

**AGENDA**  
**MAPLEWOOD CITY COUNCIL MEETING**  
**TUESDAY, JANUARY 26, 2016**  
**7:30 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Excuse Councilperson
5. Approval of the Council Agenda
6. Public hearing to hear citizen's comments on an amendment to Sec. 56-232 (41) AB District Conditional Uses to allow day care centers as a conditional use.
7. Public hearing to hear citizen's comments on a request by Carrie McGee to operate a day care facility at 2305 S. Big Bend Blvd.
8. Public hearing to hear citizen's comments on an amendment to Sec. 56-206 (18) b. micro-breweries of the CB District to modify the square footage of retail space required for micro-breweries.
9. Public hearing to hear citizen's comments on a request by Cory King to operate a micro-brewery with retail facility at 7458 Manchester Rd.
10. Public hearing to hear citizen's comments on a request by Cozad Commercial Real Estate to amend Sec. III. B. Building, Parking and Drive Setbacks and Use Regulations of PUD Ordinance #5772 for the Sunnen Station Development bound roughly on the north by Sunnen Products, Sunnen Dr. to the south, MetroLink to the east and Hanley road to the west.
11. Public hearing to hear citizen's comments on a request by Cozad Commercial Real Estate to approve a Preliminary Development Plan and Final Development Plans for Lots A, D and F of the Sunnen Station Development. The development is on approximately 18.79 acres of land bounded on the north by Sunnen Products Co., west by Hanley Rd., south by Sunnen Dr. and east by the MetroLink right-of-way.
12. Public Forum
13. Announcements
14. Approval of the January 12, 2016 and January 18, 2016 City Council meeting minutes

15. A Resolution of the City Council of the City of Maplewood, Missouri, authorizing the City Manager to sign a supplemental agreement to the engineering services agreement for the Manchester Road Phase 3 Improvement Project – STP (669).
16. An Ordinance of the City Council of the City of Maplewood, Missouri authorizing the City Manager to execute documents to grant a subterranean easement to the Metropolitan Sewer District to allow a fifty foot (50') subterranean tunnel and sewer line on property located at 3258 Laclede Station Road.
17. Bill 6000 (as amended) an Ordinance of the City Council of the City of Maplewood, Missouri, authorizing submission to the voters in the City of Maplewood at the April 5, 2016 election the question of whether Maplewood City Charter Section 3.2, Paragraph C dealing with election and terms for City Council Members shall be amended.
18. Bill 6005 an Ordinance of the City Council of the City of Maplewood, Missouri, approving a revised preliminary plat and a record plat for the Sunnen Station Redevelopment.
19. Bill 6006 an Ordinance of the City Council of the City of Maplewood, Missouri, amending Ordinance 5573, as amended, Chapter 56, Zoning, Section 56-232, (41), Conditional Uses Use Limitations to allow Day Care Centers as a Conditional Use in the AB Arterial Business District.
20. Bill 6007 an Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Carrie McGee of Creative Crayons Child Care to operate a 24-hour daycare facility in the AB Arterial Business District at 2305 S. Big Bend Boulevard.
21. Bill 6008 an Ordinance of the City Council of the City of Maplewood, Missouri, amending Ordinance 5573, as amended, Chapter 56, Zoning, Section 56-206, (18) b., Conditional Uses Use Limitations to modify the square footage requirements of retail space for micro-breweries in the CB Community Business District.
22. Bill 6009 an Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Side Project Brewing to operate a Microbrewery business at 7458 Manchester Road.
23. Bill 6010 an Ordinance of the City Council of the City of Maplewood, Missouri, amending Planned Unit Development Ordinance No. 5772 Section III. B. to modify building, parking and drive setbacks.
24. Bill 6011 an Ordinance of the City Council of the City of Maplewood, Missouri approving a Preliminary Development Plan for approximately 18.79 acres of land bounded on the north by Sunnen Products Company, on the west by Hanley Road, on the south by Sunnen Drive and on the east by the MetroLink right of way and approving a final development plan for Lot D.
25. Council Communication

26. Mayor's Report

27. City Attorney's Report

28. City Manager's Report

29. Motion to hold a Closed Session, if needed, to discuss matters relating to litigation, legal actions and/or communication from the City Attorney as provided for in Section 610.021(1)RSMO. and/or specifications for competitive bidding under Section 610.021(11) and/or sealed bids and related documents and sealed proposals and related documents under Section 610.021(11) and/or personnel matters under Section 610.021(13)RSMO. and/or employee matters under Section 610.021(3)RSMO. and/or real estate matters under Section 610.021(2)RSMO. and/or documents related to a negotiated contract under Section 610.021(12)RSMO.

30. Adjournment

**PUBLIC AGENDA NOTES  
MAPLEWOOD CITY COUNCIL MEETING  
TUESDAY, JANUARY 26, 2016  
7:30 P.M.**

The following is a brief description of the Agenda items for Tuesday, January 26, 2016:

ITEM NO. 6, is a public hearing to hear citizen's comments on an amendment to the Maplewood Zoning Code to add day care centers as a conditional use permit in the AB Arterial Business District.

ITEM NO. 7, is a public hearing to hear citizen's comments on a request by Carrie McGee to operate a 24-hour day care facility at 2305 S. Big Bend Blvd.

ITEM NO. 8, is a public hearing to hear citizen's comments on an amendment to the Maplewood Zoning Code by modifying Section 56-206 (18)b, micro-breweries, to modify the square footage of retail space required for micro-breweries.

ITEM NO. 9, is a public hearing to hear citizen's comments on a request by Cory King to operate a micro-brewery with retail facility at 7458 Manchester Rd.

ITEM NO. 10, is a public hearing to hear citizen's comments on a request by Cozad Commercial Real Estate to amend Sec. III. B. Building, Parking and Drive Setbacks and Use Regulations of PUD Ordinance #5772 for the Sunnen Station Development bound roughly on the north by Sunnen Products, Sunnen Dr. to the south, MetroLink to the east and Hanley road to the west.

ITEM NO. 11, is a public hearing to hear citizen's comments on a request by Cozad Commercial Real Estate to approve a Preliminary Development Plan for Lots A, D and F and a final development plan for Lot D of the Sunnen Station Development.

ITEM NO. 15, is a resolution authorizing the City Manager to sign a supplemental agreement to the engineering services agreement for the Manchester Road Phase 3 Improvement Project. This supplemental agreement is needed due to the fact that the original engineering services contract has expired. Because of acquisition delays, the contract needs to be extended until May 30, 2016. The supplemental agreement also allows for additional funds to be shifted from the right-of-way budget to the engineering services budget.

ITEM NO. 16, is an ordinance authorizing the City Manager to execute documents granting a subterranean easement to the Metropolitan Sewer District to allow a fifty foot subterranean tunnel and sewer line on property located at 3258 Laclede Station Road (Deer Creek). The tunnel will be located within bedrock and deep enough that it will not be visible or cause any issues for the property. The actual shaft for the tunnel will be located in Brentwood, northwest of the site in question.

ITEM NO. 17, BILL 6000 (as amended), is an ordinance that amends the City Charter for City Council Members other than the Mayor, to be elected to serve staggered 3-year terms with a maximum of three full, consecutive 9-year terms. This bill was originally passed at the January 12, 2016 Council meeting, amended at a special meeting of the Council on January 18, 2016 and the amended version is now ready for final passage and approval.

