes.

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

Section 1.

Ordinance 505, Section 1 is hereby amended by removing the words City Administrator and replacing them with Mayor, to read as follows:

Section 1. *In accordance with Chapter 77.600 RSMo 1986, no action shall be maintained against the City on account of any injuries growing out of any defect or unsafe condition of or on any bridge, boulevard, street, sidewalk or thoroughfare in the City, until notice shall first have been given in writing to the ~~City Administrator~~ Mayor and the City Administrator.*

Section 2.

All other sections and provisions of Ordinance 505 are unchanged.

Chesterfield City Code Section 2-5 (a) is hereby amended by removing the words City Administrator and replacing them with Mayor, to read as follows:

Sec. 2-5 Notice of claim prior to institution of suit for damages against the City

*(a) In accordance with Chapter 77.600 RSMo 1986, no action shall be maintained against the City on account of any injuries growing out of any defect or unsafe condition of or on any bridge, boulevard, street, sidewalk or thoroughfare in the City, until notice shall first have been given in writing to the ~~City Administrator~~ **Mayor and the City Administrator.***

Section 4.

All other sections and provisions of City Code Section 2-5(a) are unchanged.

Section 6. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2016.

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD 5/2/2016

AN ORDINANCE AMENDING ORDINANCE 11 AND SECTION 2-29 OF THE CITY CODE PERTAINING TO DUTIES AND POWERS OF THE MAYOR AND CITY COUNCIL.

WHEREAS, The City Council of the City of Chesterfield sought to identify differences in the Chesterfield Code when compared to Ordinance 7, Ordinance 8, and Ordinance 11; and

WHEREAS, The Finance and Administration Committee of City Council reviewed identified differences and have made recommendations to reconcile the Code and Ordinances to provide clarity and consistency; and

WHEREAS, Ordinance 11, was passed and approved by the City Council on June 1st, 1988; and

WHEREAS, the City of Chesterfield passed and approved Ordinance 398 on February 5th, 1990, which provided for the adoption and enactment of a new Code for the City of Chesterfield, providing for the repeal of certain Ordinances therein; providing a penalty for the violation thereof; providing for the manner of amending such Code; and providing when such Code and Ordinance would become effective; and

WHEREAS, Section 2-29 of the adopted Code requires that the Mayor execute all contracts and legal documents; and

WHEREAS, The City Council has determined that the responsibility for execution of specific documents may be more appropriately designated dependent upon the type and content of said documents.

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

Section 1.

Ordinance 11, Section 3 is hereby amended by deleting the sentence "The Mayor shall execute on behalf of the City all contractual and legal documents approved by the City Council" to read as follows:

The Mayor shall be the chief executive officer of the City and shall be recognized as the official head of the City by the Governor for all legal purposes. The Mayor shall preside at all meetings of the City Council and all ceremonial occasions. ~~The Mayor shall execute on behalf of the City all contractual and legal documents approved by the City Council.~~

The Mayor shall preside over the City Council but shall not vote except in case of a tie in said Council, when he shall cast the deciding vote; but provided, however, that he shall have no such power to vote in cases when he is an interested party.

Section 2.

All other sections and provisions of Ordinance 11 are unchanged.

Section 3.

Chesterfield City Code Section 2-29 is hereby amended by deleting the sentence "The Mayor shall execute on behalf of the City all contractual and legal documents approved by the City Council" to read as follows:

Sec. 2-29 Duties and Powers

The Mayor shall be the chief executive officer of the City and shall be recognized as the official head of the City by the Governor for all legal purposes. The Mayor shall preside at all meetings of the City Council and all ceremonial occasions. ~~The Mayor shall execute on behalf of the City all contractual and legal documents approved by the City Council.~~ The Mayor shall preside over the City Council but shall not vote except in case of a tie in said Council, when he shall cast the deciding vote; but provided, however, that he shall have no such power to vote in cases when he is an interested party.

Section 4.

All other sections and provisions of City Code Section 2-29 are unchanged.

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

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2016.

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD 5/2/2016

AN ORDINANCE AMENDING ORDINANCE 12, ORDINANCE 528 AND SECTION 2-47 OF THE CITY CODE PERTAINING TO SCHEDULING OF REGULAR MEETINGS OF CITY COUNCIL.

WHEREAS, The City Council of the City of Chesterfield sought to identify Ordinances or City Code sections which may deviate from the provisions of the Missouri Revised Statutes; and

WHEREAS, The Finance and Administration Committee of City Council reviewed identified differences and have made recommendations to reconcile the Code and Ordinances to provide clarity and consistency; and

WHEREAS, Ordinance 12, was passed and approved by the City Council on June 1st, 1988 and Section 6 therein describes the schedule for regular meetings of City Council; and

WHEREAS, Ordinance 528, was passed and approved by the City Council on December 3rd, 1990 amended Ordinance 12 by changing the hour of the regular meetings of City Council; and

WHEREAS, Chesterfield City Code Section 2-47 includes the provisions of Ordinance 12 and Ordinance 528, which prescribe the schedule for regular meetings of City Council; and

WHEREAS, The City Council desires to reconcile the Ordinances and Code with City Council scheduling preferences.

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

Section 1.

Ordinance 12, Section 6 is hereby deleted and replaced to read as follows:

Delete Existing Section 6.

Section 6. The regular meeting of the City Council shall be on the First and Third Mondays of each month beginning at 7:30 p.m. and no notice of such regular meetings shall be required provided that if such meeting date should fall on a legal holiday or if there is no quorum present, the meeting shall be held on the following day at 7:30 p.m.. The meeting place of the Council shall be at the City Hall unless otherwise ordered by the Council.

Replace with new Section 6

Section 6. Regular meetings of the Chesterfield City Council shall be on the First and Third Mondays of each month beginning at 7:00 p.m. The meeting place of the City Council shall be at the City Hall unless otherwise ordered by the City Council. The City Council may cancel or reschedule meetings if City Council determines it to be in the best interests of the general public. Notice for all meetings shall be provided in accordance with RSMo 610.

Section 2.

In all other respects, the remaining provisions of Ordinance 12 are unchanged.

Section 3.

Ordinance 528 is repealed in its entirety

Section 4.

Chesterfield City Code Section 2-47 is deleted and replaced to read as follows:

Delete

Section 2-47 Regular Meetings.

The regular meeting of the City Council shall be on the first and third Mondays of each month beginning at 7:00 p.m. and no notice of such regular meetings shall be required provided that if such meeting date should fall on a legal holiday or if there is no quorum present, the meeting shall be held on the following day at 7:00 p.m. The meeting place of the Council shall be at the City Hall unless otherwise ordered by the Council.

Replace with new Section 2-47

Section 2-47 Regular Meetings.

Regular meetings of the Chesterfield City Council shall be on the First and Third Mondays of each month beginning at 7:00 p.m. The meeting place of the City Council shall be at the City Hall unless otherwise ordered by the City Council. The City Council may cancel or reschedule meetings if City Council determines it to be in the best interests of the general public. Notice for all meetings shall be provided in accordance with RSMo 610.

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

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2016.

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD 5/2/2016

AN ORDINANCE AMENDING ORDINANCE 12 AND SECTION 2-50 OF THE CITY CODE PERTAINING TO RULES OF PROCEDURE FOR THE MAYOR AND CITY COUNCIL.

WHEREAS, The City Council of the City of Chesterfield sought to identify Ordinances or City Code sections which may deviate from the provisions of the Missouri Revised Statutes; and

WHEREAS, The Finance and Administration Committee of City Council reviewed identified differences and have made recommendations to reconcile the Code and Ordinances to provide clarity and consistency; and

WHEREAS, Ordinance 12, was passed and approved by the City Council on June 1st, 1988 and Section 6 therein describes the schedule for regular meetings of City Council; and

WHEREAS, Chesterfield City Code Section 2-50 includes the provisions of Ordinance 12 Section 9, which prescribe the Rules of Procedure for the conduct of all meetings of the City Council; and

WHEREAS, The City Council desires to reconcile the Ordinances and Code with City Council procedures and practices.

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

Section 1.

Ordinance 12, Section 9 is hereby amended by deleting Rule 3 and re-numbering the subsequent rules as follows:

The following rules of procedure shall govern the conduct of all meetings of the City Council, although these rules, other than those prescribed by statute, may be suspended at any time by the consent of a majority of the Council present at any meeting.

