CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - MARCH 12, 2007
7:00 PM

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

A. P.Z. 02-2007 The Estates at Upper Kehrs Mill (Micelli Construction): A request for a change of zoning from "NU" Non-Urban to "E" One Acre District for a 10.2 acre tract of land located on the eastern side of Kehrs Mill Road, 4,100 feet south of its intersection with Wild Horse Creek Road. (19U530062, 19U530392)

The public may speak on this item tonight. There will be no vote taken tonight.

B. P.Z. 08-2007 Chesterfield Valley Power Sports (17501 N. Outer 40 Road): A request for an amendment to City of Chesterfield Ordinance 1372 to allow for a two-story building in this "C-8" Planned Commercial District.

The public may speak on this item tonight. There will be no vote taken tonight.

V. APPROVAL OF MEETING MINUTES

A. Approval of February 26, 2007 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **<u>1715 Heathercroft Drive</u>**: Addition to the rear of an existing home zoned "R-2" Residential "PEU" located at 1715 Heathercroft Drive in the Highcroft Estates Subdivision.

The Planning Commission may vote on this item tonight.

B. **<u>Sentrus Place - Site Development Concept Plan</u>**: Site Development Concept Plan and Conceptual Landscape Plan for a "PI" Planned Industrial District located north of Chesterfield Airport Road across from the intersection with Cepi Drive.

The Planning Commission may vote on this item tonight.

C. **<u>Sentrus Office Building (Sentrus Place Lot 4) - Site Development Section Plan</u>**: Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an office building/research facility in a "PI" Planned Industrial District located in the northeast corner of the Sentrus Place development, north of Chesterfield Airport Road across from the intersection with Cepi Drive.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

A. **<u>P.Z. 4-2007 Butler Investment Partnership, LP (Saturn of West County)</u>:** A request for an amendment to City of Chesterfield Ordinance 2099 to allow for one additional permitted use for a 15.01 acre “PC” Planned Commercial District located north of Chesterfield Airport Road and west of Long Road at 91 Long Road, 706 Long Road, 707 Long Road and 750 Long Road.

Staff will discuss issues with the Planning Commission. The Planning Commission may vote on this item tonight.

B. **P.Z. 6-2007 Delmar Gardens Enterprises (Ordinance Amendment):** A request for an amendment to City of Chesterfield Ordinance 2129 to change the building setbacks, parking structure setbacks, parking and loading space setbacks for a 8.477 acre "PC" Planned Commercial District located near the intersection of North Outer Forty and Conway Road at 14805 North Outer Forty Drive.

Staff will discuss issues with the Planning Commission. The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

Note: The Planning Commission will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

IV.A.

NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on March 12, 2007 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.
Said Hearing will be as follows:

P.Z. 02- 2007 The Estates at Upper Kehrs Mill (Micelli Construction): A request for a change of zoning from "NU" Non-Urban to "E" One Acre District for a 10.2 acre tract of land located on the eastern side of Kehrs Mill Road, 4,100 feet south of its intersection with Wild Horse Creek Road. (19U530062, 19U530392)

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review from the Department of Planning at Chesterfield City Hall, 690 Chesterfield Parkway West, weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Annissa G. McCaskill-Clay, Assistant Director of Planning by telephone at 636-537-4737 or by email at amccaskill@chesterfield.mo.us.

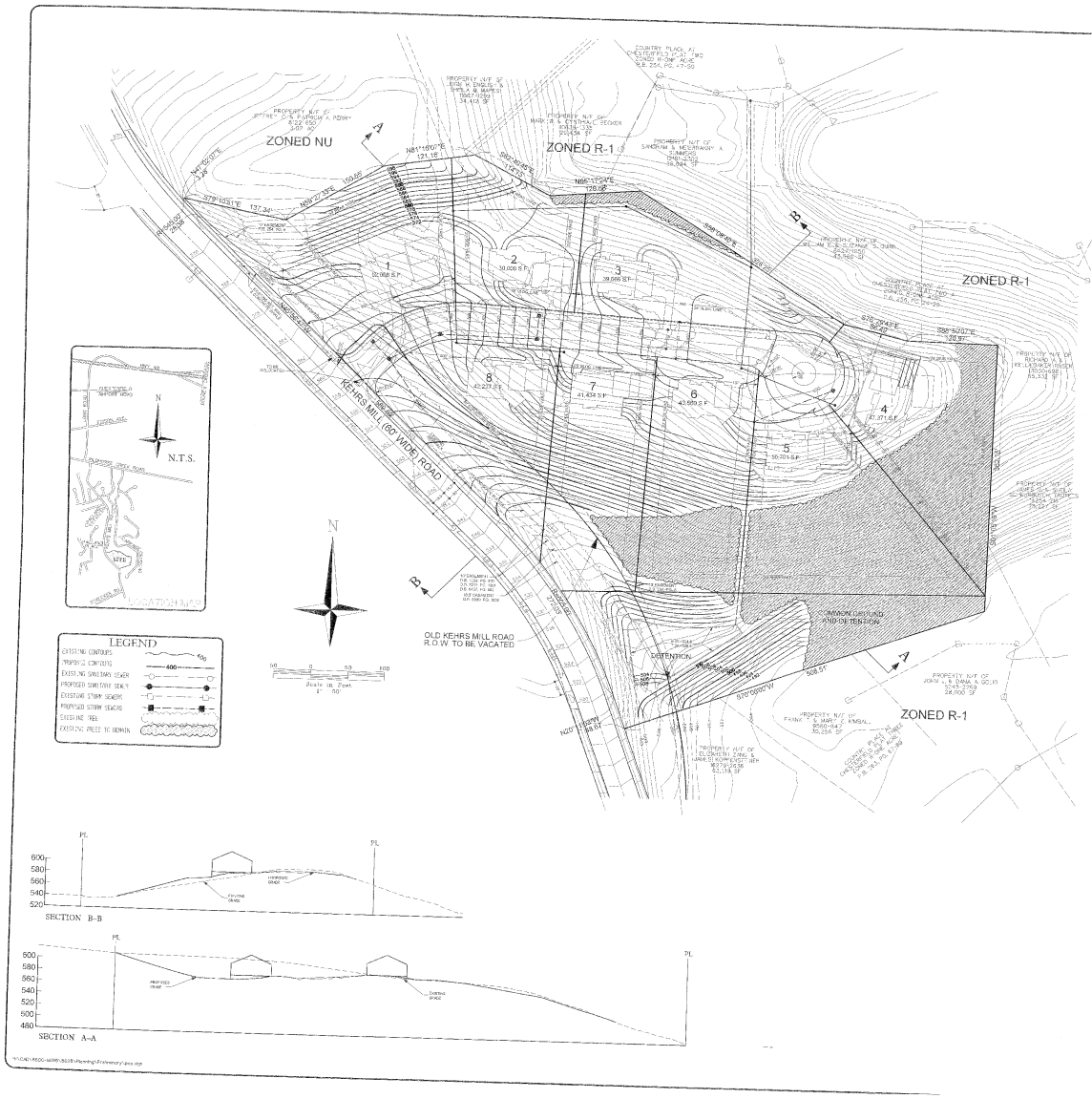
CITY OF CHESTERFIELD
Maurice Hirsch, Chair,
Chesterfield Planning Commission

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

Legal Description

A tract of land being Lots 1 and 2 of “Upper Kehrs Mill”, a subdivision according to the plat thereof recorded in Plat Book 254, Page 6 of the St. Louis County Records and part of vacated Kehrs Mill Road and part of the Excess Acquisition parcel acquired by St. Louis County, Missouri as described in the Deed recorded in Book 11229, Pages 591 through 594 of the St. Louis County Records in U.S. Survey 886 and Fractional Section 18, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the most western corner of said Lot 2 of “Upper Kehrs Mill”; thence Eastwardly along the North lines of said Lot 2 the following courses and distances: South 79 degrees 10 minutes 51 seconds East 137.34 feet, North 59 degrees 27 minutes 33 seconds East 150.65 feet, North 81 degrees 16 minutes 07 seconds East 121.16 feet, South 62 degrees 40 minutes 45 seconds East 114.75 feet and North 85 degrees 17 minutes 24 seconds East 120.68 feet to the Northwest corner of said Lot 1 of “Upper Kehrs Mill”; thence along the boundary lines of said Lot 1 the following courses and distances: South 58 degrees 08 minutes 40 seconds East 328.25 feet, South 76 degrees 29 minutes 43 seconds East 86.49 feet, South 88 degrees 50 minutes 07 seconds East 120.97 feet, and South 01 degrees 05 minutes 16 minutes West 362.15 feet to the Southeast corner of said Lot 2 of “Upper Kehrs Mill”; thence Westwardly along the South line of said Lot2 and its prolongation Westwardly South 70 degrees 08 minutes 00 seconds West 508.51 feet to the Northeast Right-of-way line of Kehrs Mill Road, 60 feet wide as established by aforesaid Excess Acquisition parcel deed to St. Louis County, Missouri; thence Northwestwardly along said Northeast Right-of-way line of Kehrs Mill Road, 60 feet wide, the following courses and distances: North 20 degrees 11 minutes 03 seconds West 48.67 feet, along a curve to the left whose radius point bears South 69 degrees 48 minutes 57 seconds West 605.00 feet from the last mentioned point, a distance of 272.03 feet, North 45 degrees 56 minutes 47 seconds West 589.89 feet and along a curve to the right whose radius point bears North 44 degrees 03 minutes 13 seconds East 545.00 feet from the last mentioned point, a distance of 28.36 feet to a point; thence North 47 degrees 02 minutes 07 seconds East 3.28 to the point of beginning and containing 10.270 acres according to calculations based on record information by Volz Incorporated on November 20, 2006.