ITEM NO. 18, BILL 6005 is an ordinance approving a revised preliminary plat and a record plat for the Sunnen Station Redevelopment. A public hearing has been held and the bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 19, BILL 6006 is an ordinance amending the Maplewood Code of Ordinances, as amended, by amending Chapter 56, Zoning Code, Section 56-232, (41), Conditional Use Limitations to allow Day Care Centers as a Conditional Use in the AB Arterial Business District. Presently, the Zoning Code prohibits day care centers in the CB and AB Districts. Staff believes that the AB District is an appropriate District to allow day care centers as a Conditional Use. The Plan & Zoning Commission, at their January 4, 2016 meeting, voted 7 ayes, 0 nays to approve the amendment. A public hearing has been held and the bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 20, BILL 6007 is an ordinance granting a Conditional Use Permit to Carrie McGee of Creative Crayons Child Care to operate a 24-hour day care facility in the AB Arterial District at 2305 S. Big Bend. The petitioner has indicated she would like to provide child care for children of all ages, 24-hours a day. These hours would cater to parents who work shifts or evening jobs. The petitioner indicated they may have as many as 5 children on site which would vary depending on the particular shift and there would be as many as 3 employees on site. The Plan & Zoning Commission, at their January 4, 2016 meeting, voted 7 ayes, 0 nays to recommend approval of this Conditional Use Permit. A public hearing has been held and the bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 21, BILL 6008 is an ordinance amending the Zoning Code, Section 56-206, (18) b., Conditional Use Limitation, to modify the square footage requirements of retail space for micro-breweries in the CB Community Business District. Micro-breweries were allowed in the CB District when Schlafly came to Maplewood and the language allowing micro-breweries was catered to Schlafly's which required 9,500 square feet of retail be provided. The total square footage of 7458 Manchester (formerly St. Louis Closet Company) is only 7,800 square feet. Cory King, owner of Side Project, is proposing that 31% of the total floor area (2,400 square feet) be dedicated to retail. This will leave 5,400 square feet for brewery operations. The Plan & Zoning Commission, at their January 4, 2016 meeting, recommended 7 ayes, 0 nays that this Zoning Code amendment be approved. A public hearing has been held and the bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 22, BILL 6009 is an ordinance granting a Conditional Use Permit to Side Project Brewing to operate a microbrewery business at 7458 Manchester Road (formerly St. Louis Closet Company). Cory King, the petitioner, currently owns the Side Project Cellar tasting room on Marietta Avenue. Initially, Mr. King plans on having his retail operation open on Saturday and Sunday from noon to 6:00 p.m. He will continue to operate the Side Project Cellar tasting room. The Plan & Zoning Commission, at their January 4, 2016 meeting, recommended 7 ayes, 0 nays to approve this Conditional Use Permit. A public hearing has been held and the bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 23, BILL 6010 is an ordinance amending Planned Unit Development Ordinance No. 5772 Section III. B. to modify building, parking and drive setbacks to reflect what is proposed in the development plan. A public hearing has been held and the bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 24, BILL 6011 AMENDED is an ordinance approving a Preliminary Development Plan for Lots A, D and F and a final development plan for Lot D. A public hearing has been held and the bill has been read two times and tabled and is now ready for final Council action.



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**PUBLIC HEARING NOTICE**

Maplewood City Council will hold a public hearing on 1/26/16 at 7:30 p.m. in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO 63143, to hear citizen's comments on an amendment to Sec. 56-232 (41) AB District Conditional Uses to allow day care centers as a conditional use.

Ad as appearing in the January 8, 2016 **St. Louis Post-Dispatch**.

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*City  
of Maplewood*



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### **PUBLIC HEARING NOTICE**

Maplewood City Council will hold a public hearing on 1/26/16 at 7:30 p.m. in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO 63143, to hear citizen's comments on a request by Carrie McGee to operate a day care facility at 2305 S. Big Bend Blvd.

Ad as appearing in the January 8, 2016 **St. Louis Post-Dispatch**.



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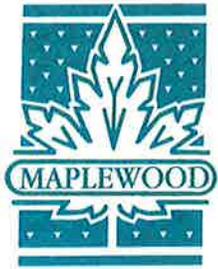
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Ad as appearing in the January 8, 2016 **St. Louis Post-Dispatch**.

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*City  
of Maplewood*

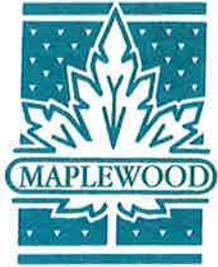


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### **PUBLIC HEARING NOTICE**

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Ad as appearing in the January 8, 2016 **St. Louis Post-Dispatch**.



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## PUBLIC HEARING NOTICE

Maplewood City Council will hold a public hearing on 1/26/16 at 7:30 p.m. in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO 63143, to hear comments on a request by Cozad Commercial Real Estate to amend Sec. III. B. Building, Parking and Drive Setbacks and Use Regulations of PUD Ordinance #5772 for the Sunnen Station Development bound roughly on the north by Sunnen Products, Sunnen Dr. to the south, MetroLink to the east and Hanley Road to the west.

Ad as appearing in the January 8, 2016 **St. Louis Post-Dispatch**.

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*City  
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**PUBLIC HEARING NOTICE**

Maplewood City Council will hold a public hearing on 1/26/16 at 7:30 p.m. in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO 63143, to hear comments on a request by Cozad Commercial Real Estate to approve a Preliminary Development Plan and Final Development Plans for Lots A, D and F of the Sunnen Station Development. The development is on approximately 18.79 acres of land bounded on the north by Sunnen Products Co., west by Hanley Rd., south by Sunnen Dr. and east by the MetroLink right-of-way.

Ad as appearing in the January 11, 2016 **St. Louis Post-Dispatch**.

January 12, 2016

The January 12, 2016 Council meeting was called to order at 7:30 p.m., Mayor James White presiding.

ON ROLL CALL, the following members were present: Councilmember Cerven, Councilmember Dunn, Councilmember Faulkingham, Councilmember Greenberg, Mayor White, Councilmember Wolf and Councilmember Wood.

MOTION TO EXCUSE COUNCILPERSON: No need.

APPROVAL OF THE COUNCIL AGENDA: Councilmember Wood motioned to approve the agenda, duly seconded by Councilmember Cerven, which motion received the approval of the Council.

PUBLIC FORUM: Harley Field, property owner, asked that the Council consider approving Item 21 on the agenda regarding projecting signs in the Special Business District.

ANNOUNCEMENTS: None.

APPROVAL OF THE DECEMBER 22, 2015 CITY COUNCIL MEETING MINUTES: Councilmember Wood motioned to approve, duly seconded by Councilmember Cerven, which motion received the approval of the Council.

**R16-1**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, HONORING AND COMMENDING NICK GANTZ ON HIS ATTAINMENT OF THE EAGLE SCOUT AWARD was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

**R16-2**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF SSM EXECUTIVE HEALTH/SSM MEDICAL GROUP IN THE AMOUNT OF ELEVEN THOUSAND THREE HUNDRED NINETY (\$11,390.00) TO PROVIDE FIT FOR DUTY MEDICAL PHYSICALS FOR TWENTY (20) FIREFIGHTERS was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

**BILL 6006**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 56, ZONING, SECTION 56-232, (41), CONDITIONAL USES USE LIMITATIONS TO ALLOW DAY CARE CENTERS AS A CONDITIONAL USE IN THE AB ARTERIAL BUSINESS DISTRICT was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6006 be moved to its second reading, which motion received the majority approval; by voice vote, of the Council.

On its second reading, it was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 6006 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

**BILL 6007**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO CARRIE MCGEE OF CREATIVE CRAYONS CHILD CARE TO OPERATE A 24-HOUR DAYCARE FACILITY IN THE AB ARTERIAL BUSINESS DISTRICT AT 2305 S. BIG BEND BOULEVARD was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6007 be moved to its second reading, which motion received the majority approval; by voice vote, of the Council.

On its second reading, it was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 6007 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

**BILL 6008**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 56, ZONING, SECTION 56-206, (18) B., CONDITIONAL USES USE LIMITATIONS TO MODIFY THE SQUARE FOOTAGE REQUIREMENTS OF RETAIL SPACE FOR MICRO-BREWERIES IN THE CB COMMUNITY BUSINESS DISTRICT was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6008 be moved to its second reading, which motion received the majority approval; by voice vote, of the Council.

On its second reading, it was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 6008 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

**BILL 6009**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO SIDE PROJECT BREWING TO OPERATE A MICROBREWERY BUSINESS AT 7458 MANCHESTER ROAD was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6009 be moved to its second reading, which motion received the majority approval; by voice vote, of the Council.

On its second reading, it was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 6009 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

**BILL 6010**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE NO. 5772 SECTION III. B. TO MODIFY BUILDING, PARKING AND DRIVE SETBACKS was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6010 be moved to its second reading, which motion received the majority approval; by voice vote, of the Council.

On its second reading, it was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 6010 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

**BILL 6011**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR APPROXIMATELY 18.79 ACRES OF LAND BOUNDED ON THE NORTH BY SUNNEN PRODUCTS COMPANY, ON THE WEST BY HANLEY ROAD, ON THE SOUTH BY SUNNEN DRIVE AND ON THE EAST BY THE METROLINK RIGHT OF WAY AND APPROVING FINAL DEVELOPMENT PLANS FOR LOTS A, D AND F was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6011 be moved to its second reading, which motion received the majority approval; by voice vote, of the Council.

On its second reading, it was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 6011 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

**BILL 6000**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING SUBMISSION TO THE VOTERS IN THE CITY OF MAPLEWOOD AT THE APRIL 5, 2016 ELECTION THE QUESTION OF WHETHER SECTION 3.2, PARAGRAPH 3C DEALING WITH ELECTION AND TERMS FOR CITY COUNCIL MEMBERS SHALL BE AMENDED was given its third and final reading. Councilmember Wood motioned to substitute the amended bill, duly seconded by Councilmember Faulkingham, which motion received the majority approval; by voice vote, of the Council. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 6000 be approved, which motion received the following roll call vote: Ayes members Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, members Cerven and Dunn.