Rule 1. The Mayor shall decide all questions of order.

Rule 2. A member of Council discussing a question shall address the Mayor and no member of Council has the floor until recognized by the Mayor.

Delete Rule 3.

~~**Rule 3.** *A roll call vote of yeas and nays shall be taken and recorded on the journal of proceedings for all ordinances or propositions which create any liability against or obligation on the part of the City or for the expenditure or appropriation of its money, and in all other instances where request therefore is made by any member of Council.*~~

Rule 34. *All motions and amendments shall be reduced to writing at the request of the Mayor or any Councilman and shall be handed to the City Clerk, who shall read the same to the City Council.*

Rule 45. *No vote or action of the City Council shall be rescinded at any special meeting unless there be present at such meeting as many members of the Council as were present when such vote or action was taken.*

Rule 56. *All meetings of the Council shall be open to the public, except as to portions of such meetings from which the Council may, by majority vote of the members present and voting, exclude the public as permitted under the Sunshine Act as amended.*

Rule 67. *Any person in attendance at an executive session is honor-bound not to violate the confidentiality of the discussion taking place during the session, except as to any portions thereof which may clearly transgress the Sunshine Act.*

Rule 78. *The City Administrator shall set the agenda for each regular meeting and each special meeting, and shall make the same known to the Council and to the press as far in advance of such meeting as may be practicable, preferably two (2) days in advance of such meeting.*

Rule 89. *The general public shall be afforded an opportunity to address the Council during the portion of the order of business set aside for Communications and Petitions. Any person desiring to address the Council shall be required to identify himself, stating his home address or place of business, and to address his remarks to the Mayor. Councilmen desiring further information or comment from the speaker or from any other person in the audience should request the same through the Mayor. Protracted, repetitive, irrelevant or abusive remarks from the public may be closed off at any time by direction of the Mayor.*

Section 2.

In all other respects, the remaining provisions of Ordinance 12 are unchanged.

Section 3.

Chesterfield City Code Section 2-50 is hereby amended by deleting Rule 3 and re-numbering the subsequent rules, in the identical way as Ordinance 12 Section 9 was amended in Section 1 of this ordinance:

Section 2-50 Rules of procedure.

The following rules of procedure shall govern the conduct of all meetings of the City Council, although these rules, other than those prescribed by statute, may be suspended at any time by the consent of a majority of the Council present at any meeting.

Rule 1. The Mayor shall decide all questions of order.

Rule 2. A member of Council discussing a question shall address the Mayor and no member of Council has the floor until recognized by the Mayor.

Delete Rule 3.

~~Rule 3. A roll call vote of yeas and nays shall be taken and recorded on the journal of proceedings for all ordinances or propositions which create any liability against or obligation on the part of the City or for the expenditure or appropriation of its money, and in all other instances where request therefore is made by any member of Council.~~

Rule 34. All motions and amendments shall be reduced to writing at the request of the Mayor or any Councilman and shall be handed to the City Clerk, who shall read the same to the City Council.

Rule 45. No vote or action of the City Council shall be rescinded at any special meeting unless there be present at such meeting as many members of the Council as were present when such vote or action was taken.

Rule 56. All meetings of the Council shall be open to the public, except as to portions of such meetings from which the Council may, by majority vote of the members present and voting, exclude the public as permitted under the Sunshine Act as amended.

Rule 67. Any person in attendance at an executive session is honor-bound not to violate the confidentiality of the discussion taking place during the session, except as to any portions thereof which may clearly transgress the Sunshine Act.

Rule 78. The City Administrator shall set the agenda for each regular meeting and each special meeting, and shall make the same known to the Council and to the press as far in advance of such meeting as may be practicable, preferably two (2) days in advance of such meeting.

Rule 89. The general public shall be afforded an opportunity to address the Council during the portion of the order of business set aside for Communications and Petitions. Any person desiring to address the Council shall be required to identify himself, stating his home address or place of business, and to address his remarks to the Mayor. Councilmen desiring further information or comment from the speaker or from any other person in the audience should request the same through the Mayor. Protracted, repetitive, irrelevant or abusive remarks from the public may be closed off at any time by direction of the Mayor.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2016.

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD 5/2/2016

AN ORDINANCE AMENDING ORDINANCE 8 AND SECTION 2-82 OF THE CITY CODE PERTAINING TO THE APPOINTMENT OF THE CITY ADMINISTRATOR DURING TEMPORARY ABSENCES.

WHEREAS, The City Council of the City of Chesterfield sought to identify differences in the Chesterfield Code when compared to Ordinance 7, Ordinance 8, and Ordinance 11; and

WHEREAS, The Finance and Administration Committee of City Council reviewed identified differences and have made recommendations to reconcile the Code and Ordinances to provide clarity and consistency; and

WHEREAS, Ordinance 8, was passed and approved by the City Council on June 1st, 1988; and

WHEREAS, the City of Chesterfield passed and approved Ordinance 398 on February 5th, 1990, which provided for the adoption and enactment of a new Code for the City of Chesterfield, providing for the repeal of certain Ordinances therein; providing a penalty for the violation thereof; providing for the manner of amending such Code; and providing when such Code and Ordinance would become effective; and

WHEREAS, Section 2-82 of the adopted Code differs from Ordinance 8, Section 17 of Ordinance 8; and

WHEREAS, The City Council desires to reconcile the City Code with Ordinance #8 and provide for clear understanding.

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

Section 1.

Ordinance 8, Section 17 is hereby deleted and replaced to read as follows:

Section 17 Administrator Pro-Tem. *In the event that the Administrator shall be absent due to illness, disability, vacation or for personal reasons, the City Administrator shall designate a City Employee to serve as temporary City Administrator who shall have and perform all of the powers, rights and duties of the Administrator during such absence, but the individual so designated shall receive no additional compensation therefor. In the event the duration of the absence is expected to exceed five (5) working days, the City Administrator's designate is subject to the consent of the Mayor.*

Section 2.

All other sections and provisions of Ordinance #8 are unchanged.

Section 3.

Chesterfield City Code Section 2-82 is deleted and replaced in like manner as Ordinance #8 Section 17 was replaced by text provided in Section 1 herein, to read as follows:

Section 2-82 Administrator Pro-Tem.

*In the event that the Administrator shall be absent due to illness, disability, vacation or for personal reasons, the City Administrator shall designate a **City Employee to serve as temporary City Administrator** who shall have and perform all of the powers, rights and duties of the Administrator during such absence, but the individual so designated shall receive no additional compensation therefor. **In the event the duration of the absence is expected to exceed five (5) working days, the City Administrator's designate is subject to the consent of the Mayor.***

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2016.

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD 3/2/2016

AN ORDINANCE AMENDING SECTION 2-91 OF THE CITY CODE PERTAINING TO THE APPOINTMENT OF THE CITY CLERK.

WHEREAS, The City Council of the City of Chesterfield sought to identify Ordinances or City Code sections which may deviate from the provisions of the Missouri Revised Statutes; and

WHEREAS, The Finance and Administration Committee of City Council reviewed identified differences and have made recommendations to reconcile the Code and Ordinances to provide clarity and consistency; and

WHEREAS, Ordinance 4 containing provisions related to the City Clerk and City Clerk’s duties, was passed and approved by the City Council on June 1st, 1988; and

WHEREAS, Chesterfield City Code Section 2-91 contains provisions regarding the appointment, supervision and termination of the City Clerk; and

WHEREAS, RSMo 77.410 prescribe the statutory duties of the City Clerk, and

WHEREAS, The City Council desires to reconcile the City Code with City Council procedures and practices.

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

Section 1.

The existing Chesterfield City Code Section 2-91 is deleted and replaced.

Delete the existing section

Section 2-91 Appointment

The City Administrator shall appoint the City Clerk with the consent of the City Council. The term of the City Clerk shall continue from the date of appointment for an indefinite period of time not to exceed four (4) years or until his employment is terminated by the Mayor with the approval and consent of the City Council. Such termination shall not be effective until thirty (30) days' written notice thereof has been given to the City Clerk.

Section 2.

Chesterfield City Code Section 2-91 is replaced as follows:

Replace with New section which reads as follows:

Section 2-91 Appointment

The City Administrator shall appoint the City Clerk with the consent of the City Council. The term of the City Clerk shall continue from the date of appointment for an indefinite period of time not to exceed four (4) years. The City Clerk may be removed from office by the City Administrator with consent of the City Council.