PROPERTY DESCRIPTION:

A tract of and being Lots 1 and 2 of "Upper Kehrs Mill", a subdivision according to the plat thereof recorded in Plat Book 354, Page 6 of the St. Louis County Records and part of vacated Kehrs Mill Road and part of the Extreme Appropriation parcel acquired by St. Louis County, Missouri as described in the Deed recorded in Book 11239, Pages 592 through 594 of the St. Louis County Records in U.S. Survey 398, and Fractional Section 18, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the most western corner of said Lot 2 of "Upper Kehrs Mill", thence Easterly along the North lines of said Lot 2 the following courses and distances: South 13 degrees 16 minutes 51 seconds East 137.34 feet, North 68 degrees 27 minutes 38 seconds East 150.65 feet, North 67 degrees 16 minutes 17 seconds East 131.16 feet, South 15 degrees 40 minutes 45 seconds East 114.75 feet and North 80 degrees 17 minutes 24 seconds East 100.06 feet to the Northwest corner of said Lot 1 of "Upper Kehrs Mill", thence along the boundary lines of said Lot 1 the following courses and distances: South 08 degrees 04 minutes 44 seconds East 325.35 feet, South 73 degrees 09 minutes 43 seconds East 85.48 feet, South 38 degrees 30 minutes 07 seconds East 139.97 feet, South 19 degrees 05 minutes 16 minutes West 302.15 feet to the Southwest corner of said Lot 2 of "Upper Kehrs Mill", thence Westerly along the South line of said Lot 2 on the Extreme Appropriation Westerly, South 70 degrees 56 minutes 56 seconds West 608.61 feet to the Northeast Right-of-Way line of Kehrs Mill Road, 60 feet wide as established by Ordinance Extreme Appropriation parcel deed in St. Louis County, Missouri, thence Northwesterly along said Northeast Right-of-Way line of Kehrs Mill Road, on the right, the following courses and bearing: North 20 degrees 11 minutes 03 seconds West 48.67 feet, sliding to the left on a curve, the chord of which bears South 69 degrees 46 minutes 37 seconds West 600.90 feet from the last mentioned point, a distance of 2,216.65 feet, North 45 degrees 06 minutes 42 seconds West 189.89 feet and North 44 degrees 53 minutes 18 seconds East 545.00 feet from the last mentioned point, a distance of 24.56 feet to a point, thence North 47 degrees 07 minutes 07 seconds East 3.75 to the point of beginning and containing 10.29 acres according to calculations based on record information by Volz Incorporated on November 28, 2006.

NOTES:

Locator numbers: 19U 03 0082
19U 03 0092
19U 03 0402

Owners of Record: Grayanne S. Mary, in Grayanne Trustee
1600 Kehrs Mill Road
Chesterfield, MO 63005

AT LOUIS COUNTY
1600 Kehrs Mill rd.

Prepared by: Volz Incorporated
13800 Indian Head Ind'l. Blvd
St. Louis, MO 63132

Proposer Per: Mark Construction
2207 Sycamore Drive
Chesterfield, MO 63017

Area of Site: 10.29 Acres

Existing Zoning: NU Non-urban

Proposed Zoning: R One

Proposed Use: Single Family Residences

Density Calculations: Gross Area of Site: 10.29 Acres

(10.29 Acres x 43,560 s.f.) / 45,000 s.f. = 10.26 Acres

Min. Lot Area: 22,000 s.f.
Max Lots Allowed: 10
Lots Proposed: 8

Parking Calculations: 8 lots (2 spaces per lot) = 16 spaces

Existing Tree Mass: 5.08 Acres

Tree Mass to Remain: 3.06 Acres – 30%

Setbacks: 35' Front Yard (from streets)
35' Rear Yard
20' Side Yard (40' total between structures)
- note: 5 side yard setbacks may be reduced by up to five (5) feet if the adjacent lot is negotiating side yard is increased by the same amount so the distance between structures remains at the minimum required.

This site is in the following districts:
Metropolitan St. Louis Sewer District
Rockwood R-6 School District
Chesterfield Fire Protection District
Caulks Creek Watershed

This site is in the following utility service areas:
Ameren UE
Charter Communications (Cable TV)
Laclede Gas Company
Missouri American Water Company
AT&T Telephone Company

1. Sanitary sewer connections shall be as approved by the St. Louis County & Metropolitan St. Louis Sewer District.
2. Stormwater management shall be designed pursuant to the City of Chesterfield & Metropolitan St. Louis Sewer District requirements.
3. The location of storm and sanitary sewer improvements are approximate only. Actual locations shall be determined by field operations and shall be indicated on the improvement plans.
4. Grading shall be per City of Chesterfield standards.
5. All grading and drainage to be in conformance with the City of Chesterfield and Metropolitan St. Louis Sewer District standards.
6. No slopes shall exceed 3 (horizontal) to 1 (vertical), unless justified by geotechnical report, which has been accepted and approved by the city of Chesterfield.
7. All sidewalks are to be constructed to St. Louis County ADA Standards.
8. All proposed improvements shall be constructed to St. Louis County standards.
9. Storm water shall be discharged at an adequate natural discharge point. Sinkholes are not adequate discharge points.
10. Prior to Special Use Permit issuance by the St. Louis County Department of Highways and Traffic a special cash escrow or a special escrow supported by an irrevocable Letter of Credit must be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.
11. The underground utilities shown hereon were plotted from available information and do not necessarily reflect the actual existence, non-existence, size, type, number or locations of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities. Construction or improvements in the field prior to any grading. These provisions shall in no way absolve any party from complying with the underground facility safety and damage prevention act, Chapt ter 319, RSMO.
12. Access to this development from Kehrs Mill Road shall be via one entrance located near existing entrance to provide required sight distance and constructed to St. Louis County standards as directed by the St. Louis County Department of Highways and Traffic.
13. ALL EXISTING STRUCTURES TO BE REMOVED

By order of Mark Construction, we have prepared a Preliminary Development Plan, the results of which are currently represented on this drawing, which is a Preliminary Development Plan – NOT FOR CONSTRUCTION – and was prepared for the sole limited purpose of providing a concept for the proposed development of the tract and is intended only for the preliminary use of governmental reviewing authorities for the purpose of obtaining approval of a concept and is subject to such comments, recommendations or revisions as may be deemed necessary or appropriate in furtherance of such purposes.

In the preparation of this plan, no grading balances have been done and this concept plan is subject to that which a more detailed evaluation may indicate, soils and sub-surface information have not been available and hence not taken into account; boundary lines have been prepared from information supplied by the client without benefit of the events of field surveys; topographic data has been taken from existing maps and not verified by physical elevations; zoning overlay is unofficial, and the location, capacity, and availability of utilities are taken from available information and have not been verified; accordingly, the undersigned disclaims responsibility for the accuracy of the aforesaid matters, for others of this nature may be necessary to address all other issues of development.