Bill 6000 was approved by the City Council on this 12<sup>th</sup> day of January, 2016 as **Ordinance number 5796**.

**BILL 6001**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING SUBMISSION TO THE VOTERS IN THE CITY OF MAPLEWOOD AT THE APRIL 5, 2016 ELECTION THE QUESTION OF WHETHER SECTION 4.1, ELECTION, TERM, QUALIFICATIONS, DEALING WITH TERMS FOR THE MAYOR SHALL BE AMENDED was given its third and final reading. Councilmember Wood motioned to substitute the amended bill, duly seconded by Councilmember Faulkingham, which motion received the majority approval; by voice vote, of the Council. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 6001 be approved, which motion received the following roll call vote: Ayes members Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, members Cerven and Dunn.

Bill 6001 was approved by the City Council on this 12<sup>th</sup> day of January, 2016 as **Ordinance number 5797**.

**BILL 6002**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING SUBMISSION TO THE VOTERS IN THE CITY OF MAPLEWOOD AT THE APRIL 5, 2016 ELECTION THE QUESTION OF WHETHER SECTION 6.1, ADMINISTRATIVE ORGANIZATION SHALL BE AMENDED BY ELIMINATING THE POSITION OF CITY TREASURER was given its third and final reading. Councilmember Wood motioned to substitute the amended bill, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 6002 be approved, which motion received the following roll call vote: Ayes members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

Bill 6002 was approved by the City Council on this 12<sup>th</sup> day of January, 2016 as **Ordinance number 5798**.

**BILL 6003**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING SUBMISSION TO THE VOTERS IN THE CITY OF MAPLEWOOD AT THE APRIL 5, 2016 ELECTION THE QUESTION OF WHETHER SECTION 11.4 PROCEDURE AFTER FILING, PARAGRAPH (A) SHALL BE AMENDED was given its third and final reading. Councilmember Wood motioned to substitute the amended bill, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 6003 be approved, which motion received the following roll call vote: Ayes members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

Bill 6003 was approved by the City Council on this 12<sup>th</sup> day of January, 2016 as **Ordinance number 5799**.

**BILL 6004**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 6, ADVERTISING, SECTION 6-49, REGULATIONS, PARAGRAPH B(6), SUBPARAGRAPH B was given its third and final reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 6004 be approved, which motion received the following roll call vote: Ayes members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

Bill 6004 was approved by the City Council on this 12<sup>th</sup> day of January, 2016 as **Ordinance number 5800**.

**BILL 6005**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPROVING A REVISED PRELIMINARY PLAT AND A RECORD PLAT FOR THE SUNNEN STATION REDEVELOPMENT: It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6005 be tabled, which motion received the majority approval; by voice vote, of the Council.

**DISCUSSION OF OUTDOOR DINING REGULATIONS:** After discussion, the Council asked that city staff not enforce the ban on outdoor dining as a trial run this winter.

COUNCIL COMMUNICATION: None.

MAYOR'S REPORT: No report.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: Mr. Corcoran stated the solar panels on the City Hall building have been installed.

MOTION TO HOLD A CLOSED SESSION, IF NEEDED, TO DISCUSS MATTERS RELATING TO LITIGATION, LEGAL ACTIONS AND/OR COMMUNICATION FROM THE CITY ATTORNEY AS PROVIDED FOR IN SECTION 610.021(1)RSMO. AND/OR SPECIFICATIONS FOR COMPETITIVE BIDDING UNDER SECTION 610.021(11) AND/OR SEALED BIDS AND RELATED DOCUMENTS AND SEALED PROPOSALS AND RELATED DOCUMENTS UNDER SECTION 610.021(11) AND/OR PERSONNEL MATTERS UNDER SECTION 610.021(13)RSMO. AND/OR EMPLOYEE MATTERS UNDER SECTION 610.021(3)RSMO. AND/OR REAL ESTATE MATTERS UNDER SECTION 610.021(2)RSMO. AND/OR DOCUMENTS RELATED TO A NEGOTIATED CONTRACT UNDER SECTION 610.021(12)RSMO.: No need.

There being no further business before the Council, the meeting adjourned at 8:08 p.m.

January 18, 2016

The January 18, 2016 Council meeting was called to order at 7:30 p.m., Mayor James White presiding.

ON ROLL CALL, the following members were present: Councilmember Cerven, Councilmember Dunn, Councilmember Faulkingham, Councilmember Greenberg, Mayor White, Councilmember Wolf and Councilmember Wood.

MOTION TO EXCUSE COUNCILPERSON: No need.

APPROVAL OF THE COUNCIL AGENDA: Councilmember Wood motioned to approve the agenda, duly seconded by Councilmember Cerven, which motion received the approval of the Council.

PUBLIC FORUM: No one spoke.

**R16-3**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING SUBMISSION TO THE VOTERS IN THE CITY OF MAPLEWOOD AT THE APRIL 5, 2016 ELECTION THE QUESTION OF WHETHER MAPLEWOOD CITY CHARTER SECTION 3.2, PARAGRAPH C DEALING WITH ELECTION AND TERMS FOR CITY COUNCIL MEMBERS SHALL BE AMENDED was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven to approve the resolution which motion received the following roll call vote: Ayes, members Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, members Cerven and Dunn.

**BILL 6000 (as amended)**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING SUBMISSION TO THE VOTERS IN THE CITY OF MAPLEWOOD AT THE APRIL 5, 2016 ELECTION THE QUESTION OF WHETHER MAPLEWOOD CITY CHARTER SECTION 3.2, PARAGRAPH C DEALING WITH ELECTION AND TERMS FOR CITY COUNCIL MEMBERS SHALL BE AMENDED was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6000 (as amended) be moved to its second reading, which motion received the majority approval; by voice vote, of the Council.

On its second reading, it was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 6000 (as amended) be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

MOTION TO AMEND ORDINANCE 5796 AS REFLECTED IN AMENDED BILL 6000: Councilmember Wood motioned to amend Ordinance 5796 as reflected in Amended Bill 6000, duly seconded by Councilmember Cerven, which motion received the approval, by voice vote, of the Council.

There being no further business before the Council, the meeting adjourned at 7:35 p.m.

# INTEROFFICE MEMORANDUM

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To: Mayor and City Council  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: January 15, 2016  
Subject: Engineering Services Supplemental Agreement – Manchester Road Phase 3

Attached is a resolution authorizing the City Manager to approve the attached supplemental agreement for the Manchester Road Phase 3 TIP Project. The original program agreement between the City of Maplewood and Horner & Schiffrin, Inc. was approved by the City of Maplewood on April 24, 2012.

The supplemental agreement is necessary for a several reasons, but mostly to address the lengthy and oftentimes unusual right-of-way acquisition process for 7701 Manchester Road (Beckner Painting). Because of the acquisition delays, the original engineering services completion date has passed and needs to be extended to May 31, 2016. The supplemental agreement also allows for additional funds to be shifted from the right-of-way budget (pending EW Gateway approval) to the engineering services budget for engineering work performed for right-of-way acquisition (court, commissioner's hearing, mediation), utility coordination/design revisions and amounts to provide for additional construction testing services required by MoDOT since the initial contract approval in 2012. Total amounts included are \$7,813.78 for design and \$4,380.54 for construction administration.

Please review the attached resolution and supplemental agreement. Feel free to contact me at 304-0098 if you have any questions, comments or concerns on this matter.

**RESOLUTION**

**R16-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO SIGN A SUPPLEMENTAL AGREEMENT TO THE ENGINEERING SERVICES AGREEMENT FOR THE MANCHESTER ROAD PHASE 3 IMPROVEMENT PROJECT – STP 5401 (669).

WHEREAS, the City of Maplewood and Horner & Shifrin, Inc. signed an engineering services agreement on April 24, 2012 to provide engineering design and construction inspection services for Manchester Phase 3; and

WHEREAS, Right-of-way acquisition delayed the project by eighteen (18) months; and

WHEREAS, The original completion date needs to be extended to May 31, 2016 to complete additional work required due to the right-of-way acquisition and various court appearances;

WHEREAS, MoDOT has added construction testing requirements since the initial contract completion date which requires additional work not in the original contract to be performed by Horner & Shifrin, Inc.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AS FOLLOWS:

The City Manager is hereby approved to sign a supplemental agreement to the engineering services agreement for Horner & Schifrin, Inc. for the Manchester Phase 3 Improvement Project – STP 5401 (669).

Passed this 26th day of January, 2016.

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

Approved this 26th day of January, 2016.