Section 3.

Ordinance 4 is unchanged by this Ordinance.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2016.

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD 5/2/2016

BILL NO. 3092

ORDINANCE NO. _____

AN ORDINANCE REPEALING AND REPLACING SECTION 300.130 AUTHORITY TO INSTALL TRAFFIC CONTROL DEVICES WITHIN THE CITY OF CHESTERFIELD CODE OF ORDINANCES.

WHEREAS, the Department of Public Services has reviewed the existing Model Traffic Ordinance of the City Code of the City of Chesterfield; and

WHEREAS, the existing Model Traffic Ordinance does not contain provisions for the temporary posting of roadways during public emergencies, road construction projects, and other special conditions; and

WHEREAS, the City Council believes that enactment of the new ordinance will serve to protect the health, welfare and safety of the city's residents and motoring public.

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

Section 1. Section 300.130 as it relates to the Authority to install traffic control devices is hereby repealed and replaced with a new Section 300.130 to read as follows:

Sec. 300.130 Authority to install traffic control devices

The City Traffic Engineer shall place and maintain traffic control signs, signals, and devices when and as required under the Model Traffic Ordinance of the City to make effective the provisions of said Ordinances, and may place and maintain such additional traffic control devices as he may deem necessary to regulate traffic under the Model Traffic Ordinance of the City or under law or the guide or warn traffic.

In the case of public emergency, road construction, or special conditions, the City Traffic Engineer shall install temporary regulatory traffic control signs and devices. These temporary signs and devices shall be obeyed in the same manner as permanent signs and devices installed by the Model Traffic Ordinance. Temporary traffic control signs and devices installed by the Missouri Department of Transportation or the St. Louis County Department of Transportation shall also be obeyed in the same manner as permanent signs and devices installed by this ordinance.

Section 2. In all other respects, the Model Traffic Ordinance is in full force and effect.

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

Passed and approved this _____ day of _____, 20__.

Mayor

ATTEST:

City Clerk

FIRST READING HELD _____

III.E

DATE: April 19, 2016

TO: Michael O. Geisel, P.E.
Director of Public Services

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

RE: Temporary Traffic Control Devices and Signs



As you know, the St. Louis County Department of Transportation will improve Baxter Road from Clarkson Road to Wild Horse Creek Road through a project which will commence later this spring. During construction, St. Louis County plans to temporarily reduce the speed limit on Baxter Road, within the construction limits, by ten miles per hour. I have reviewed the City of Chesterfield Municipal Code and found no provision which allows the City of Chesterfield to temporarily reduce speed limits during road construction projects or special conditions. Accordingly, I have drafted a revised Section 300.130 - Authority to install traffic control devices (attached). If adopted, this revised section of Code will allow the City Traffic Engineer to install temporary regulatory traffic control signs and devices. Additionally, the revised section of Code stipulates that temporary traffic control devices installed by St. Louis County and the Missouri Department must be obeyed.

This legislation has been reviewed by the City Attorney. I recommend passage to codify the City's right to install temporary traffic control devices and to assist in the enforcement of temporary traffic control devices installed by St. Louis County and MODOT.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee for consideration. Should PPW concur with Staff's recommendation, the ordinance should be forwarded to the full City Council for adoption.

*Forward to PPW
For Review & Action
mecc
4/19/2016*

ARTICLE IV
Traffic Control Devices

Sec. 300.130. Authority to install traffic control devices.

The City Traffic Engineer shall place and maintain traffic control signs, signals, and devices when and as required under the traffic ordinances of the City to make effective the provisions of said ordinances, any may place and maintain such additional traffic control devices as he may deem necessary to regulate traffic under the traffic ordinances of the City or under State law or to guide or warn traffic.

Sec. 300.135. Manual and specifications for traffic control devices.

All traffic control signs, signals and devices shall conform to the manual and specifications approved by the State Highway Commission or resolution adopted by the legislative body of the City. All signs or signals required hereunder for a particular purpose shall go so far as practicable be uniform as to type and location throughout the City. All traffic control devices so erected and not inconsistent with the provisions of this ordinance shall be official traffic control devices.

Sec. 300.140. Obedience to traffic control devices.

The driver of any vehicle shall obey the instructions of any official traffic control device applicable thereto placed in accordance with the provisions of this ordinance, unless otherwise directed by a Traffic or Police Officer, subject to the exceptions granted the driver of an authorized emergency vehicle in this ordinance.

Sec. 300.145. When official traffic control devices required for enforcement purposes.

No provision of this ordinance for which official traffic control devices are required shall be enforced against an alleged violator if at the time and place of the alleged violation an official device is not in proper position and sufficiently legible to be seen by an ordinarily observant person. Whenever a particular section does not state that official traffic control devices are required, such section shall be effective even though no devices are erected or in place.

Sec. 300.150. Official traffic control devices — Presumption of legality.

1. Whenever official traffic control devices are placed in position approximately conforming to the requirements of this ordinance, such devices shall be presumed to have been so placed by the official act or direction of lawful authority, unless the contrary shall be established by competent evidence.
2. Any official traffic control device placed pursuant to the provisions of this ordinance and purporting to conform to the lawful requirements pertaining to such devices shall be presumed to comply with the requirements pertaining to such devices shall be presumed to comply with the requirements of this ordinance, unless the contrary shall be established by competent evidence.

BILL NO. 3093

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOT 2 AND ADJUSTED LOT 3 OF WILD HORSE HEIGHTS ZONED "NU" NON-URBAN DISTRICT TO MODIFY THE SIDE PROPERTY LINE BETWEEN 234 AND 242 FICK FARM RD. (18W310278 AND 18W320189).

WHEREAS, Metron Surveying & Layout Co. has submitted for review and approval the Boundary Adjustment Plat for a 6.00 acre tract of land and a 3.17 acre tract of land zoned "NU" Non-Urban District located at 234 and 242 Fick Farm Rd.; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to modify lot lines to permit an addition in compliance with the "NU" District setbacks at 242 Fick Farm Rd.; and,

WHEREAS, the Department of Public Services has reviewed the Boundary Adjustment Plat in accordance with the Subdivision Ordinance of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council.

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

Section 1. The Boundary Adjustment Plat for Lot 2 and Adjusted Lot 3 of the Wild Horse Heights subdivision, 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 Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this _____ day of _____, 2016.

MAYOR

ATTEST:

CITY CLERK

City Council Memorandum

Department of Public Services

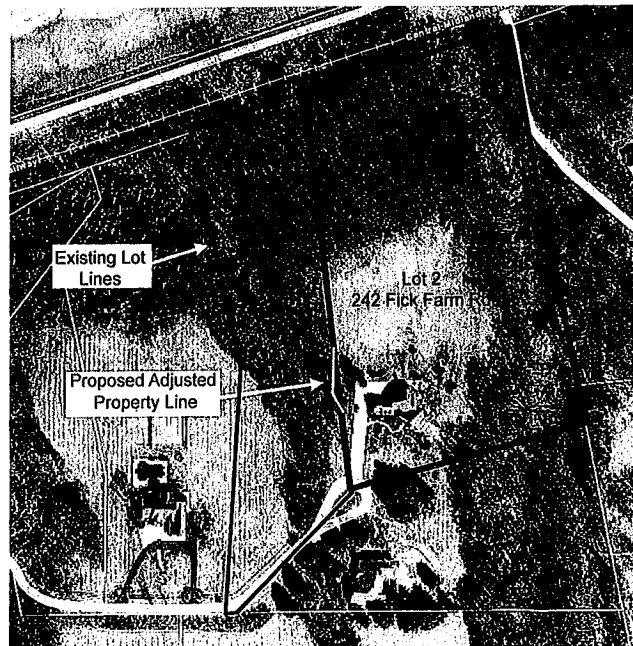


To: Michael O. Geisel, Interim Co-City Administrator
From: Aimee Nassif, Planning and Development Services Director
Date: May 5, 2016
CC Date: May 16, 2016
RE: **Wild Horse Heights, Lots 2 & 3 (Burgundy Arrow, LLC):** A Boundary Adjustment Plat for 234 and 242 Fick Farm Rd. of the Wild Horse Heights subdivision totaling 9.17 acres, zoned "NU" Non-Urban District, and located north of Wild Horse Creek Rd. (18W310278 and 18W320189).