Timothy J. Meyer
2/15/07

Roger D. Allen, P.L.S.
Professional Land Surveyor
MO P.L.S. #2185

VOLZ
ENGINEERING, LAND SURVEYING, LAND DEVELOPMENT
Incorporated
13800 Indian Head Industrial Blvd.
St. Louis, Missouri 63132
Phone: 314-993-0500
Fax: 314-993-0529
Website: volzinc.com

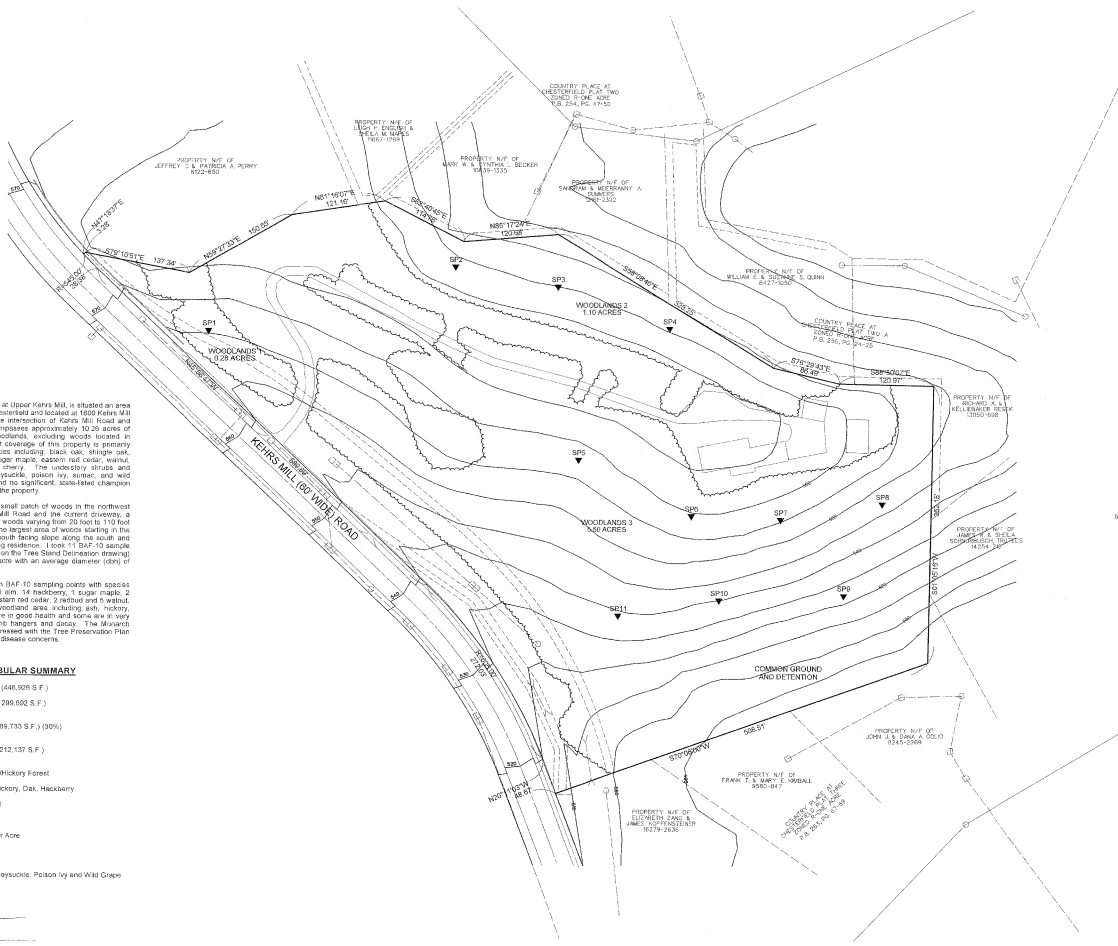
MARK CONSTRUCTION
2207 SYCAMORE DRIVE
CHESTERFIELD, MO. 63017
636-530-9667 FAX
636-394-7667

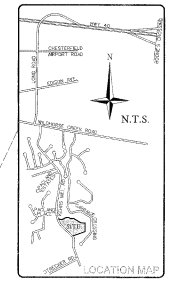
The Estates at Upper Kehrs Mill

PRELIMINARY DEVELOPMENT PLAN

8628

Revisions





This proposed development, The Estates at Upper Kehrs Mill, is situated an area of west St. Louis County in the City of Chesterfield and located at 1600 Kehrs Mill Road. This property is just north of the intersection of Kehrs Mill Road and Strecker Road. The development encompasses approximately 10.26 acres of land with a total of 6.88 acres in woodlands, excluding woods located in dedicated easements. The woody plant coverage of this property is primarily upland oak/hickory forest with the species including: black oak, shingle oak, hickory, hackberry, ash, elm, catalpa, sugar maple, eastern red cedar, walnut, boxelder, sassafras, redbud and black cherry. The understory shrubs and herbaceous species include bush honeysuckle, poison ivy, sumac, and wild grape. During my site inspection, I found no significant, state-listed champion trees or rare trees and plants, located on the property.

The 6.88 acre wooded area includes: a small patch of woods in the northwest corner of the property between Kehrs Mill Road and the current driveway, a wooded north facing slope with a band of woods varying from 20 foot to 110 foot deep along the north property line, and the largest area of woods starting in the northeast corner and growing across a south facing slope along the south and southwest property line, below the existing residence. I took 11 BAF-10 sample points in the woodlands (locations shown on the Tree Stand Delineation drawing) and recorded a density of 86 trees per acre with an average diameter (dbh) of 9.0".

There were 95 trees tallied on the eleven BAF-10 sampling points with species including 12 oak, 13 hickory, 24 ash, 16 elm, 14 hackberry, 1 sugar maple, 2 black cherry, 1 sassafras, 1 catalpa, 1 eastern red cedar, 2 redbud and 6 walnut. There are Monarch Trees within the woodland area including ash, hickory, walnut, and oak. Some of these trees are in good health and some are in very poor condition with large dead wood, limb hangers and decay. The Monarch Trees will be individually located and addressed with the Tree Preservation Plan documents. There are no major insect or disease concerns.

TREE STAND DELINEATION TABULAR SUMMARY

Acreage of Site:	10.26 acres (446,926 S.F.)
Tree Canopy Coverage of Wooded Area	6.88 acres (299,692 S.F.)
Tree Canopy Coverage Required:	2.06 acres (89,733 S.F.) (30%)
Tree Canopy Coverage Allowed to be Removed:	4.82 acres (212,137 S.F.)
Forest Type:	Upland Oak/Hickory Forest
Dominant Species:	Ash, Elm, Hickory, Oak, Hackberry
Significant, State-listed Champions or Rare Trees & Plants:	None Found
Density Expressed in Trees Per Acre:	86 Trees Per Acre
Average Diameter:	9.0" dbh
List of Understory Species:	Sumac, Honeysuckle, Poison Ivy and Wild Grape
Apparent Health Problems:	None

Bruce Vawter
Consulting Forester
Certified Arborist # MW-0455A
Certified Forester #2501

MUDLI CONSTRUCTION
2237 SYCAMORE DRIVE
CHESTERFIELD, MO. 63017
636-256-9667

VOLZ INCORPORATED
CIVIL ENGINEERS
LAND SURVEYORS
TRANSPORTATION
ENVIRONMENTAL SPECIALISTS
Corporate Campus in Maryland Heights
11675 Rhode Island Ave.
St. Louis, Missouri 63146
(314) 872-8122 FAX (314) 872-8123
www.volzinc.com

The Estates at Upper Kehrs Mill

TREE STAND DELINEATION PLAN

8628

10-16-2006

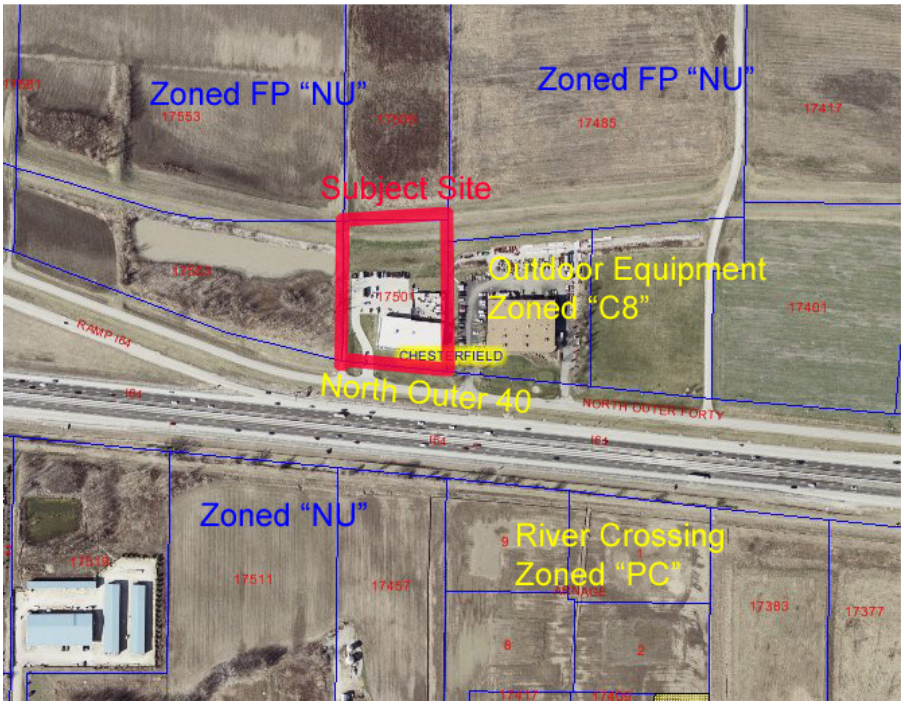
IV.B.

NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on March 12, 2007 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearings will be as follows:

P.Z. 08-2007 Chesterfield Valley Power Sports (17501 N. Outer 40 Road): a request for an amendment to City of Chesterfield Ordinance 1372 to allow for a two-story building in this "C-8" Planned Commercial District. (17U510051)



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review from the Department of Planning at Chesterfield City Hall, 690 Chesterfield Parkway West, weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Aimee Nassif, Senior Planner of Zoning Administration by telephone at 636-537-4745 or by email at anassif@chesterfield.mo.us.

CITY OF CHESTERFIELD
Maurice Hirsch, Chair,
Chesterfield Planning Commission

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

LEGAL DESCRIPTION

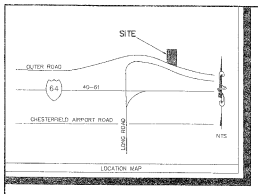
A tract of land being Lot 1 of Koester Acres, City of Chesterfield , St. Louis County, Missouri, as per plat recorded in Plat Book 207 Page 1 of the St. Louis County Records, Township 45 North, Range 4 East of the Fifth Principal Meridian, said tract being more particularly described as follows:

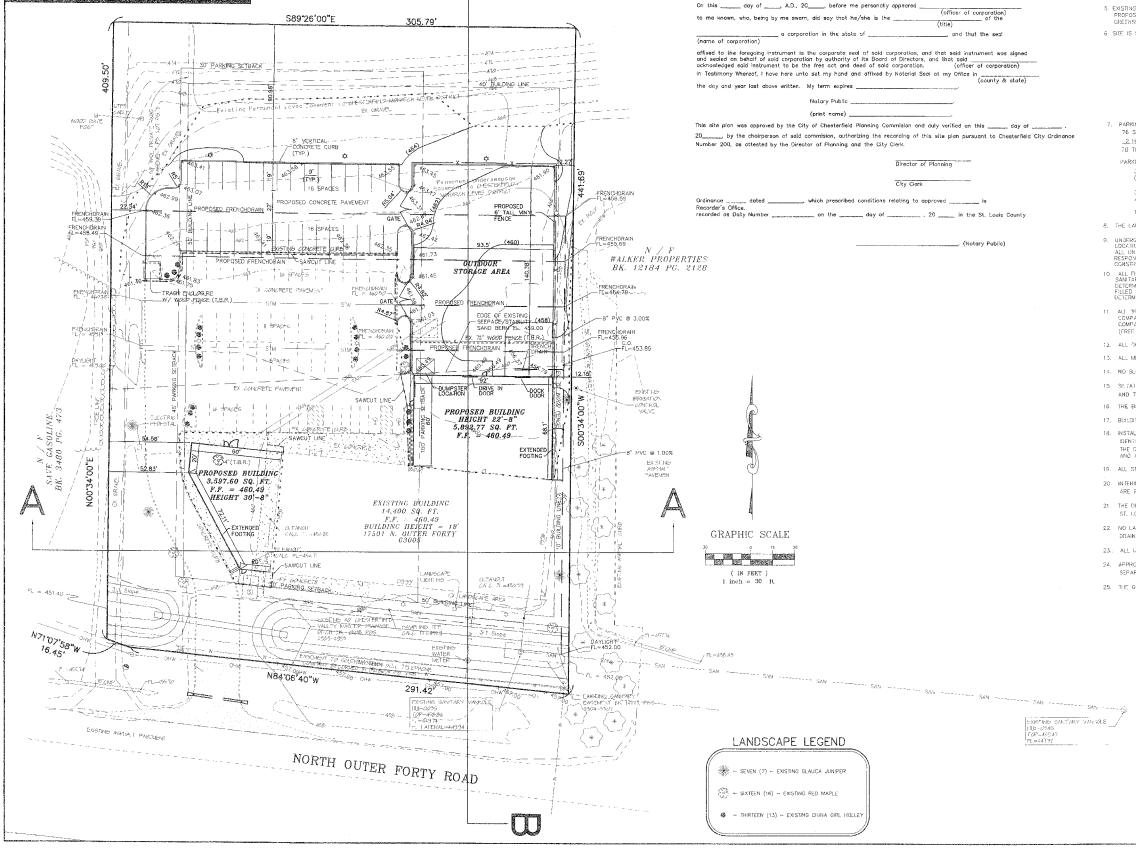
Beginning at a point on the Northern right-of-way line of Interstate Highways 4061, said point being 185.00 feet perpendicularly distant North of Station 200 +30, thence along said right-of-way line, North 71 degrees 07 degrees 07 minutes 58 seconds West 16.45 feet to appoint being the Southeast corner of a tract conveyed to Save Gasoline by deed recorded in Book 3480 Page 473 of the St. Charles County Records, thence leaving said right-of-way line along the Northwest corner of Lot 1, thence along the North line of said Lot 1, South 89 degrees 26 minutes 00 seconds East 305.79 feet to the Northeast corner of said Lot 1, being on the West line of a tract convey red to Peter Willi by deed recorded in Book 2159 Page 462 of the St. Louis County Records, thence along said West line, South 00 degrees 34 minutes 00 seconds West 441.69 feet to a point on the aforesaid right-of-way line of Interstate 40-61, thence along said right-of-way line North 84 degrees 06 minutes 40 seconds West 291.42 feet to the Point of Beginning and containing 3.00 acres as per calculations by Bax Engineering Company, Inc., during August, 1997.

AN AMENDED SITE DEVELOPMENT PLAN FOR

CHESTERFIELD VALLEY POWER SPORTS, INC.

A TRACT OF LAND BEING LOT 1 OF
KOESTER ACRES, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
AS RECORDED IN PLAT BOOK 207 PAGE 1
OF THE ST. LOUIS COUNTY, MISSOURI RECORDS





State of _____

County of _____

On this _____ day of _____, A.D., 20_____ before me personally appeared _____ (officer of corporation) to me known, who, being by me sworn, did say that he/she is the _____ (title) of the _____ (name of corporation) a corporation in the state of _____ and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and that said _____ (officer of corporation) acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have here unto set my hand and affixed by Notarial Seal at my Office in _____ (county & state) the day and year last above written. My term expires _____

Notary Public _____

(print name) _____

This site plan was approved by the City of Chesterfield Planning Commission and duly verified on this _____ day of _____, 20_____, by the chairperson of said commission, authorizing the recording of this site plan pursuant to Chesterfield City Ordinance Number 200, as attested by the Director of Planning and the City Clerk.