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

**SUPPLEMENTAL AGREEMENT NO. 1  
TO  
ENGINEERING SERVICES CONTRACT**

This Supplemental Agreement is made part of an agreement dated June 11, 2012 between the City of Maplewood and Horner & Shifrin, Inc. for design and construction inspection of project STP-5401(669). The purpose of this Supplemental Agreement is to provide for additional design & inspection items and to extend the completion date of the Final Design Phase in the contract. These additional services shall be in an amount not to exceed Twelve Thousand One Hundred Ninety-Four Dollars and Thirty-Two Cents (\$12,194.32) without further authorization. The total design phase services shall be in an amount not to exceed Seven Thousand Eight Hundred Thirteen Dollars and Seventy-Eight Cents (\$7,813.78) and the total construction phase services shall be in an amount not to exceed Four Thousand Three Hundred Eighty Dollars and Fifty-Four Cents (\$4,380.54). The completion date of the Final Design Phase shall be extended to May 31, 2016. Attachment A outlines the cost breakdown for this Supplemental Agreement.

Supplement Agreement No. 1 accepted as defined herein:

OWNER: \_\_\_\_\_ ENGINEER: Horner + Shifrin, Inc.

BY: \_\_\_\_\_ BY: J.P.G.

TITLE: \_\_\_\_\_ TITLE: Associate Vice President

DATE: \_\_\_\_\_ DATE: 1/6/2016

ATTEST:  
BY: \_\_\_\_\_ BY: David Rubin

TITLE: \_\_\_\_\_ TITLE: PROJECT ENGINEER

DATE: \_\_\_\_\_ DATE: 1-6-2016

Executed by the City on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**ATTACHMENT A**

**CITY OF MAPLEWOOD - MANCHESTER ROAD PHASE 3**  
Federal Project No. STP-5401(669)

**SUPPLEMENTAL AGREEMENT NO. 1**  
JANUARY 6, 2016

DESIGN PHASE (ADDITIONAL):	Task	HOURS			Total Cost
		Roadway Proj. Manager	Roadway Project Engr.	Roadway Design Engr.	
		\$ 62.50	\$ 39.91	\$ 24.99	
	<b>RIGHT-OF-WAY STAKING:</b>				
	Project Management/Coordination with Surveyor	1.5	1.5		\$ 93.75
	Determine Points, Prepare Exhibit				\$ 59.87
	<b>ADDITIONAL UTILITY COORDINATION:</b>				
	Ameren	4	12	4	\$ 828.88
	AT&T	1	4	2	\$ 272.12
	<b>STORM SEWER DESIGN TO AVOID UTILITY CONFLICTS:</b>				
	AT&T - Use of Grate Inlets	3	8		\$ 506.78
	Revisions for Gas & Water Conflicts	2	4	4	\$ 384.60
	<b>CONDEMNATION COORDINATION:</b>				
	(Coordination with ROW Agent	8	4		\$ 659.64
	<b>SUBTOTAL HOURS</b>	0	34	10	
	<b>SUBTOTAL COST</b>	\$ -	\$ 1,336.99	\$ 249.90	\$ 2,805.64
	Payroll Overhead (Labor x 61.56%)				\$ 1,727.15
	General and Administrative Overhead (Labor x 94.31%)				\$ 2,645.99
	<b>SUBTOTAL</b>				\$ 7,178.78
	<b>Other Direct Costs:</b>				
	Travel				\$ 50.00
	Reproduction				\$ 25.00
	Subcontract Pass-Through Costs:				
	ROW Staking (Civil Design, Inc.)				\$ 560.00
	<b>SUBTOTAL</b>				\$ 635.00
	<b>TOTAL SUPPLEMENTAL AGREEMENT NO. 1 (DESIGN)</b>			<b>TOTAL FEE</b>	<b>\$ 7,813.78</b>
	<b>SUMMARY (DESIGN PHASE):</b>				
	ORIGINAL AGREEMENT				\$ 208,876.17
	SUPPLEMENTAL AGREEMENT				\$ 7,813.78
	<b>TOTAL (DESIGN PHASE)</b>				<b>\$ 216,689.95</b>



# INTEROFFICE MEMORANDUM

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To: Mayor and City Council  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: January 15, 2016  
Subject: Subterranean Easement – MSD, 3258 Laclede Station Road

The Metropolitan Sewer District is under a federal mandate to control overcharged sewers during severe storms. As part of their plan, they are constructing massive underwater tunnels throughout St. Louis County to “temporarily hold” overcharged stormwater and sewage during severe storms. Once their system is restored, the overcharged stormwater and sewage would be pumped out of these tunnels.

MSD needs a 50’ subterranean easement at 3258 Laclede Station Road which is immediately adjacent to deer creek in the City of Maplewood for a 19’ diameter tunnel they are planning on installing. The tunnel will be located within the bedrock, deep enough that it will not be visible nor should it cause any issues for any property in the City of Maplewood. The shaft for this tunnel will be located in Brentwood, northwest of the site in question.

Please see the attached ordinance requesting the easement be granted. If you have any questions, comments or concerns regarding this matter, feel free to contact me at 646-3635.

**BILL NO.**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS TO GRANT A SUBTERRANEAN EASEMENT TO THE METROPOLITAN SEWER DISTRICT TO ALLOW A FIFTY FOOT (50') SUBTERRANEAN TUNNEL AND SEWER LINE ON PROPERTY LOCATED AT 3258 LACLEDE STATION ROAD.

WHEREAS, Metropolitan Sewer to install a subterranean easement at 3258 Laclede Station Road to allow for the construction of a 19' diameter tunnel and sewer line to be used during severe storms; and

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

The City Manager is hereby authorized to execute subterranean easement documents with Metropolitan Sewer District for city property located at 3258 Laclede Station Road. A copy of the easement documents are attached to the ordinance.

Passed this 9<sup>th</sup> day of February, 2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

Approved this 9<sup>th</sup> day of February, 2016

\_\_\_\_\_  
James White, Mayor

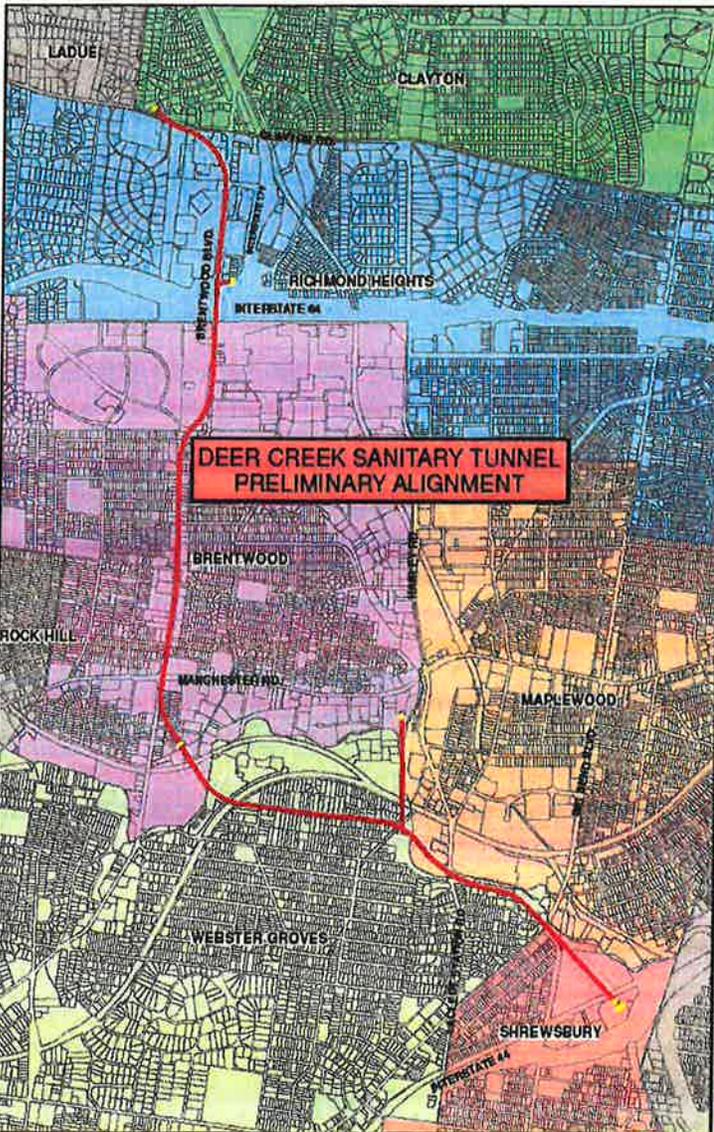
Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

# DEER CREEK SANITARY TUNNEL PROJECT



The Metropolitan St. Louis Sewer District has initiated a large-scale (\$4.7 billion) water quality program whose goal is to alleviate many of the wastewater problems in St. Louis City and County. One of the ways these goals will be achieved is by addressing the requirements of the federal government to eliminate certain sanitary sewer overflows (SSO's) by the year 2023. SSO's are locations which allow peak sanitary sewage flows to spill out of overcharged sanitary sewers into nearby creeks. Before removing these SSO's, additional sanitary sewers and/or storage facilities must be constructed to provide a safe, clean alternative route for the excess flow that the existing sanitary sewers are unable to carry.