Metron Surveying & Layout Co., on behalf of Thomas Cordes, has submitted a request for a Boundary Adjustment Plat for two residential properties located north of Wild Horse Creek Road on Fick Farm Rd.

The purpose of the boundary adjustment is to allow for construction of a garage addition at 242 Fick Farm Rd. in compliance with setback requirements for the "NU" Non-Urban District.

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



LEGISLATION – PLANNING COMMISSION

BILL NO. 3075 - AMENDS THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "PI" PLANNED INDUSTRIAL DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 6.07 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF CHESTERFIELD AIRPORT ROAD WEST OF ITS INTERSECTION WITH PUBLIC WORKS DRIVE (P.Z. 13-2015, CHESTERFIELD VALLEY SQUARE (BURGUNDY ARROW, LLC) (17U230320) (SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)

BILL NO. 3075

ORDINANCE NO.

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “PI” PLANNED INDUSTRIAL DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR A 6.07 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF CHESTERFIELD AIRPORT ROAD WEST OF ITS INTERSECTION WITH PUBLIC WORKS DR. (P.Z. 13-2015 CHESTERFIELD VALLEY SQUARE {BURGUNDY ARROW, LLC} 17U230320).

WHEREAS, the petitioner, Burgundy Arrow, LLC, has requested a change in zoning from “PI” Planned Industrial District to “PC” Planned Commercial District for a 6.07 acre tract of land located on the south side of Chesterfield Airport Road west of its intersection with Public Works Dr.; and,

WHEREAS, a Public Hearing was held before the Planning Commission on January 11, 2016; and,

WHEREAS, the Planning Commission, 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 for a 6.07 acre tract of land located at 101 Chesterfield Valley Dr. and as described as follows:

A tract of land being part of Share 3 and Share 4 of the Subdivision of the Estate of Peter Steffan in U.S. Surveys 125 and 126, Township 45 North, Range 4 East of the 5th Principal Meridian, St. Louis County, Missouri, and being part of Adjusted Parcel “A” of Boundary Adjustment Plat filed in Plat Book 216 Page 75 of the Recorder of Deed’s Office in St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Northwest corner of above said Adjusted Parcel "A", said point also being located on the Southerly line of Chesterfield Airport Road, 100 feet wide; thence North 89 degrees 34 minutes 20 seconds East along last said Southerly line 263.79 feet to a point on a curve to the right for which the radius point bears South 08 degrees 00 minutes 45 seconds West 92.00 feet, said point also being located on the Southwesterly line of a tract of land as dedicated to the City of Chesterfield, Missouri for right-of-way by instrument recorded in Book 14205 Page 2994 of the above said Recorder's Office; thence along last said Southwesterly line along last said curve, with a chord which bears South 40 degrees 41 minutes 12 seconds East 121.44 feet an arc distance of 132.63 feet; thence departing last said curve South 00 degrees 34 minutes 15 seconds West 7.24 feet; thence South 89 degrees 25 minutes 45 seconds East 4.00 feet to a point on the Westerly line of Public Works Drive, 50 feet wide; thence South 00 degrees 34 minutes 00 seconds West along last said Westerly line 666.46 feet to a point on the Northerly line of a tract of land as conveyed to the City of Chesterfield by instrument recorded in Book 10559 Page 1471 of the above said Recorder's Office; thence South 89 degrees 34 minutes 20 seconds West along last said Northerly line 347.88 feet to a point in the Westerly line of above said Adjusted Parcel "A"; thence North 00 degrees 34 minutes 00 seconds East along last said Westerly line 766.46 feet to the POINT OF BEGINNING and containing 264,391 square feet or 6.070 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on March 25, 2004.

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 Burgundy Arrow, LLC in P.Z. 13-2015, requesting the change 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 11th day of January 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.

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: 03/21/2016

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. Animal grooming service
 - c. Art gallery
 - d. Art studio
 - e. Auditorium
 - f. Automobile dealership, indoor only
 - g. Automotive retail supply
 - h. Bakery
 - i. Banquet facility
 - j. Bar
 - k. Barber or beauty shop
 - l. Brewpub
 - m. Broadcasting studio
 - n. Check cashing facility
 - o. Club
 - p. Coffee shop
 - q. Coffee shop, drive-thru
 - r. College/university
 - s. Commercial service facility
 - t. Community center
 - u. Day care center
 - v. Device for energy generation
 - w. Drug store and pharmacy

- x. Dry cleaning establishment
- y. Film drop-off and pick up stations
- z. Film processing plant
- aa. Financial Institution, no drive-thru
- bb. Grocery – Supercenter (over 25k)
- cc. Grocery-community (5-20k)
- dd. Grocery-neighborhood (less than 5000sf)
- ee. Gymnasium
- ff. Kennel, boarding – indoor only
- gg. Kindergarten or nursery school
- hh. Laundromat
- ii. Library
- jj. Museum
- kk. Newspaper stand
- ll. Office-dental
- mm. Office-general
- nn. Office-medical
- oo. Oil change facility
- pp. Postal stations
- qq. Professional and technical service facility
- rr. Public building facilities owned or leased by the City of Chesterfield
- ss. Public facilities over 60 ft. in height
- tt. Public safety facility
- uu. Reading room
- vv. Recreation facility
- ww. Research laboratory & facility
- xx. Restaurant-fast food
- yy. Restaurant-sit down
- zz. Restaurant-take out
- aaa. Retail sales establishment-community

- bbb. Retail sales establishment-neighborhood
 - ccc. Retail sales establishment-regional
 - ddd. Specialized private school
 - eee. Tackle and bait shop
 - fff. Tattoo parlor/body piercing studio
 - ggg. Telecommunications structure
 - hhh. Telecommunications tower or facility
 - iii. Union halls and hiring halls
 - jjj. Veterinary clinic
 - kkk. Vocational school
2. The above uses in the PC Planned Commercial District shall be restricted as follows:
- a. All deliveries and trash pick-up shall be provided between the hours of 7:00 a.m. and 7:00 p.m.
 - b. No commercial vehicles shall remain on the premises with idling engines between the hours of 7:00 p.m. and 7:00 a.m.
3. Hours of Operation.
- a. Hours of operation for retail sales, excluding restaurants, will be as follows:
 - Normal Hours
6 a.m. to 11 p.m., Sunday – Thursday
6 a.m. to 12 midnight, Friday and Saturday
 - Seasonal Hours
(From day after Thanksgiving through December 23)
6 a.m. to 12 midnight, Sunday – Thursday
6 a.m. to 1 a.m., Friday and Saturday
 - b. The permitted hours of operation for retail establishments on 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.
4. The telecommunications tower use shall be restricted to the southwest corner of the property.

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

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

1. Floor Area
 - a. A maximum of two buildings are permitted on the site and shall not exceed a total of 55,791 square feet.
 - b. No building shall exceed 40,845 square feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed two (2) stories or thirty (30) feet, whichever is less.
3. Building Requirements
 - a. A minimum of 33% openspace is required for each lot within this development.

C. SETBACKS

1. Structure Setbacks

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

- a. Ninety-five (95) feet from the right-of-way of Chesterfield Airport Rd. on the northern boundary of the Planned Commercial (PC) District.
- b. Sixty-five (65) feet from the right-of-way of Public Works Dr. on the eastern boundary of the PC District.
- c. Thirty-two (32) feet from the western boundary of the PC District.
- d. Fifty (50) feet from the southern 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-five (35) feet from the right-of-way of Chesterfield Airport Rd. on the northern boundary of the Planned Commercial (PC) District.

- b. Twenty-five (25) feet from the right-of-way of Public Works Dr. on the eastern boundary of the PC District.
 - c. Ten (10) feet from the western boundary of the PC District.
 - d. Thirty (30) feet from the southern boundary of the PC District.
3. Communications Tower
- e. The tower shall be setback from the south and west property lines 20 feet.

D. PARKING AND LOADING REQUIREMENTS

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

E. LANDSCAPE AND TREE REQUIREMENTS

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. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.
3. No advertising signs, temporary signs, portable signs, off site signs, or attention getting devices shall be permitted in this development.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. Provide for the installation, maintenance, operation, and all expenses related thereto for the street lighting along all public streets associated with this development, including Chesterfield Airport Road in perpetuity, as directed by the City of Chesterfield's Department of Public Services.