Director of Planning _____

City Clerk _____

Ordinance _____ dated _____, which prescribed conditions relating to approved _____ is Recorder's Office, recorded as Daily Number _____ on the _____ day of _____, 20 _____ in the St. Louis County

_____ (Notary Public)

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

DEVELOPMENT NOTES

1. CURRENT OWNER & DEVELOPER: AUFFENBERG – WILLIAMS L.L.C.
   17501 NORTH OUTER FORTY ROAD
   CHESTERFIELD, MO 63005
   (636) 449-1500
   JOHN J. & CAROLINE A WILLIAMS – MANAGERS
2. PRESENT ZONING: CITY OF CHESTERFIELD C-8 & FP2-8
3. EXISTING USE: SALES AND SERVICE OF NEW AND USED MOTORCYCLES, MOTOR SCOOTERS, ATVS, PERSONAL WATERCRAFT BOATS, JET BOATS, AND TRAILERS.
4. AREA OF TRACT: 3.00 ACRES
5. EXISTING BUILDINGS: 14,400 S.F.
   PROPOSED ADDITIONS: 9,490.37 S.F.
   GREENSPACE REQUIRED/AVAILABLE REMAINING: 55,761.93 S.F. – 42.67%
6. SITE IS SERVED BY:
   GAS: LACLEDE GAS COMPANY, 3792 FOREST PARK BLVD. ST. LOUIS, MO 63108, (314) 658-5419
   TELEPHONE: S.W. BELL TELEPHONE, 12930 OLIVE STREET RD. ST. LOUIS, MO 63141, (314) 273-0023
   ELECTRIC: UNION ELECTRIC COMPANY, 1901 CHOUTEAU ST. LOUIS, MO 63103, (314)621-3222
   SEWER: METROPOLITAN ST. LOUIS SEWER DIST. 2000 HAMPTON ST. LOUIS, MO 63139-2979, (314) 768-6274
   WATER: ST. LOUIS COUNTY WATER CO. 535 NEW BALLAS RD. ST. LOUIS, MO 63141, (314) 768-6274
7. PARKING PROVIDED:
   76 SPACES (9'x 19' = 171 sf each) (12,996 sf total)
   2 HANDICAP (8'x 18' and 8' x 19' hatched 456 sf total)
   78 TOTAL SPACES (13,452 sf total) plus 8 motorcycle spaces
   PARKING REQUIRED:
   3.00 spaces / 1,000 sq.ft. sales & showroom (12,997 sq.ft. showroom / 1,000) x 3.33 = 43 spaces
   3 spaces / service bay
   4 bays x 3 = 12 spaces
   TOTAL PARKING REQUIRED = 55 spaces
8. THE LAND DIVISION IS AN ACCURATE REPRESENTATION OF THE RECORDED SUBDIVISION PLAT.
9. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.
10. ALL FILLED PLACES, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, SHALL BE COMPACTED TO 100 MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-1557). ALL FILLED PLACES WITHIN PUBLIC ROADWAYS SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, Method C" (A.S.T.M. D-698).
11. ALL TRENCH BACKFILLS UNDER PAVED AREAS SHALL BE GRANULAR BACKFILL AND SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-1557). ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR ROCKS). ALL TRENCH BACKFILLS SHALL BE WATER JETTED.
12. ALL GRADES SHALL BE within 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
13. ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
14. NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODDED OR SEEDED AND MULCHED.
15. SEDIMENTATION CONTROL TO BE PROVIDED AS DIRECTED BY THE CITY OF CHESTERFIELD AND ST. LOUIS CO. DEPT. HWYS. AND TRAFFIC AND PUBLIC WORKS GRADING INSPECTOR.
16. THE BUILDING SHALL BE HANDICAPPED ACCESSIBLE.
17. BUILDING AND WALKS ARE TO CONFORM TO ADA REQUIREMENTS.
18. INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION IF PROPOSED, SHALL BE REVIEWED BY THE DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATIONS AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
19. ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
20. WITHIN STORMWATER DRAINAGE CONTROL IN THE FORM OF SALVATION CONTROL MEASURES ARE REQUIRED.
21. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH ST. LOUIS COUNTY AND M.S.D. STANDARDS.
22. NO LANDSCAPING SHALL BE PLACED WITHIN THE LIMITS OF THE CHESTERFIELD VALLEY MASTER DRAINAGE DITCH.
23. ALL UTILITIES WILL BE PLACED UNDERGROUND.
24. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. APPROVAL FOR SIGNAGE IS A SEPARATE PROCESS.
25. THE GOVERNING ORDINANCE FOR THIS SITE IS 1372.

REFERENCE BENCHMARK:

MSD 12-V7 ELEVATION 460.06 "STANDARD ALUMINUM DISK" STAMPED SL-38, 1966. DISK IS 101.4' +/- THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CARRIE DRIVE.

SITE BENCHMARK:

ELEVATION 457.34 "COLD CROSS" IN CONCRETE BASE OF RIGHT OF WAY MARKER LOCATED NEAR THE SOUTHWEST CORNER OF SITE.

FLOOD PLAIN NOTE

THIS SITE IS LOCATED IN ZONE "X" DEFINED AS: AREAS OF THE 500-YEAR FLOOD; AREAS OF THE 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. INFORMATION PER F.I.R.M. MAP NUMBER 29189C0140 H DATED 2 AUGUST 1995.

LANDSCAPE LEGEND

- SEVEN (7) – EXISTING GLAUCA JUNIPER
- SIXTEEN (16) – EXISTING RED MAPLE
- THIRTEEN (13) – EXISTING CHINA GIRL HOLLEY

MSD BASE MAP: 17-U MSD REF#: P-0022442-00

PREPARED FOR: AUFFENBERG – WILLIAMS L.L.C.
17501 NORTH OUTER FORTY ROAD
ST. LOUIS, MO 63005
(636) 449-1500

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to those printed documents bearing my original signature or other Drawings, Specifications, Plans, Reports or documents not intended to be used for construction purposes, or not of a nature or engineering or land survey.

STATE OF MISSOURI
JOHN J. WILLIAMS
NUMBER E-29317

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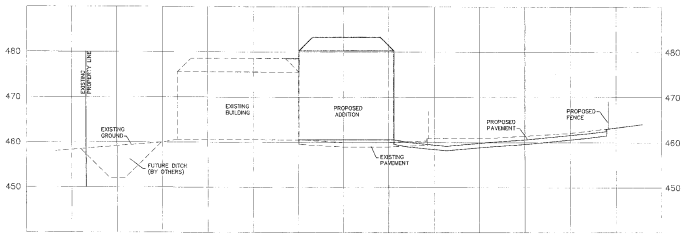
REVISIONS

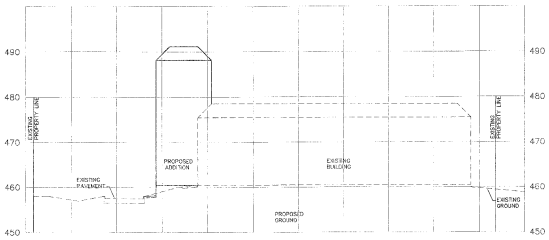
ENGINEERING
PLANNING
SURVEYING
121 Point West Blvd.
St. Charles, MO 63301
636-923-5862
FAX 923-1718

4-26-05	DATE
97-9141A	PROJECT NUMBER
1 OF 2	SHEET OF
9141APRF.DWG	FILE NAME
AJ	DRAWN
AJ CLH	DESIGNED CHECKED



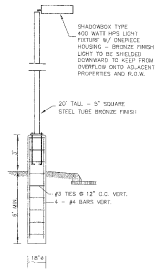
SECTION B-B

SCALE:
1"=30' HORIZONTAL
1"=10' VERTICAL

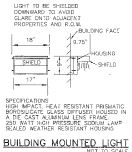


SECTION A-A

SCALE:
1"=30' HORIZONTAL
1"=10' VERTICAL

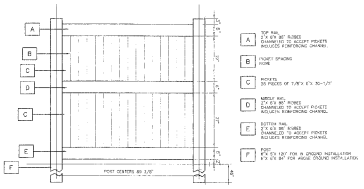


LIGHT POLE & BASE
NOT TO SCALE



SPECIFICATIONS
HIGH IMPACT, HEAT RESISTANT PRISMATIC BOROSILICATE GLASS DIFFUSER, HOUSED IN A DIE CAST ALUMINUM FRAME WITH 250 WATT HIGH PRESSURE SODIUM LAMP SEALED WEATHER RESISTANT HOUSING

BUILDING MOUNTED LIGHT
NOT TO SCALE



6' HIGH VINYL PRIVACY FENCE
NOT TO SCALE

PREPARED FOR:
AUFFENBERG - WILLIAMS L.L.C.
17501 NORTH OUTER FORTY ROAD
ST. LOUIS, MO 63005
(636) 449-1500

DISCLAIMER OF RESPONSIBILITY
The seal appearing on this document, consists, in the authorization by my firm of the use of this seal, and I hereby disclaim any responsibility for the use of this document for Easements, Deeds or other Documents or Instruments relating to or attached to or used in conjunction with the preparation of an engineering plan or survey.

STATE OF MISSOURI
CLIFFORD A. HARTMAN
NUMBER
E-28917

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REVISIONS

ENGINEERING
PLANNING
SURVEYING
BAX
5211 Pulaski West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1710

4-26-05
DATE
97-9141A
PROJECT NUMBER
2 OF 2
SHEET NO.
9141APRZ.DWG
FILE NAME
ALJ
DRAWN
ALJ GLH
DESIGNED CHECKED

V. A.

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
FEBRUARY 26, 2007

The meeting was called to order at 7:00 p.m.