After an extensive evaluation of alternatives, including pumping excess flows into large above-ground storage tank farms and/or a network of large open-cut sanitary sewers which would have to be constructed through heavily developed areas and major roadways, it was determined that a deep storage tunnel provided the best solution for the region. It will be the least disruptive and most cost-effective approach to achieve the collection and storage goals of the program.

## Deer Creek Sanitary Tunnel Project

The Metropolitan St. Louis Sewer District (MSD) is planning to construct a Deer Creek Sanitary Tunnel and ancillary facilities by the year 2023. This tunnel will be approximately 3.9 miles long, extending from Clayton Road in the City of Clayton to Interstate 44 in the City of Shrewsbury. It will be tunneled in deep rock between 150-250 feet below ground surface and have an inside diameter of approximately 19 feet. The preliminary alignment is illustrated by the red line in the figure.

The tunnel will collect and temporarily store peak sanitary sewer flows along the Deer Creek Sewer system. This will alleviate the overcharging of the existing sanitary sewer systems in the area that contribute to basement backups and sewer overflows.

## THE DEER CREEK SANITARY TUNNEL FAST FACTS:

- **Length:** approximately 3.9 miles
- **Estimated Construction Cost:** \$300 million (2014 dollars)
- **Anticipated Construction Start Date:** 2016
- **Adjacent Municipalities:**  
The Cities of Clayton, Richmond Heights, Brentwood, Maplewood, Webster Groves and Shrewsbury.

- **Design Engineers:** Parsons

## BENEFITS:

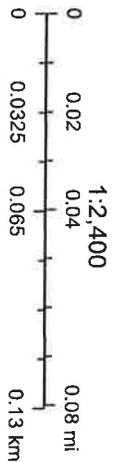
- Provides an outfall for future relief sewers that will alleviate building backups and sewer overflows onto the ground or to creeks
- Controls sewage volume to the waste water treatment plant eliminating an expensive treatment plan expansion.

# St. Louis County Parcel Map



June 24, 2015

Parcel Selected



## SUBTERRANEAN EASEMENT AGREEMENT

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between The City of Maplewood ("Grantor") and The Metropolitan St. Louis Sewer District, a body corporate, a municipal corporation and a political subdivision of the State of Missouri ("Grantee")

### WITNESSETH

Whereas, Grantor desires to grant to Grantee a Subterranean Easement to be located within the Grantors private property which is located 3258 Laclede Station Road in St. Louis County, Missouri; and,

Whereas, the Grantee desires to construct a tunnel located underground in the Easement in which sewer line(s) will be constructed and maintained (as per Exhibits A and B attached hereto and incorporated herein by reference); and,

Whereas Grantor may hereafter desire to construct buildings and/or improvements, which could possibly be located above the tunnel and sewer line(s) that Grantee proposes to construct, and in order to afford protection of the tunnel and sewer line(s); and,

Whereas Grantee is desirous of permitting Grantor to construct buildings and/or improvements over the Easement and whereas Grantee intends that the use and purpose of the proposed tunnel and sewer line(s) shall not interfere with the reasonable and normal use and occupancy of any future buildings and/or improvements;

NOW, THEREFORE, for good and valuable consideration paid by each party hereto, one to the other, the receipt of which is herein acknowledged, and for consideration of the mutual covenants contained herein, Grantor and Grantee hereby agree as follows:

1. Grantor does hereby give, grant, extend, and confer on the Grantee an Easement to build and maintain a tunnel and sewer line(s) in the ground described, as shown hachured on the Easement Plats attached hereto as Exhibits A and B (the "Easement"). Said Easement is restricted and limited to the ground underneath the surface of the land as depicted on Exhibits A and B. Grantee may from time to time enter into the Easement under conditions stated herein to construct, reconstruct, replace, or maintain the sewer line(s) aforesaid, and may assign its rights in this Easement to the State, County or City or other political subdivisions of the State of Missouri, provided that such political entities agree to the terms and assume the obligations of Grantee under this Easement Agreement.
2. That entry into the Easement herein granted shall only be from underground location(s) off Grantor's property unless a separate surface easement is also obtained from Grantor.
3. The development of any buildings and/or improvements over the Easement will not result in a violation of the Easement granted and accepted herein. Grantee hereby agrees that its exercise of rights under this grant of Easement shall not interfere with the reasonable and normal use and occupancy of future buildings and/or improvements located over the Easement, except as otherwise specified herein.

4. The parties hereto agree to execute all additional documents that are necessary in order to fully confirm and facilitate the intent of this agreement.

This Easement Agreement shall be binding upon Grantor, Grantor's heirs, executors and assigns and shall inure to the benefit of the Grantee, its successors and assigns.

IN WITNESS WHEREOF, the said The City of Maplewood has caused these presents to be signed by its Mayor this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
The City of Maplewood  
(Name of Corporation)  
By: \_\_\_\_\_ James White  
\_\_\_\_\_  
Mayor

Attest:

Karen Scheidt  
City Clerk

STATE OF MISSOURI     )  
  ) SS.  
COUNTY OF ST. LOUIS    )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me appeared James White, to me personally known, who being by me duly sworn, did say he is Mayor of The City of Maplewood and that said instrument was signed in behalf of said corporation by authority of its Board of Councilman, and said James White acknowledged said instrument to be the free act and deed of said corporation.

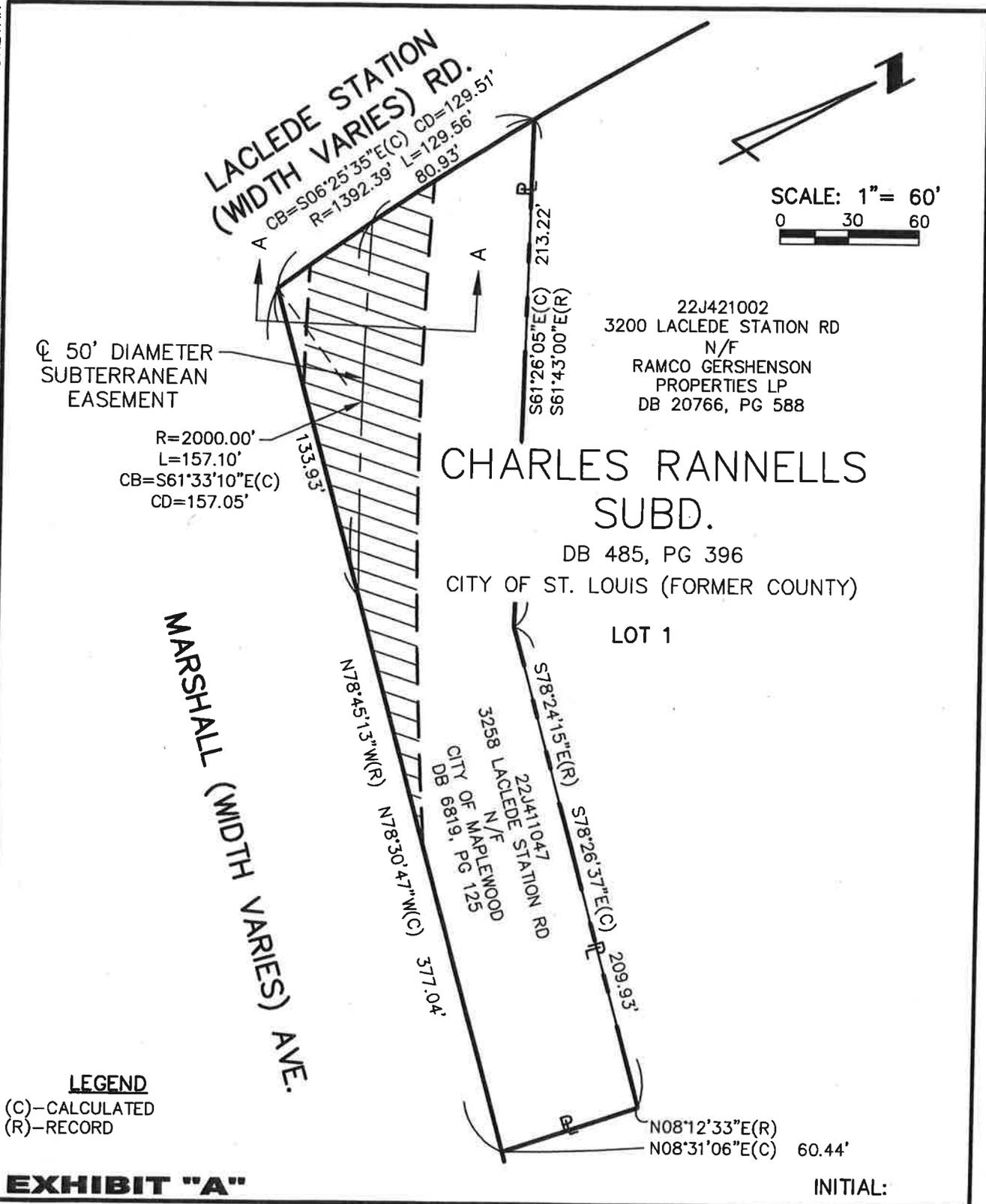
IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

MSD/ENG. 9.10 – Corp - Subterranean Esmt.