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.
3. All loading docks are to be screened by sound attenuating material.
4. No retail, storage or displays are permitted outside of the main building unless one side is attached to said building. Screening for the remaining three (3) sides shall be approved by the Planning Commission as part of the Site Development Plan.
5. Screening for outdoor storage shall be approved by the Planning Commission on the Site Development Plan and shall have the same sight-proof materials as approved on the Site Development Plan as Chesterfield Crossing and Valley Crossing.
6. Decorative wall sconces are prohibited on the sides of the building.

I. ACCESS/ACCESS MANAGEMENT

1. No direct access shall be permitted onto Chesterfield Airport Rd.
2. Access to the development shall be as shown on the attached plan and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.

3. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the Chesterfield Airport Road frontage of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
2. Internal sidewalks/pedestrian paths shall be provided and shall connect to the sidewalk along Chesterfield Airport Road.
3. Additional right-of-way and road improvements shall be provided, as required by St. Louis County Department of Transportation and the City of Chesterfield.
4. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
5. If a gate is installed on a street in a 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 St. Louis County. 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 Public Works Dr. and Chesterfield. 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 St. Louis County.

L. POWER OF REVIEW

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

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Storm water quality management shall be provided as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
4. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
5. Storm water features shall be in compliance with the Chesterfield Valley Storm Water Master Plan.

6. The maintenance of the required storm water/ditch system shall be the responsibility of the property owner(s).
7. 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.
8. 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.
9. 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.

10. Utility easements that cross over a Chesterfield Valley Master Storm Water Plan easements shall be subordinate to the Chesterfield Valley Storm Water easements.
11. 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.
12. The current FEMA Flood Insurance Rate Maps (FIRMs) should be utilized for application of the City's floodplain development requirements.
13. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.

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.

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and 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.
4. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield and the City of Wildwood 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. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements for specific requirements.

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 Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire 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 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.

C. 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 openspace 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 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 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 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.

17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield 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, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, Metropolitan St. Louis Sewer District (MSD) 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.

V. TRUST FUND CONTRIBUTION

A. ROADS

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
Loading Space	\$3,638.14/parking space

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

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

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

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

Road Improvement Traffic Generation Assessment contributions shall be deposited with 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.

The amount of these required contributions for the 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.

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 Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

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

VI. RECORDING

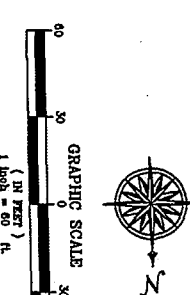
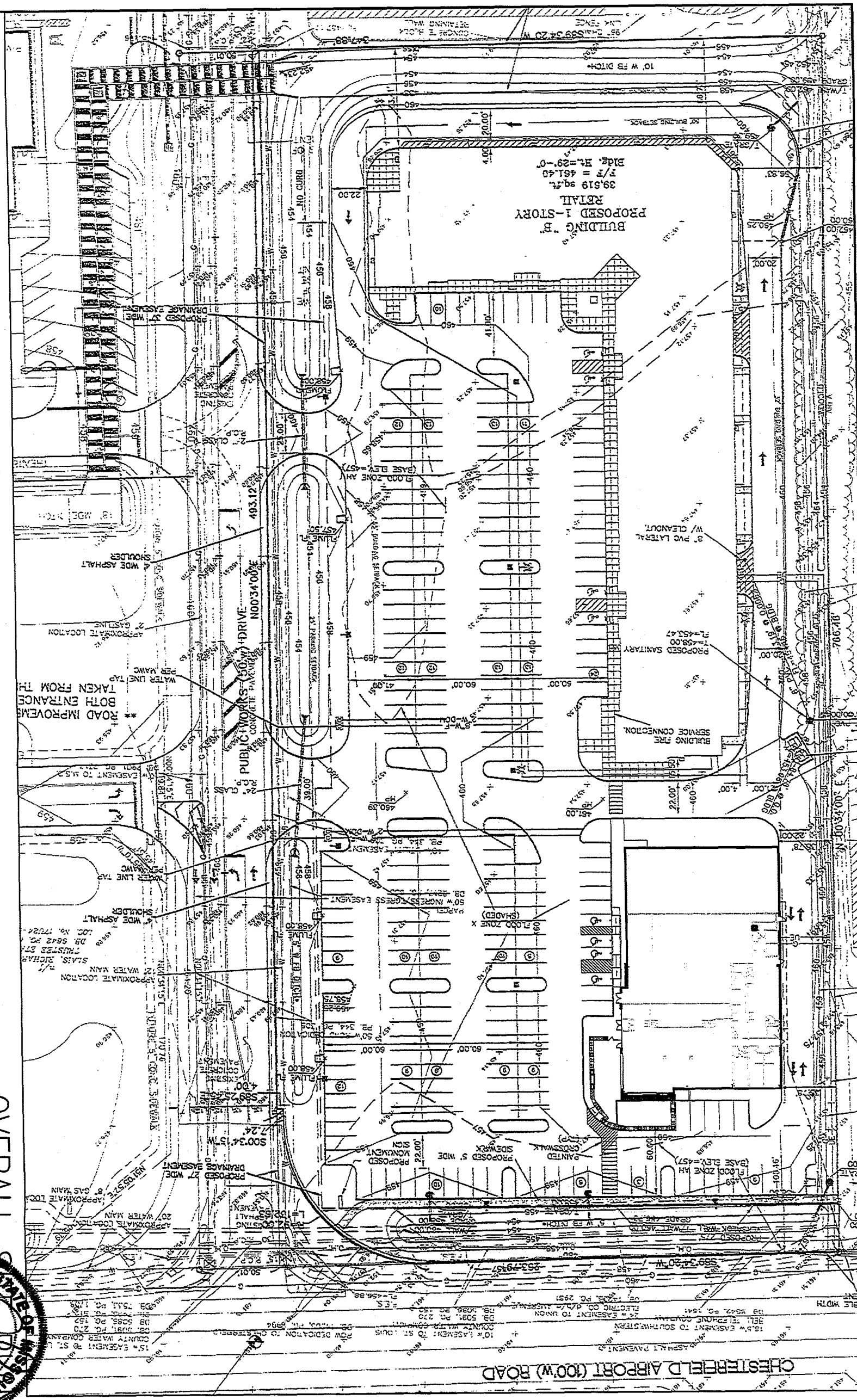
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

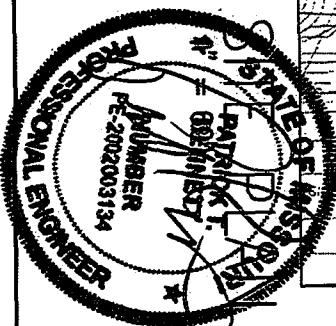
A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

- 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.

CITY OF CHESTERFIELD
 PLANNED DISTRICT ORDINANCE
 ATTACHMENT B



OVERALL
 SCALE:



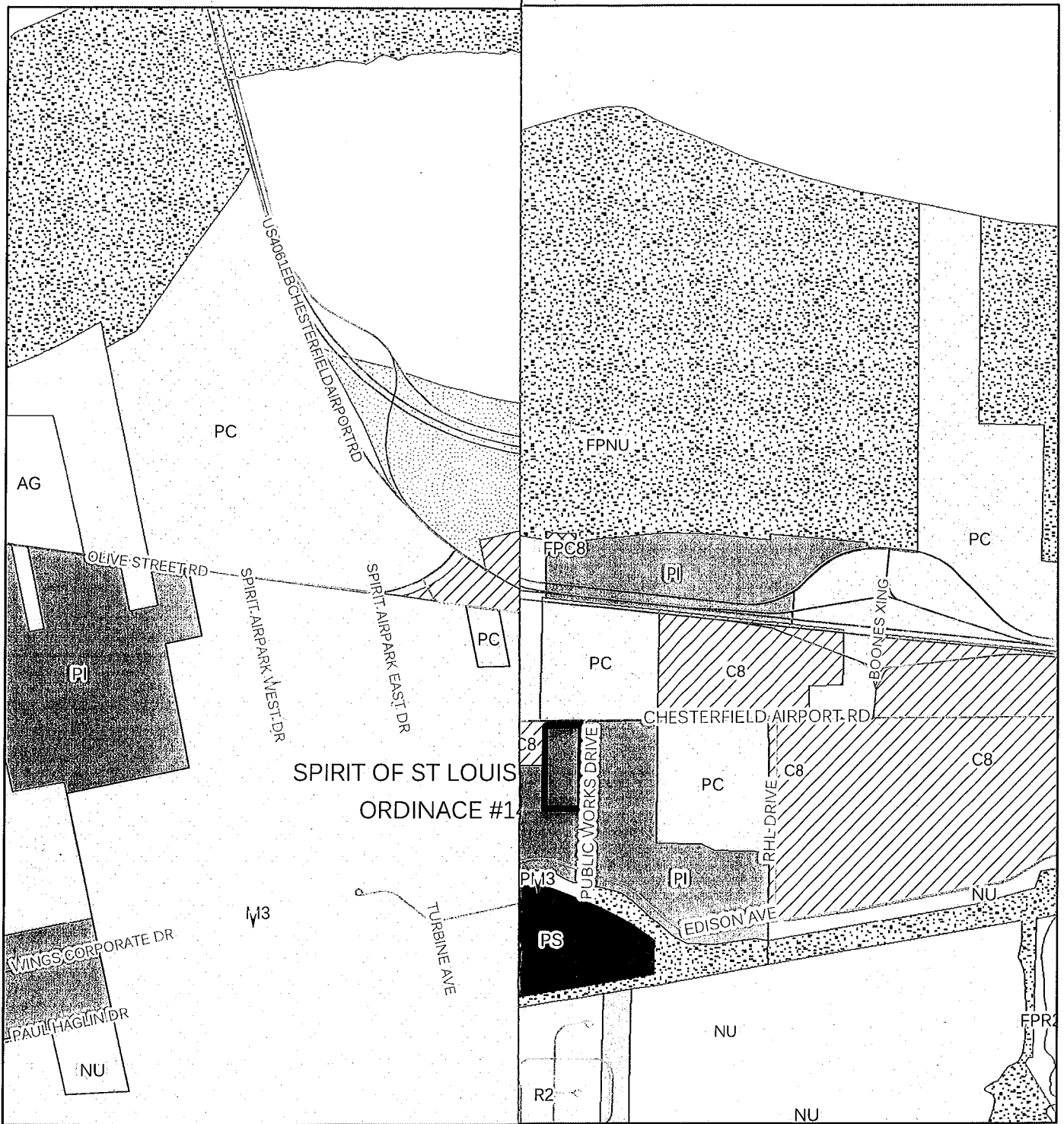
Documents prepared by Core States Engineering are to be used only for the specific project and specific use for which they are intended. Any extension of use to other projects, by owner or any other party, without the expressed, written consent of Core States Engineering is done at the user's own risk. If used in a way other than that specifically intended, user will hold Core States Engineering harmless from all claims and losses.

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 50 Crestwood Executive Center, Suite 500
 St. Louis, MO 63124
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 Fax (314) 943-4322

Job#: MOM-17623
 Scale: 1" = 60'
 Date: 11-13-15
 Drawn By: MAB
 Checked By: PTB

Burgundy Arrow, LLC
 7211 Delmar Blvd., St. Louis, MO 63130
 101 Chesterfield Valley Dr
 Chesterfield, MO 63005
Overall Site Plan

Rev. #	Date	Description




Information Provided By:

CITY OF CHESTERFIELD

DEPARTMENT OF PUBLIC SERVICES

MAPPING/GIS



The City of Chesterfield, MO makes no warranty, representation, or guarantee as to the content, accuracy, timeliness, or completeness of this document and assumes no liability for any decision or action taken as a result of reliance upon any data or information furnished herein.

City Council Memorandum

Department of Public Services



To: Michael O. Geisel, Interim Co-City Administrator
From: Aimee Nassif, Planning and Development Services Director
Date: May 05, 2016
CC Date: May 16, 2016
RE: **P.Z. 13-2015 Chesterfield Valley Square (Burgundy Arrow, LLC)**: A request for a zoning map amendment from a "PI" Planned Industrial District to a "PC" Planned Commercial District for a 6.07 acre tract of land located south of Chesterfield Airport Road west of Public Works Dr. (17U230320).

Burgundy Arrow, LLC, has submitted a request for a zoning map amendment from a "PI" Planned Industrial District to a "PC" Planned Commercial District for a 6.07 acre tract currently developed as a multi-tenant center. The request for the zoning change came after a business license for a hair salon was denied as the industrial district regulations do not permit the use.

A Public Hearing for this request was held at the January 11, 2016, City of Chesterfield Planning Commission meeting. Issues pertaining to use restrictions (auto sales and kennels restricted to indoor use only), open space, and hours of operation were raised. These items were discussed and additional information provided at the vote meeting held on February 8, 2016. The Planning Commission recommended approval of a modification to the open space requirement to allow 33% in lieu of the 35% requirement by a vote of 8-0. The Commission recommended approval of the zoning map amendment with the modification by a vote of 8-0.

The project was reviewed by the Planning and Public Works Committee on February 18, 2016 where discussions about the appropriateness of commercial zoning in this area were held. After much discussion the committee made a motion to move the project forward to City Council as presented with no recommendation and the City Attorney is reviewing the case for alternatives to permit the "barber and beauty shop" without a change to the zoning district itself.

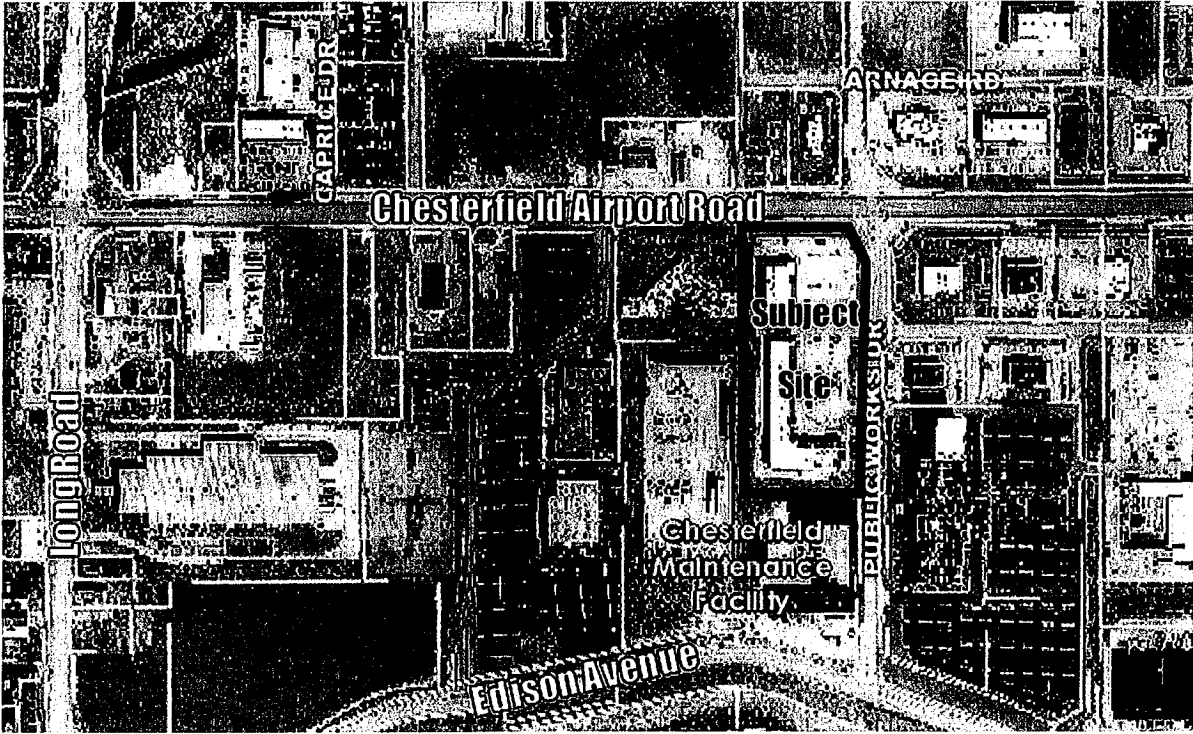
For informational purposes, the location of industrial areas within the City of Chesterfield is discussed in the Comprehensive Plan by Plan Policy 3.5.1 which, in part, states, "Specifically, low-intensity industrial use is encouraged west of Long Road."

Encouragement of industrial zoning west of Long Road was later incorporated into the "PC" Planned Commercial District in 2009. The language approved by the City Council on June 1, 2009 via Ordinance 2527 is provided below and provides the geographic area (underlined) to encourage industrial land uses.