I. PRESENT

Mr. David Banks
Mr. Fred Broemmer
Ms. Wendy Geckeler
Dr. Lynn O'Connor
Ms. Lu Perantoni
Ms. Victoria Sherman
Chairman Maurice L. Hirsch, Jr.

ABSENT

Mr. David Asmus
Mr. Gene Schenberg

Mayor John Nations
Councilmember Mary Brown, Council Liaison
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Mr. Mike Geisel, Acting Director of Planning
Ms. Aimee Nassif, Senior Planner
Ms. Jennifer Yackley, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Banks

III. PLEDGE OF ALLEGIANCE – All

Chair Hirsch acknowledged the attendance of Mayor John Nations; Councilmember Mary Brown, Council Liaison; Councilmember Connie Fults, Ward IV; and City Administrator Mike Herring.

IV. PUBLIC HEARINGS – Commissioner Broemmer read the "Opening Comments" for the Public Hearings.

A. P.Z. 3-2007 Chesterfield Retail Center: A request for a change of zoning from an "M3" Planned Industrial District to a "PC" Planned Commercial District for an approximately 2.045 acre tract of land located at 17670 and 17680 Chesterfield Airport Road east of the intersection of Chesterfield Airport Road and Chesterfield Industrial Boulevard.

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Ms. Jennifer Yackley, Project Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Yackley stated the following:

- The Petitioner is requesting the following uses:
  - (e) Associate work and storage areas required by a business, firm or service to carry on business operations.
  - (h) Barber shops and beauty parlors.
  - (i) Bookstores.
  - (o) Dry cleaning drop-off and pick up stations.
  - (s) Financial institutions.
  - (x) Medical and dental offices.
  - (z) Offices or office buildings.
  - (hh) Restaurants, fast food.
  - (ii) Restaurants, sit down.
  - (mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
  - (nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales, goods and services associated with these uses may be sold or provided directly to the public on the premises.
  - (rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
- The Comprehensive Plan designates the site as "Mixed Use (Office/Retail/Warehouse). The proposed uses are consistent with the land use designation.
- There are no outstanding departmental issues at this time.

PETITIONER'S PRESENTATION:

1. Mr. Tim Short, Studio One Architecture, 4671 Highway Z, Wentzville, MO stated the following:
   - He is the architect for the subject project.
   - The project is a single-story, 13,000 square foot retail strip center on a two-acre parcel along Chesterfield Airport Road. The height of the building is approximately 25 feet to the highest point, which is the parapet at the front of the building.
   - The site has an access easement behind Regions Bank, which will provide all the access to the facility.

Responding to questions from the Commission, Mr. Short stated the following:

- **Regarding access to the site:** They are proposing a small ground monument sign at the front of the site addressing the center name. They are also proposing a monument sign off the Industrial Park by Regions Bank in the 40' access easement indicating the drive to the retail center.

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- **Regarding pedestrian access:** All the vehicular access will come through the 40' access drive. Pedestrian traffic will be connected with any existing sidewalks off the Bank's infrastructure. There currently are no sidewalks off the front of Chesterfield Airport Road. Commissioner Sherman stated that the City has been encouraging its residents to walk – therefore, anything that can be done to encourage people to walk to the retail center from other places along the Industrial Boulevard and Chesterfield Airport Road would be appreciated. Ms. Yackley stated that St. Louis County has commented that it would like a sidewalk along Chesterfield Airport Road, which will be included in the Attachment A.
- **Regarding the curb cut to the bank:** The curb cut, which accesses the bank, is the same curb cut that will extend on and become the drive into the proposed retail center. Commissioner O'Connor expressed concern about this area having a difficult turn and noted the ATM machine is right after the turn with a back-up of cars. This same drive also leads to the drive-up window outside the bank.

Chair Hirsch stated that the issues of the pedestrian sidewalk and access to the site would be reviewed at the Site Plan stage.

Mr. Mike Geisel, Acting Director of Planning, stated that the existing road goes in an east/west direction. The bank parking lot accesses off of this road. This is a through-road – other than the access to the bank parking lot, there is nothing else accessed directly off this road.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:
1. "Vending machines" are to be an ancillary use.
2. How will pedestrians who use the sidewalk, required by County along Chesterfield Airport Road, get onto the subject site?
3. Address the signage that would give directions to the development.

B. P.Z. 6-2007 Delmar Gardens Enterprises (Ordinance Amendment): A request for an amendment to City of Chesterfield Ordinance 2129 to change the building setbacks, parking structure setbacks, parking and loading space setbacks for a 8.477 acre "PC" Planned Commercial District located near the intersection of North Outer Forty and Conway Road at 14805 North Outer Forty Drive.

DRAFT

Ms. Jennifer Yackley, Project Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Yackley stated the following:

- The Petitioner is requesting the amendment so they can divide the existing lot, which will require an amendment to the existing setbacks.
- The Petitioner is not proposing to change any of the buildings, parking or parking structure.
- If the lot had been divided at the time of the original petition, the buildings could still have been built as they are now. However, the setbacks for the structure, parking, and parking structure would have been written accordingly.

- **Requested Amendments**

  Section E. Structure Setbacks

  Phase I Office Building:
  Current Setback: 255 foot setback from the western boundary line
  Requested Setback: Zero (0) foot setback from interior lot lines

  Phase II Office Building:
  Current Setback: 375 foot setback from the eastern boundary
  Requested Setback: Zero (0) foot setback from interior lot lines

  Section E. Parking and Loading Space Setbacks
  Add a setback: Zero (0) feet from interior property lines

  Section F. Parking Structure Setbacks
  Add a setback: Zero (0) feet from interior property lines

- The requested uses meet the Land Use Plan.
- There are no outstanding issues.
- The Department has just received agency comments from St. Louis County and MSD, which will be used to finalize the Attachment A.

PETITIONER'S PRESENTATION:

1. Mr. John King, Attorney for the Petitioner, 168 N. Meramec Avenue, Clayton, Mo stated the following:
   - If a decision is made to sell one of the buildings, the Petitioner would file deed restrictions prior to the sale. The deed restrictions would have to be presented to the Planning Department and City Attorney.
   - The deed restrictions would control maintenance of the site among all the parties, and would allow for cross access for parking, access to the site and use of all the internal roads and common ground on the site.

2. Mr. Mel Kosanchick, Engineer for the project, 31 Old Ridge Road, St. Louis, MO was available for questions.

3. Mr. Howard Oppenheimer, President of Delmar Gardens, 14805 North Outer Forty, Chesterfield, MO was available for questions.

DRAFT

Responding to questions from the Commission, Mr. King stated the following:

- **Regarding the possible sale of one of the buildings:** If a building is sold, no changes will take place to the outside of the building. This will be contained in the deed restrictions.
- **Regarding parking:** Ms. Yackley stated that parking requirements are met with the proposed amendments.
- **Regarding whether the two buildings share any utilities:** The buildings will be sharing sewer, sanitary and storm lines, which will be taken care of within the deed restrictions.
- **Regarding whether the new owner will be allowed a new sign on the building:** The signage will remain as is and will be governed by the existing ordinance.

Mr. King clarified that the building is not being sold at this time.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES: None

C. P.Z. 07-2007 Spirit Valley Business Park (18652, 18630, 18650, and 18660 Olive Road): A request for a change of zoning from "NU" Non-Urban to "PI" Planned Industrial for a 52.89 acres of land located south of Olive Street Road, east of Wardenburg. (17W420057, 17W420035, 17W230010, 17W230021)

Ms. Aimee Nassif, Senior Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Nassif stated the following:

- Proposed Uses for the Site:
  - (b) Animal hospitals, veterinary clinics, and kennels.
  - (c) Meat packing facilities.
  - (e) Arenas and stadiums.
  - (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
  - (h) Broadcasting studios for radio and television.
  - (i) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
  - (j) Business, professional, and technical training schools.
  - (k) Business service establishments.
  - (l) Cafeterias for employees and guests only.