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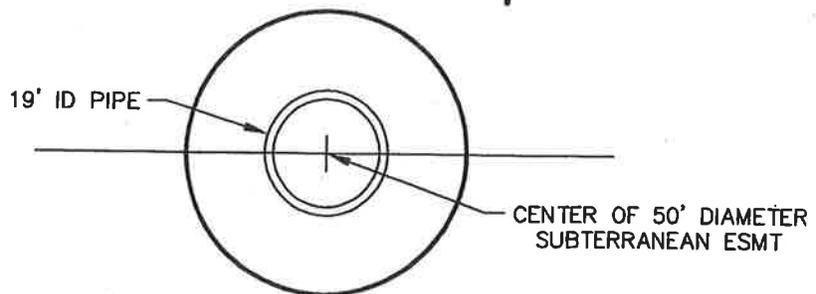
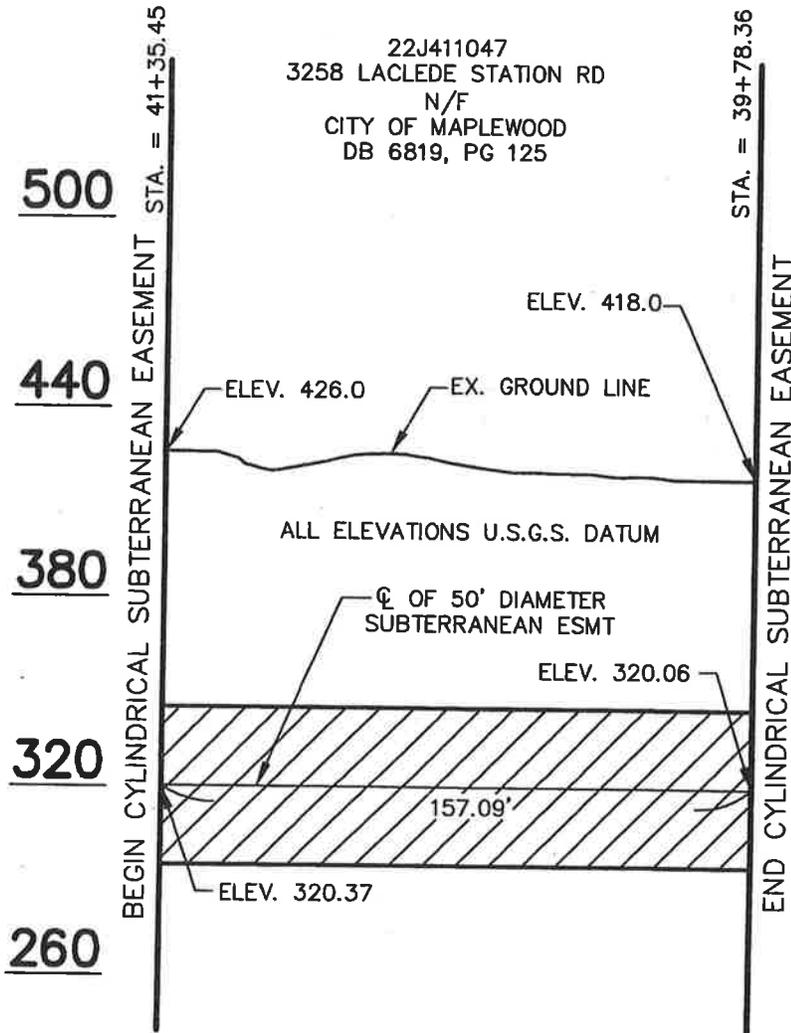


**SUBTERRANEAN EASEMENT PLAT**  
**LOT 1 OF CHARLES RANNELLS SUBD. DEED BOOK 485, PAGE 396**  
**CITY OF ST. LOUIS (FORMER COUNTY)**  
**CITY OF MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI**

DEER CREEK SANITARY TUNNEL  
CLAYTON ROAD TO RDP  
11731

S:\11000-Series\11700-11799\11731 Deer Creek Sanitary Tunnel (Clayton Rd to RDP)\EASEMENTS\11731-12-22J411047-[STE].dwg 5-13-15 01:21:21 PM DHEVAN

SCALE: 1" = 50' HORIZONTAL  
1" = 60' VERTICAL



**SECTION "A-A"**

NOT TO SCALE

INITIAL:

**EXHIBIT "A"**

SUBTERRANEAN EASEMENT PLAT  
LOT 1 OF CHARLES RANNELLS SUBD. DEED BOOK 485, PAGE 396  
CITY OF ST. LOUIS (FORMER COUNTY)  
CITY OF MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI

SHEET 2 OF 2

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING SUBMISSION TO THE VOTERS IN THE CITY OF MAPLEWOOD AT THE APRIL 5, 2016 ELECTION THE QUESTION OF WHETHER MAPLEWOOD CITY CHARTER SECTION 3.2, PARAGRAPH C DEALING WITH ELECTION AND TERMS FOR CITY COUNCIL MEMBERS SHALL BE AMENDED.

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

Section I. The City Council hereby directs that the following question be submitted to the voters of the City of Maplewood: whether Maplewood City Charter, Section 3.2, Paragraph C, Election and terms, shall be amended to read as follows: Council members, other than the mayor, shall be elected to serve staggered three year terms. No person shall serve as a council member for more than three full consecutive terms which commence after the adoption of the amendment to this Section 3.2 (c) of the Charter in April 2016. A Council member’s three-year term of office shall commence at the first regular meeting of the council following his/her election and shall end when his/her successor shall have been duly elected and qualified. Council members holding office at the time of the adoption of the amendment to this Section 3.2 (c) of the Charter in April 2016 shall complete their unexpired terms.

Section II. The ballot question shall read as follows: Shall the Maplewood City Charter, Section 3.2 (c) election and terms, be amended as stated in Ordinance No. 5796 (as amended) to reduce the council term of office from four years to three years and to provide that no person shall serve as a council member for more than three full consecutive terms which commence after adoption of this amendment.

Section III. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this            day of            , 2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen R. Scheidt, Acting City Clerk

Approved this            day of            , 2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen R. Scheidt, Acting City Clerk

**BILL NO. 6005**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPROVING A REVISED PRELIMINARY PLAT AND A RECORD PLAT FOR THE SUNNEN STATION REDEVELOPMENT

WHEREAS, Planned Unit Development Ordinance No. 5772 was approved by the Maplewood City Council on May 26, 2015 which approved a preliminary plat/preliminary development plan dated 4/21/15, prepared by Stock and Associates; and

WHEREAS, this ordinance revises the preliminary plat dated 4/21/15 prepared by Stock and Associates; and

WHEREAS, this ordinance approves a record plat for the Sunnen Station Redevelopment dated 7/1/15, revised to 1/13/16, prepared by Stock and Associates; and

WHEREAS, the Plan and Zoning Commission recommended approval at their December 7, 2015 meeting by a vote of 5 ayes, 0 nays; and

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

Section I. A revised preliminary plat and a record plat for the Sunnen Station Redevelopment are hereby approved.