"The following light industrial type uses may be permitted and established in the site specific ordinance within a PC District for properties within the area known as Chesterfield Valley and specifically located west of Long Road, bordered on the north by the City of Chesterfield city limits and bordered on the south by Central Midland Railroad..."

The request was on the agenda for the March 7, 2016 City Council meeting. The project was held at that time at the request of the petitioner.

Attached to the legislation, please find a copy of an enlarged zoning map, the Attachment A and Preliminary Plan as recommended by the Planning Commission. Also included is correspondence from the applicant regarding the proposal.



Date: May 4, 2016

From: Chesterfield Valley Square (Burgundy Arrow, LLC)
Randy Lipton, Managing Member

To: Chesterfield City Council

Re: A request for a zoning map amendment from "PI" Planned Industrial District to a "PC" Planned Commercial District for a 6.07 acre tract of land located on the south side of Chesterfield Airport road west of Public Works Drive.

In light of the fact that fifty percent (50%) of the city council was seated in April of this year, I thought it would be prudent for me to outline the history and status of the above referenced request that Burgundy Arrow, LLC ("BA") has pending before the City of Chesterfield. Since this matter will be brought to a vote before the City Council at the next meeting on May 16, 2016, I want to make sure that all existing members as well as new members understand BA's position and purpose for requesting the change of Zoning.

In November of 2015, Burgundy Arrow, LLC ("BA") filed for a rezoning of Chesterfield Valley Square located at the southwest corner of Chesterfield Airport Road and Public Works Drive. We attended public hearings on January 11, 2016 and February 8, 2016 in front of the City of Chesterfield Planning Commission and at the February 8, 2016 meeting the Commission unanimously approved the zoning map amendments.

The matter was then presented to the Planning & Public Works Committee on February 18, 2016. This committee voted to forward the request for rezoning to city Council without a recommendation based on the discussions that evening that are summarized in the memorandum from Mike Geisel following the meeting (attached). One of the items discussed on February 18, 2016 was whether or not BA could accomplish the same goal by amending the existing ordinance to include other commercial uses (specifically a barber or beauty shop) in lieu of a change of zoning. The city attorney investigated this option following the meeting and determined that amending the existing ordinance to include a non-permitted use under PI was not a viable option.

This shopping center was built in 2007 under PI and while current management of the shopping center was not involved in the original zoning and development, we assume that the PI zoning is what made sense at the time and that the zoning was supported by the City of Chesterfield. We also understand now that approved uses under PI and PC have changed since this shopping center was built and thus certain uses are no longer available to BA.

The impetus for us filing for the change of zoning came after negotiating and signing leases with two tenants last year only to learn that when they applied for building permits at the city they were not permitted uses in our shopping center. If you are familiar with this shopping center, anchored by Bar Louie on the north and Oishi Sushi & Steakhouse on the south, with other commercial tenants like Sherwin Williams Paints, Bela Framing, Portrait Innovations, the Mutual Fund Store, to name a few, we are clearly a commercial shopping center and not an industrial park. If we are precluded from accomplishing this zoning amendment, we will not be on a level playing field with all of the surrounding commercial retail shopping centers that are located to the north, east and west of our shopping center.

It should also be noted, and I'm quoting directly from the staff report that was prepared for the public hearing on January 11, 2016, that the requested change in zoning is consistent with the city's land use designation :

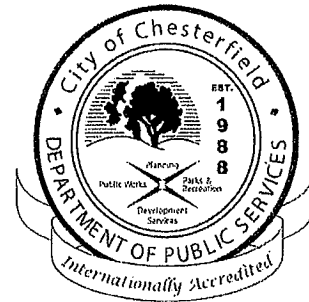
The subject site is located within the Mixed Use (Retail/Office/Warehouse) land use designation which is described in the Comprehensive Plan as containing retail, low density office and limited office/warehouse facilities. The proposed "PC" Planned Commercial designation as well as the uses submitted by the applicant are consistent with the Mixed Use (Retail/Office/Warehouse) land use designation. Due to the fact that the site is fully developed with no physical changes being proposed at this time, the various development related policies found in the Comprehensive Plan don not apply to this request.

Our goal is to continue to operate as a commercial shopping center and to be afforded the same opportunities that all surrounding shopping centers have when attempting to secure new tenants. We have suffered sizeable losses at the shopping center for the past six years and made a major investment in 2014 when we modified the center to accommodate Bar Louie and Sherwin Williams. Our hope in making this investment was that we would be able to attract other tenants to fill the remaining vacancies so that we are once again economically viable. Over the past six months we lost the opportunity to rent two spaces and we are currently working with two other prospects at this time that will only be permitted to occupy our shopping center if we are able to amend our zoning from PI to PC.

I will be reaching out to each of the councilmembers over the next several days in hopes of having a conversation to discuss this matter and to answer any questions that you may have. Thank you in advance for your time and consideration in this matter.

MEMORANDUM

TO: Michael G. Herring, City Administrator
FROM: Mike Geisel, Director of Public Services
SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, February 18, 2016



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, February 18, 2016 in Conference Room 101.

In attendance were: **Chair Connie Fults** (Ward IV), **Councilmember Barbara McGuinness** (Ward I), and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Mayor Bob Nation; Councilmember Barry Flachsbart (Ward I); Councilmember Bruce DeGroot (Ward IV); Harry O'Rourke, Interim City Attorney; Planning Commission Chair Stanley Proctor; Guy Tilman, Planning Commission Member; Mike Geisel, Director of Public Services; Jim Eckrich, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the February 4, 2016 Committee Meeting Summary

Councilmember McGuinness made a motion to approve the Meeting Summary of February 4, 2016. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 3-0.

II. OLD BUSINESS

A. Reimbursement of Expenses for Snow Removal on Private, Gated Streets

STAFF REPORT

Councilmember Hurt indicated that he would like to table this item in order to discuss the topic at the Finance & Administration Committee meeting to be held Monday, February 22.

Councilmember Hurt made a motion to table **Reimbursement of Expenses for Snow Removal on Private, Gated Streets**. The motion was seconded by Councilmember McGuinness and **passed** by a voice vote of 3-0.

B. Street Tree Policy – Replanting

STAFF REPORT

Jim Eckrich, Public Works Director/City Engineer, stated that at the January 31, 2016 PPW meeting, the general consensus of the Committee was to maintain the current Street Tree Replacement program in-house and provide additional funding for temporary staff to manage the

work associated with the additional replacement trees anticipated due to the Emerald Ash Borer (EAB) crisis. Accordingly, Staff has revised Public Works Policy #5 again to remove the previously incorporated references to a tree planting reimbursement. The proposed Policy resumes the current practice of the resident paying a \$100 fee for a replacement street tree, with the City managing the tree planting program. Due to the anticipated increase in replacement trees, Staff is recommending the addition of one temporary, full-time employee, at a cost of \$43,000 annually, during the EAB crisis. The position would be subject to annual authorization of the Plan and would terminate once the Plan is complete, which is expected to occur in 2022.

Discussion

In response to Councilmember Hurt's question, Mr. Mike Geisel, Director of Public Services, stated Staff originally estimated the annual cost increase to manage the program in-house to be \$50,000 to \$60,000. There is a provision in the original EAB Plan to hire seasonal staff to assist the City Arborist during the EAB crisis. In addition to those seasonal employees, Staff is recommending one additional temporary, full-time employee for the duration of the project at an annual cost of \$43,000. This will allow Staff to continue to manage the street tree replacement program, which was originally contemplated as a reimbursement within the EAB Plan.

Councilmember Hurt made a motion to forward Public Works Policy #5 and the EAB Plan modifications to City Council with a recommendation to approve. The motion was seconded by Councilmember McGuinness.

Discussion on the Motion

Chair Fults asked for clarification on the Program. Mr. Eckrich confirmed that an additional full-time, temporary person will be needed if the City is to manage tree replacements in-house. Residents will pay \$100 for a tree and the City will contract for the purchase and planting of the tree versus reimbursing residents \$200 for each tree that they purchase and plant themselves. There is no change to the plan for tree removals; tree removals will still be handled in-house by City maintenance crews. The Committee was reminded that the EAB program is funded annually so it can be modified to add or subtract employees, both seasonal and full time, if needed.

The above motion passed by a voice vote of 3-0.

[Please see the attached report prepared by Jim Eckrich, Public Works Director/City Engineer, for additional information on Street Tree Policy - Replanting.]