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(n) Churches shall be allowed on tracts of land of at least one acre in size.
(q) Financial institutions.
(u) Filling stations, including emergency towing and repair services.
(v) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor unlighted outdoor tennis courts (public or private).
(w) Storage and charter of boats, on land, repair facilities for boats, and sale of fuel and other supplies for marine use.
(x) Highway Department garages.
(y) Hotels and motels.
(bb) Laundries and dry cleaning plants, not including personal and individual drop-off and pick-up service.
(cc) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
    (i) Adequately screened with landscaping, fencing, or walls, or any combination thereof; or
    (ii) Placed underground; or
    (iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
(dd) Mail order sale warehouses.
(ee) Manufacturing, fabrication and processing of flammable gases, liquids, and explosives.
(ff) Manufacturing, fabrication, assembly, processing, or packaging, of any commodity except:
    (ii) Facilities for animal slaughtering, meat packing, or rendering;
    (iii) Sulpher plants, rubber reclamation plants, or cement plants; and
    (iv) Steel mills, foundries, or smelters.
(gg) Medical and dental offices.
(ii) Office or office buildings.
(II) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
(mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
(nn) Police, fire, and postal stations.
(oo) Printing and duplicating services.
(tt) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
(uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

DRAFT

(vv) Restaurants, fast food.
(ww) Restaurant, sit down.
(xx) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as wells as associated repairs and necessary outdoor storage of said vehicles.
(yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
(zz) Sales yards operated for a charitable purpose by a church, school, or other not-for-profit organization.
(ccc) Service facilities, studios, or work areas for antique salespersons, artist, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
(eee) Permitted signs (See Section 1003.168 "Sign Regulations")
(ggg) Storage and repair garages for public mass transit vehicles.
(hhh) Storage yards for lumber, coal, and construction materials.
(iii) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
(nnn) Union halls and hiring halls.
(ooo) Vehicle repair facilities.
(ppp) Vehicle service centers.
(qqq) Vehicle washing facilities.
(sss) Welding, sheet metal, and blacksmith shops.
(ttt) Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.

Ancillary Uses:
(g) Automatic vending facilities for:
Ice and solid carbon dioxide (dry ice);
Beverages;
Confections.

- Staff is working with the Petitioner to reduce the number of proposed uses. An amended list of proposed uses will be provided at the next meeting.
- The subject site is located in the Sub-Area 1 of the Chesterfield Valley and is designated in the Comprehensive Plan as "Industrial/Low Intensity".
- Items Currently under Review with the Department:
  - Staff is requesting that the Petitioner amend the list of requested uses to more accurately reflect this Sub Area of "Low Intensity Industrial".

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- The development guidelines for this Sub Area, which include:
  - ✓ 50% open space – It was noted that other developments in this area have a 50% open space until utilities are in place, which then reduces the required open space to 30%. Most of the developments in this area have 30% open space.
  - ✓ Maximum building height of 40 feet.
  - ✓ Parking ratio for any use is 4 spaces/1,000 square feet.

PETITIONER'S PRESENTATION:

1. Mr. Mike Doster, Attorney for the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:
   - They are seeking a rezoning from NU to PI for 52.89 acres, which is an assemblage of four parcels.
   - They are in an area designated in the Land Use Plan as "Industrial/Low Intensity" and they believe the requested uses are compatible with the Land Use Plan category.
   - There are three lots already under contingent contracts. One of the parties under contract is Vermeer currently located on Chesterfield Airport Road, just east of Long Road. Vermeer is seeking to relocate its operation.
   - As shown on the Concept Plan, the subject lots range in size from 1.6 acres to 6.5 acres. The largest lot is under contingent contract with Vermeer.
   - The three approved developments at the west end of the Valley – Precision Plaza, Precision Systems, and Wings Corporate Estates – are all Planned Industrial developments, which have requirements that allow them to go to 30% open space once utilities are available.
   - They feel the proposed development is similar to the above three developments. The subject site will have sanitary sewer available to the site and they feel that 30% open space is appropriate.

2. Mr. Doug Bruns, Stock & Associates – Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO reviewed the Preliminary Site Plan and stated the following:
   - They are proposing to sub-divide the subject parcel into 20 lots ranging in size from 1.6 acres to 6.5 acres. They show conceptual buildings ranging from 12,000 sq. ft. to 110,000 sq. ft.
   - Access to the site would be via two curb cuts onto Old Olive Street Road. Internal access within the site would be a 26'-wide pavement with 7' shoulders within a 45' public right-of-way.
   - Sanitary service to the site would be from a proposed pump station from the southwest. They would be running an 8-inch main up through the site. This project is scheduled to be let sometime this spring.
   - Water service to the site would be via a 12-inch main extension. This project has already been let.

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- They have received comments from St. Louis County Highways and Traffic. The developer will be improving Old Olive Street Road to one-half of a three-foot section along the site's frontage.
- The storm drainage for the site will be via open channels. There is an existing petroleum pipeline that bisects the northwest portion of the site, which crosses the subject site almost at the site's east access point and then leaves the site midway on the west property line. Storm drainage to the north of that line will travel north and then tie into a roadside ditch along Old Olive Street Road. South of the pipeline will be the conveyance of all the storm run-off along open channels on the east and west property lines. They will then discharge into one of the Chesterfield Valley master storm water ditches. The location of the ditches has been coordinated with St. Louis County Airport.

Responding to questions from the Commission, Mr. Bruns stated the following:

- **Regarding the availability of the sanitary sewers:** The sanitary sewers, along with water, are scheduled to be in place before construction of the development.
- **Regarding the number of curb cuts:** Originally the site had one curb cut but the Fire Marshall is requiring two points of ingress/egress for emergency access. Other developments in the Valley, with half the acreage, have one point of access. The Petitioner feels that two points of access for 52 acres is acceptable.

3. Mr. Daniel Hayes, 8235 Forsyth, Clayton, MO was available for questions.

Discussion then followed regarding the proposed uses. Mr. Doster stated that they are willing to amend the following uses as indicated below:

(b) Animal hospitals, veterinary clinics, ~~and kennels~~.

(e) ~~Aronas and stadiums~~

(f) ~~Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly~~.

(ee) ~~Manufacturing, fabrication and processing of flammable gases, liquids, and explosives~~.

(ff) Manufacturing, fabrication, assembly, processing, or packaging, of any commodity except:

(i) ~~Facilities producing or processing explosives or flammable gases or liquids~~.

(ii) Facilities for animal slaughtering, ~~meat packing~~, or rendering;

(iii) Sulpher plants, rubber reclamation plants, or cement plants; and

(iv) Steel mills, foundries, or smelters.

(zz) ~~Sales yards operated for a charitable purpose by a church, school, or other not for profit organization.~~

(ccc) Service facilities, studios, or work areas for antique salespersons, artist, candy makers, craftpersons, dressmakers, tailors, music

DRAFT

teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, ~~fishing tackle and bait shops, and souvenir sales~~. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

The following uses were reviewed and commented upon as follows:

(h) Broadcasting studios for radio and television – Mr. Doster stated that this is a possible use for the site and asked that it be retained.

(i) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications. – Mr. Doster stated that they are waiting on comments from the Airport with respect to the height of the transmission towers.

(n) Churches shall be allowed on tracts of land of at least one acre in size. – Mr. Doster stated that there could be a church, like St. Louis Family Church, which may want to locate in a building that traditionally looks like an office/warehouse type of building. He asked that this use be retained. Commissioner Perantoni expressed concern about parking for such a use. Since churches generally meet on weekends, Mr. Doster did not feel that parking would conflict with other uses on the site.

(v) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor unlighted outdoor tennis courts (public or private). – Mr. Doster stated that they have had some inquiries from users like a physical training center or work-out center for gymnastics. He understands that all of these uses are intended to be indoor uses.

(w) Storage and charter of boats, on land, repair facilities for boats, and sale of fuel and other supplies for marine use. – Mr. Doster stated that it is possible they may have a user who would want a storage place for boats. It is possible they may have an office for chartering excursions from another location.

(tt) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters. – Mr. Doster stated that this use would be reviewed to possibly eliminate some of the language.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:

1. Provide amended list of uses.
2. Address the number of curb cuts.

DRAFT

3. Provide information as to when the sewers for this project will be in place. Mr. Geisel stated that the subject location is one of the target sites that the City and the Levee District have partnered on – the work is under contract and it is expected that the work will be completed this year. There have been some difficulties with easement acquisition and rights-of-way, but there is no doubt that these facilities will be in place.