Section II. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this \_\_\_\_\_, 2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

Passed this \_\_\_\_\_, 2016

\_\_\_\_\_  
James White, Mayor

Attest:

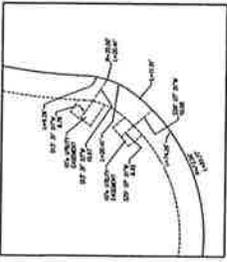
\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

# SUNNEN STATION REDEVELOPMENT

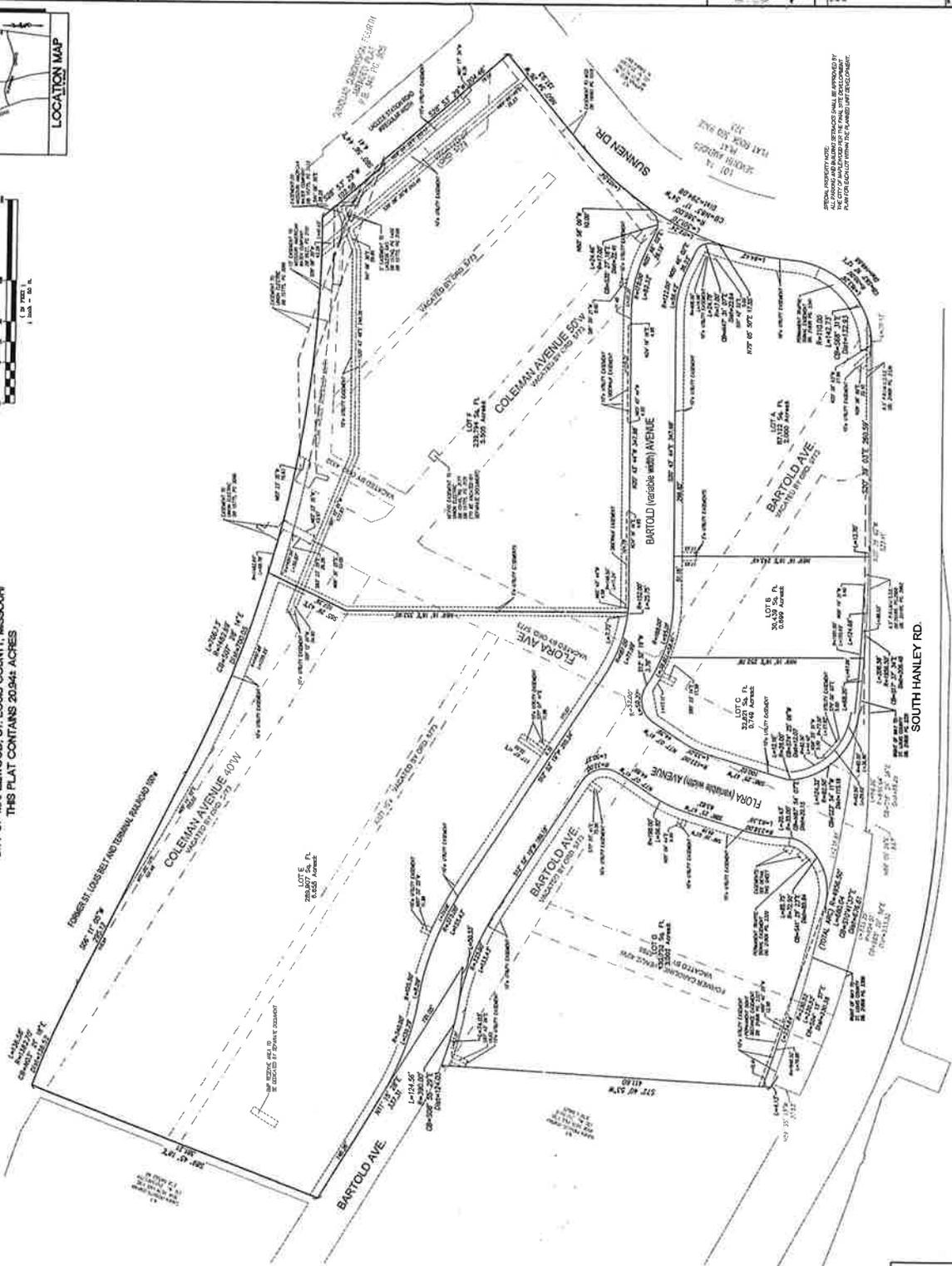
TRACTS OF LAND BEING PART OF E.W. HARTZELL'S SUBDIVISION, PG 1, PG 82, HAYTT'S SUBDIVISION, PG 2, PG 87, BOENECKES SUBDIVISION, PG 7, PG 88, LACLAIDE SUBDIVISION, PG 7, PG 83, REESBOLD BLOCK 5 OF MAPLEWOOD HEIGHTS, PG 7, PG 94, RESUBDIVISION OF BLOCKS 1, 2, 3 OF MAPLEWOOD HEIGHTS, PG 7, PG 9, C.S. RANSELL'S SUBDIVISION BOOK 485 PAGE 306 AND LOT 4A OF SANNOLD SUBDIVISION SEVENTH AMENDED PLAT, PG 860, PG 373, IN U.S. 2939 + 2844, AND PART OF FRAC. SEC. 27 IN TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI

THIS PLAT CONTAINS 20.944 ACRES

LOT D SUBSIDIARY DETAILS  
SCALE: 1" = 20'



GRAPHIC SCALE  
1" = 100' ±



**LEGEND**

- ⊕ Easement
- Easement
- △ Easement

**MISSOURI COUNTY BENCHMARKS**

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- BM 1200

**PREPARED FOR:**  
CORADO COMMERCIAL REAL ESTATE  
CORADO COMMERCIAL REAL ESTATE  
ST. LOUIS, MISSOURI 63114

**ABBREVIATIONS**

- AS - ASBESTOS
- CL - CLAY
- CO - COAL
- CR - CRACK
- CS - CEMENT
- CU - CEMENT
- GL - GROUND LEVEL
- GR - GRAVEL
- IR - IRON
- LA - LIME
- LI - LIME
- LS - LIME
- MA - MASONRY
- MC - MASONRY
- MS - MASONRY
- PA - PAINT
- PL - PLASTER
- PS - PLASTER
- SC - SAND
- SH - SHALE
- SL - SAND
- SP - SAND
- ST - SAND
- TA - TANK
- TR - TRAIL
- UR - UR
- UT - UTILITY
- VA - VA
- VC - VA
- VS - VA
- WA - WATER
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SPECIAL PROPERTY NOTE:  
THIS PLAT IS A REDEVELOPMENT OF THE CITY OF MAPLEWOOD, MISSOURI, AND IS DEVELOPED BY THE CITY OF MAPLEWOOD, MISSOURI, FOR THE REDEVELOPMENT OF THE CITY OF MAPLEWOOD, MISSOURI.



RECORD PLAT  
SUNNEN STATION RE-DEVELOPMENT  
CITY OF MAPLEWOOD  
ST. LOUIS COUNTY, MISSOURI

RECORD PLAT  
SHEET 1

STOCK & ASSOCIATES  
Consulting Engineers, Inc.  
2100 Grand Street  
St. Louis, Missouri 63103  
Phone: (314) 433-1100  
Fax: (314) 433-1101



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 56, ZONING, SECTION 56-232, (41), CONDITIONAL USES USE LIMITATIONS TO ALLOW DAY CARE CENTERS AS A CONDITIONAL USE IN THE AB ARTERIAL BUSINESS DISTRICT.

WHEREAS, the Plan and Zoning Commission recommended approval by a vote of 7 ayes, 0 nays of the amendment to the AB District at their January 4, 2016 meeting; and

WHEREAS, the City Council held a public hearing on January 26, 2016 regarding the proposed amendment to the AB District.

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

Section I. Section 56-232 (41) AB Arterial Business District conditional uses is hereby amended by inserting the following text:

- (l) Day care centers.

Section II. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this      day of      2016

\_\_\_\_\_  
James White, Mayor

Attest: \_\_\_\_\_  
Karen Scheidt, Acting City Clerk

Approved this      day of      2016

\_\_\_\_\_  
James White, Mayor

Attest: \_\_\_\_\_  
Karen Scheidt, Acting City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO CARRIE MCGEE OF CREATIVE CRAYONS CHILD CARE TO OPERATE A 24 HOUR DAYCARE FACILITY IN THE AB ARTERIAL BUSINESS DISTRICT AT 2305 S. BIG BEND BOULEVARD

WHEREAS, Carrie McGee of Creative Crayons Child Care has applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-877 of the Maplewood Code of Ordinances, to provide a daycare center at 2305 S. Big Bend Blvd; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their January 4, 2016 meeting by a vote of 7 ayes, 0 nays; and

WHEREAS, the City Council will hold a public hearing on this conditional use permit at their January 26, 2016 Council meeting.

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

Section I. Carrie McGee of Creative Crayons Child Care is hereby granted a Conditional Use Permit to operate a daycare center at 2305 S. Big Bend Blvd.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and to conditions set forth for the property described in Section I. as follows:

- (A) Permitted and Conditional Uses: The uses permitted in this Conditional Use Permit shall be as follows:
  - 1) All permitted land uses in the AB Arterial Business Zoning District.
  - 2) A daycare center with the following stipulations:
    - a) Evidence of approval for a daycare center operation from the State of Missouri Fire Marshall's Office must be provided to the City of Maplewood in conjunction with the annual renewal of the petitioner's business license.
    - b) The Conditional Use Permit will be for a period of 12 months automatically renewable each year thereafter if there are no complaints from neighbors and/or the city.
    - c) Hours of operation will be 24 hours per day, 7 days per week.
    - d) The number of children permitted on-site within a twenty-four hour period of time shall be subject to the review and approval of the State of Missouri and the City of Maplewood Fire Marshall's Office.