III. NEW BUSINESS

- A. P.Z. 13-2015 Chesterfield Valley Square (Burgundy Arrow LLC): A request for a zoning map amendment from a "PI" Planned Industrial District to a "PC" Planned Commercial District for a 6.07 acre tract of land located on the south side of Chesterfield Airport Road west of Public Works Drive (17U230320).**

STAFF REPORT

Aimee Nassif, Planning and Development Services Director, presented the request for a zoning map amendment from a "PI" Planned Industrial District to a "PC" Planned Commercial District for a tract of land located on the south side of Chesterfield Airport Road west of Public Works Drive which is currently developed as a multi-tenant center. The zoning change is being requested in order to accommodate additional commercial uses that are not allowed in the "PI" District. There will be no exterior changes to the site.

A Public Hearing was held January 11, 2016. Issues pertaining to use restrictions, open space and hours of operation were raised. These items were discussed and additional information was provided at the Planning Commission Vote Meeting held on February 8, 2016. As a result of the Planning Commission meeting, a proposed Attachment A was prepared, which includes the uses being requested by the applicant, along with language pertaining to the hours of operation, which are similar to the operating hours of Chesterfield Commons. Ms. Nassif explained that a separate, two-thirds vote of the Planning Commission was required to allow 33% open space in lieu of the 35% requirement. The Commission unanimously approved the zoning map amendment with a modification to the open space requirement to allow 33%. It was noted that the approved 33% open space is consistent with the existing surrounding area.

PLANNING COMMISSION REPORT

Planning Commission Chair Stanley Proctor stated there were some concerns raised during the Public Hearing that the Planning Commission felt were addressed before the Vote Meeting was held. One concern was the 33% open space reduction from the required 35% but it was ultimately approved due to the fact that all the surrounding properties have less than 35% and the fact that parking on the site would need to be reduced in order to meet the 35% requirement.

Discussion

Councilmember Hurt expressed his opposition to a zoning change. He stated that when commercial properties were first approved in the Valley, there was a philosophical discussion about achieving a balance between residential, "PI" and "PC" Districts within the City's development process. At that time, there was concern that commercial districts could allow more retail developments to "creep" in. Councilmember Hurt was of the opinion that if too much retail is allowed without controlling the uses, the area could end up with something like Northwest Plaza where it rapidly expanded and then all of a sudden died out. He feels the City needs to maintain a balance, and if another use needs to be added to the "PI" District, then he suggested amending the uses only and not change the zoning to accommodate a use. In his opinion, the Valley should remain as it is today because adding more "PC" uses could adversely affect the long term character of the Valley.

In response to Chair Fults' question, Ms. Nassif stated that the request for the zoning change came after a business license for a beauty shop was denied because it is not a permitted use within a "PI" District.

Ms. Nassif stated that prior to 2007, almost all commercial uses allowed in the "PC" District were also allowed in the "PI" District but with fewer development criteria, such as green space and open space. Mr. Mike Geisel, Director of Public Services, pointed out that in 2007, Council directed Staff to expand the list of uses and create a larger distinction between the "PC" and "PI" Districts, which specifically removed a beauty shop use from the "PI" District. Councilmember Hurt suggested allowing a variance for this request whereby a beauty shop would be allowed rather than rezoning to the "PC" District.

There was further discussion regarding the current surrounding zoning districts and permitted uses within the "PI" District and "PC" District.

NOTE: *Councilmember Bridget Nations (Ward II) arrived at 5:46 p.m.*

In response to Councilmember Flachsbar's question, Ms. Nassif confirmed that the only reason the zoning change was requested was to allow the beauty shop use. Since the Petitioner had to

request a zoning change for this use, he added a few more uses to avoid requesting additional uses at a later time. The additional uses being requested at this time are:

- | | |
|---------------------|---------------------------------------|
| 1. Community Center | 9. Recreation facility |
| 2. Library | 10. Union halls and hiring halls |
| 3. Auditorium | 11. Barber or beauty shop |
| 4. Banquet facility | 12. Film drop-off and pick up station |
| 5. Club | 13. Oil change facility |
| 6. Gymnasium | 14. College/university |
| 7. Museum | 15. Kindergarten or nursery school |
| 8. Reading room | 16. Specialized private school |

Mayor Nation questioned whether the Petitioner could just ask for the one additional use of beauty shop. Chair Fults stated the Petitioner has already gone through several meetings in the rezoning process and it would require the Petitioner to basically start the process over. She further stated the Committee does not have the authority to grant that one use under the "PI" zoning.

The Petitioner stated that when the center was originally built, there was an existing beauty salon there for ten years, so he thought it was a permitted use. However, during negotiations with a prospective beauty salon tenant, he learned that it was not a permitted use. That prospective tenant is gone and he is now negotiating with another beauty salon tenant in a separate building located between Bar Louie and Sherman Williams.

There was some discussion regarding the possibility of splitting that parcel into two different zoning districts, "PC" and "PI", to which Ms. Nassif stated that the legal description would have to be changed and re-advertised in order to meet State statute requirements.

Ms. Nassif then asked whether the process could be changed from a rezoning request to an ordinance amendment whereby use (*ccc*) *service facilities, studios or work areas*, which currently exists under the governing ordinance, could be amended to add *beauty shop*. Mr. Geisel stated that this would be adding a use to a district where it is prohibited. Ms. Nassif noted that this use was not prohibited prior to 2007, but it is prohibited in the current "PI" District.

Councilmember Hurt stated he is not opposed to the beauty shop use, but is opposed to a change in zoning and asked if there is a way to add the use without changing the zoning.

Chair Fults asked whether there could be an amendment to the original "PI" zoning at this stage in the process so the Petitioner would not have to restart the whole process.

Mr. O'Rourke stated he would research the matter and report back to the Council. He further stated the Committee can forward the zoning request to City Council without a recommendation and he will provide a legal opinion before the March 7 City Council meeting.

In the interim, Mr. Geisel suggested that Staff provide a broader map of the area that depicts all zoning within the area.

Chair Fults summarized by stating this discussion will be continued at the March 7 City Council meeting. There may only be an amendment to allow a beauty shop use in the "PI" District and not a rezoning to a "PC" District. Mr. Geisel clarified that the original request for rezoning will go forward to City Council as the Council has to vote on the petition as it came forward from the Planning Commission. If Council chooses to make an amendment, it will be done at that time.

Since the Petitioner indicated that he would be out of town on March 7, Mr. Geisel stated this request can be held until the March 21 Council meeting if so desired but for now, it will be scheduled for the March 7 meeting.

Councilmember McGuinness made a motion to forward P.Z. 13-2015 Chesterfield Valley Square (Burgundy Arrow, LLC) to City Council without a recommendation. The motion was seconded by Councilmember Nations and **passed by a voice vote of 4-0.**

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the March 7, 2016 City Council Meeting. See Bill #

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 13-2015 Chesterfield Valley Square (Burgundy Arrow, LLC).]

B. Ladue Road Islands

STAFF REPORT

Jim Eckrich, Public Works Director/City Engineer, briefly described the problems incurred with the two easternmost islands on Ladue Road near Green Trails Drive that are within the Ladue Trails subdivision. Staff met with the Mayor and Ward I Councilmembers regarding this issue. As a result, Staff is proposing to send a letter to all Ladue Trails Subdivision residents explaining the situation and why the islands have not been maintained regularly since the completion of the Ladue Road Project.

Staff is requesting Council's authorization to send a letter to the residents of Ladue Trails in an effort to resolve this matter.

Discussion

Councilmember Flachsbart stated he believes a letter would be appropriate. The residents may have to discuss the matter with their subdivision trustees to resolve this. The City never entered into any agreement to maintain the islands. The trustees have maintained the islands for approximately 40 years. When the City took over the right of way from St. Louis County, the trustees assumed that the City would take over the maintenance of the islands. However, through the agreement with St. Louis County, the City only maintains the roadway.

Councilmember McGuinness made a motion to direct Staff to send a letter to the residents of Ladue Trails subdivision in an effort to provide factual information for residents regarding the two eastern islands on Ladue Road. The motion was seconded by Councilmember Nations and **passed by a voice vote of 4-0.**

IV. PROJECT UPDATES – None was given.

V. OTHER – None.

VI. ADJOURNMENT

The meeting adjourned at 6:10 p.m.