- f) A minimum of six (6) off-street parking spaces must be provided for day care use immediately adjacent to the day care center at 2303 S. Big Bend Blvd.
  - g) Children must be dropped off and/or picked up to the rear (deck) of 2305 S. Big Bend Blvd and vehicles dropping off and/or picking up children must park in the aforementioned parking lot to the north (2303 S. Big Bend Blvd).
  - h) Children being dropped off and/or picked up from the daycare center must be accompanied by an adult at all times.
  - i) Children must remain indoors between 9:00 p.m. and 9:00 a.m.
- (B) Architectural Standards/Sign Requirements: Any exterior changes to the building and/or signage must be approved by the Design and Review Board prior to the issuance of a building permit. All non-conforming signage must be removed prior to the issuance of an occupancy permit/business license.
- (C) Exterior Storage of Materials: No outside storage of materials will be permitted.
- (D) Business Operations: No more than three (3) employees can work on site at any given time.

Section III. Any expansion or alteration of use, structure or site must be approved by the Plan and Zoning Commission prior to the issuance of a building permit.

Section IV. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this        day of        2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

Approved this        day of        2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

## **FINDINGS OF FACT**

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit for a daycare facility at 2305 S. Big Bend Blvd:

- a. The proposed use complies with all applicable provisions of the Zoning Code.
- b. The proposed use will contribute to and promote the community welfare and convenience.
- c. The proposed use will not cause substantial injury to the value of neighboring property.
- d. The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- e. The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- f. The proposed use will not substantially increase traffic hazards.
- g. The proposed use will not substantially increase fire hazards.
- h. The proposed use will not overtax public utilities.
- i. The proposed use will not place an undue burden on municipal services.

**BILL NO. 6008**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 56, ZONING, SECTION 56-206, (18) b., CONDITIONAL USES USE LIMITATIONS TO MODIFY THE SQUARE FOOTAGE REQUIREMENTS OF RETAIL SPACE FOR MICRO BREWERIES IN THE CB COMMUNITY BUSINESS DISTRICT

WHEREAS, the Plan and Zoning Commission recommended approval by a vote of 7 ayes, 0 nays of the amendment to the CB District at their January 4, 2016 meeting; and

WHEREAS, the City Council held a public hearing on January 26, 2016 regarding the proposed amendment to the CB District.

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

Section I. Section 56-206 (18) b. CB Community Business District conditional uses is hereby amended by deleting the existing text and inserting the following text in its stead:

- b. Associated retail operation must utilize a minimum of twenty-five percent (25%) of the total gross floor area of the micro-brewery business operations.

Section II. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this    day of    2016

\_\_\_\_\_  
James White, Mayor

Attest: \_\_\_\_\_  
Karen Scheidt, Acting City Clerk

Approved this    day of    2016

\_\_\_\_\_  
James White, Mayor

Attest: \_\_\_\_\_  
Karen Scheidt, Acting City Clerk

**BILL NO. 6009**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO SIDE PROJECT BREWING TO OPERATE A MICROBREWERY BUSINESS AT 7458 MANCHESTER ROAD

WHEREAS, Cory King of Fermented Projects LLC dba Side Project Brewing applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-877 of the Maplewood Code of Ordinances, to operate a micro-brewery with associated retail at 7458 Manchester Road; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their January 4, 2016 meeting by a vote of 7 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on this conditional use permit at their January 26, 2016 Council meeting.

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

Section I. Cory King is hereby granted a Conditional Use Permit to operate a micro-brewery with associated retail at 7458 Manchester Road.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and to conditions set forth for the property described in Section I. as follows:

- (A) Permitted and Conditional Uses: The uses permitted in this Conditional Use Permit shall be as follows:
  - 1) All permitted land uses in the CB Community Business District.
  - 2) A micro-brewery with associated retail sales operations.
  - 3) Retail sales must be a minimum of twenty-five (25%) of the total gross floor area of the micro-brewery operation.
  - 4) Retail sales hours must be a minimum of twelve (12) hours per week.
- (B) Architectural Standards/Sign Requirements: Any exterior changes to the building and/or signage must be approved by the Design and Review Board prior to the issuance of a building permit. All non-conforming signage must be removed prior to the issuance of an occupancy permit/business license.
- (C) Exterior Storage of Materials: No outside storage of materials will be permitted.

Section III. Any expansion or alteration of use, structure or site must be approved by the Plan and Zoning Commission prior to the issuance of a building permit.

Section IV. The permittee shall, within 30 days, give written acceptance to the terms of this ordinance to the City Council.

Section V. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this        day of        2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

Approved this        day of        2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

## **FINDINGS OF FACT**

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit for a micro-brewery with retail facility at 7458 Manchester Road:

- a. The proposed use complies with all applicable provisions of the Zoning Code.
- b. The proposed use will contribute to and promote the community welfare and convenience.
- c. The proposed use will not cause substantial injury to the value of neighboring property.
- d. The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- e. The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- f. The proposed use will not substantially increase traffic hazards.
- g. The proposed use will not substantially increase fire hazards.
- h. The proposed use will not overtax public utilities.
- i. The proposed use will not place an undue burden on municipal services.

**BILL NO. 6010**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE NO. 5772 SECTION III. B. TO MODIFY BUILDING, PARKING AND DRIVE SETBACKS.

WHEREAS, Planned Unit Development Ordinance No. 5772 was approved by the Maplewood City Council on May 26, 2015; and

WHEREAS, the current building, parking and drive setbacks are the same as the LM Light Manufacturing District; and

WHEREAS, the lots within the planned unit development shall be revised to allow flexibility for building, parking and drive setbacks similar to other large scale planned unit developments within the region; and

WHEREAS, the Plan and Zoning Commission recommended approval of the amendment at their January 4, 2016 meeting by a vote of 7 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on the amendment at their January 26, 2016 Council meeting.

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

Section I. Planned Unit Development Ordinance No. 5772, is hereby amended by amending Section III., Use Regulations, Conditions and Standards by deleting the existing text and inserting the following text in its stead:

- B. Shall be as per the approved final development plan for the planned unit development. The Public Works Director may require fencing, subject to the review and approval of the City of Maplewood, along the east property line to screen parking lots from adjacent residential properties.

Section II. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this            2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

# INTEROFFICE MEMORANDUM

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To: Mayor and City Council  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: January 15, 2016  
Subject: Approval of a Preliminary Development Plan and Final Development Plan for Lot D of the Sunnen Station Development

Attached are copies of a Preliminary Development Plan depicting development of Lot A (Maserati dealership), Lot D (Porsche dealership) and Lot F (apartment complex). Also attached is the Final Development Plan for D. The developer was hoping to have the Final Development Plans completed for Lot A and F complete but are still working on revisions. I anticipate the Final Development Plans for Lot A and F will be completed in the near future.

The attached ordinance was modified from when it was read two times and tabled at the January 12, 2016 meeting. Modifications made include the following: Language approving Final Development Plans for Lots F and A was removed. Language giving the City of Maplewood future approval of a Landscape Plan, Photometric Plan and building elevations was added to allow the City of Maplewood authority to require changes to said plans. For a point of order, please make a motion to substitute the revised bill to incorporate the aforementioned changed language in the attached ordinance.

Please review the attached Preliminary Development Plan and Final Development Plan for Lot D (Porsche) and do not hesitate to contact me at 304-0098 if you have any questions, comments or concerns.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR APPROXIMATELY 18.79 ACRES OF LAND BOUNDED ON THE NORTH BY SUNNEN PRODUCTS COMPANY, ON THE WEST BY HANLEY ROAD, ON THE SOUTH BY SUNNEN DRIVE AND ON THE EAST BY THE METROLINK RIGHT OF WAY AND APPROVING A FINAL DEVELOPMENT PLAN FOR LOT D.

WHEREAS, the Plan & Zoning Commission recommended approval of the Preliminary Development Plan and Final Development Plan for Lots D at its January 4, 2016 meeting by a vote of 7 Ayes, 0 Nays; and

WHEREAS, the City Council held a Public Hearing on January 26, 2016 regarding the Preliminary Development Plan and Final Development Plan for Lot D.

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

Section I. A Preliminary Development Plan for approximately 18.79 acres of land bounded on the north by Sunnen Products Company, on the west by Hanley Road, on the South by Sunnen Drive and on the east by the MetroLink Right of way is approved.

Section II. A Final Development Plan for Lot D of the Sunnen Station Redevelopment is hereby approved subject to the City of Maplewood's approval of a Landscape Plan, Photometric Plan and building elevations for Lot D, as per the language contained in the Planned Unit Development Ordinance #5722 for the Sunnen Station Redevelopment.

Section III. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

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

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_