Commissioner Broemmer read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the minutes of the February 12, 2007 Planning Commission Meeting. The motion was seconded by Commissioner Sherman and **passed by a voice vote of 7 to 0.**

VI. PUBLIC COMMENT

RE: P.Z. 28-2006 Chesterfield Neighborhood Office Park (17655 and 17659 Wild Horse Creek Road)

Petitioner:

1. Mr. Ed Griesedieck, Attorney for the Petitioner, 1 City Center, St. Louis, MO stated the following:
   - Responding to an issue raised during the Work Session regarding how density would be affected if the bluffs were taken out of the calculation, Speaker stated that the property falls back at a certain point on the site. As to where it falls back, Speaker felt that it is subject to interpretation, depending upon whether it is before or after grading, etc. He stated that if property is removed from a site, generally speaking, the ability to develop on the site decreases. Depending upon where one would take some property out of the bluff, it would decrease the developable part of the site.
   - The Petitioner has reviewed the City's ordinances. They feel the ordinances talk about what must be done in the bluff – and how property is disturbed or not disturbed in the bluff.
   - There are also requirements by the City that the Developer provide walking paths in the bluff. They feel that the walking paths are an amenity for the development and neighboring residents.
   - They did not find any requirement in the ordinances for taking out any of the property in the bluff.
   - He reviewed how other properties have been developed in this area and he has not found any precedent by the City to require a Developer to take any of the property out of the bluff.

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- He does not feel it is appropriate for the City to ask the Developer to take property out of the bluff on this project. But if property is taken out, it would decrease the size of the site.
- Regarding a question raised in the Work Session regarding density, Speaker stated that the subject site was compared directly to the daycare center, which was recently approved by the City. The daycare center is a two-acre site with a 12,000 sq. ft. building. The subject site is an eight-acre site with 48,000 sq. ft. of buildings. Density for the two sites would be exactly the same.
- Parking for the daycare center was based upon the City's parking calculations; parking for the proposed site is also based upon the City's parking calculations. The proposed site would have 192 parking spaces for the blended uses, which is 4 parking spaces/1000.sq. ft.

Chair Hirsch stated that the issue of removing property from the bluff is not meant to limit the development of the property, but deals with the issue of "perception of density". He stated that he would still like this information provided to the Commission since this is the first major development of Neighborhood Office in this area. He indicated that the Commission has a concern with the overall density of the property – both physical density and perceptual density.

Mr. Griesedieck replied that they reviewed what was done with the daycare center, which is a flat site at the street. The center was developed on two acres with a 12,000 sq. ft. building. If one looked at the subject site and noted where the first part of the hill goes, it's about three acres on the back side. The grading changes all that so if one acre is taken, the site would lose about 6,000 sq. ft., based upon the same density calculations, which Speaker doesn't think is fair.

Mr. Griesedieck went on to say that, after grading, the subject site falls about ten feet below Wild Horse Creek Road and the first building will be over 600' away from Wild Horse Creek Road. There will also be extensive landscaping on the front, sides, and rear of the property.

Responding to questions from the Commission, Mr. Griesedieck stated the following:

- **Regarding parking calculations for the site:** The site has two proposed office buildings and two proposed medical office buildings for a total of 48,000 sq. ft. Office buildings require 3.5 parking spaces/1000 sq. ft; medical office buildings require 4.5 parking spaces/1000 sq. ft. They have calculated the site at 4 parking spaces/1000 sq. ft. for 192 spaces. It was noted that the daycare center only has 33 parking spaces because the parking requirements are different for a daycare center.

Commissioner Perantoni expressed concern about some medical office buildings throughout the area (not the Chesterfield area) having a tight feeling and a lot of parking. She wants to avoid this type of cramped-feeling for the subject site. Mr. Griesedieck stated that the parking is towards the interior of the site and is

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blended around the four buildings. The site also has extensive landscaping throughout the development to try and give an open feel. The buildings are only one-story tall. The 192 parking spaces is the bare minimum required by the governing ordinance.

Chair Hirsch asked if the Petitioner would be agreeable to having the Attachment A limit the building heights to 30 feet. Mr. Griesedieck indicated that a 30-foot height limit is acceptable.

RE: P.Z. 05-2007 Spirit of St. Louis Corporate Center (18199 and 18299 Chesterfield Airport Road)

Petitioner:

1. Mr. Mike Hejna, Gundaker Commercial Group, 17814 Grey Abbey Court, Chesterfield, MO stated the following:
   - Gundaker Commercial Group is co-developing the south side of the jail site with Duke Realty.
   - He is available for any questions.

2. Mr. Jerry Crylen, Senior Vice-President of Duke Realty, 7 Wilson Ridge Court, Chesterfield, MO stated he was available for questions.

3. Mr. Denny Coleman, President and CEO of St. Louis County Economic Council, 121 South Meramec, Clayton, MO stated the following:
   - In working jointly with the City, they are pleased that they have been able to attract two very good and qualified co-developers, Duke Realty and Gundaker Commercial, for the 32-acre site.
   - They feel that the amount of Class A office space being developed on the site is very critical because there is a dearth of large-scale, contiguous Class A space throughout the entire St. Louis market at the present time. They have a tremendous number of projects in the pipeline, including attractions from outside St. Louis, which have no place to locate. The addition of this Class A office space into the marketplace is very advantageous.
   - The addition of the infrastructure investment with the eastbound ramp onto I-64 and the westbound-off ramp will be very important not only to the subject development, but also to Spirit Airport and the entire western development of the Valley.
   - Speaker thanked Mayor Nations, City Administrator Mike Herring, and Libbey Simpson for their cooperation in moving this project forward.

4. Mr. Doug Bruns, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO stated the following:
   - He is requesting an amendment to the draft ordinance with respect to the uses on the north portion of the site.

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RE: P.Z. 01-2007 Sentrus (17947 Chesterfield Airport Road):

Speakers – Neutral:

1. Ms. Mary Schultz, Partner in Chisholm Properties, 640 Cepi Drive, Suite A, Chesterfield, MO stated the following:
   - Chisholm Properties invested in the City in 2002 by purchasing an office building at the southeast corner of Cepi Drive and Chesterfield Airport Road.
   - Their building is relatively small with three tenants.
   - They want to protect their investment. They feel that the concerns they had with Sentrus have been addressed but want to make sure that their investment will be protected in the future also.
   - Because there are no tenants yet for all the office buildings, they have concern that future tenants will be allowed to have explosives that are allowed in the Attachment A for Sentrus.
   - They are not opposed to the rezoning but hope that their concerns can be addressed.

Petitioner:

1. Mr. Ryan Schriber, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO stated he was available for questions.

2. Mr. Mike Doster, Attorney for the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:
   - He thanked the City for allowing them the opportunity to potentially accelerate the process.
   - The Petitioner is a defense contractor, which provides proprietary high-technology surveillance equipment to the military and to Homeland Security. This equipment protects the security of the nation's troops in battlefield situations.
   - At the present time, there are some open issues on the Concept Plan and the Site Section Plan, which they hope to address. These plans should be before the Commission at its next meeting.
   - They are requesting approval of the rezoning so that it can go forward to the Planning & Zoning Committee.
   - Speaker proposed the following language to Section I.B.3. of the Attachment A regarding Permitted Uses: (Changes noted in **bold)**

     The above uses shall be **modified or** restricted as follows:

Discussion was held regarding the language in the Attachment A pertaining to explosives. City Attorney Heggie proposed the following language with respect to Section I.B.1.m. as follows: (Changes noted in **bold)**

> Warehousing, storage, or wholesaling of manufactured commodities, excluding live animals, explosives, or flammable gases and liquids. **Storage of explosives is allowed as set forth**

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in 3.a. below. Said storage of explosives as permitted in 3.a. below shall only be allowed on the northeast lot, proposed Lot #4.

Mr. Doster indicated his acceptance of the proposed change.

Ms. Nassif pointed out that if the number of lots on the site were to change, then Lot 4 may not be the applicable lot. Chair Hirsch directed Staff to work with the City Attorney and Petitioner for the appropriate language.

3. Mr. Richard Weinstein, President of Sentrus Government Systems Division, 141 Chesterfield Industrial Blvd., Chesterfield, MO was available for questions.

Responding to questions from the Commission, Mr. Weinstein stated the following:

- **Regarding assemblage and storage of the explosive devices:** The explosive devices relate to remote detonation. The devices would come fully assembled. They would not be brought into the office building. Sentrus must follow rules imposed by the Bureau of Alcohol, Tobacco, Firearms & Explosives, as well as OSHA rules, which prohibit the devices being brought into populated buildings. The devices would not be activated on-site.
- **Regarding whether hazardous materials would be transported to and from Sentrus:** There would not be any hazardous materials being transported.

Discussion was held on whether to limit use of the storage of explosives to Sentrus only. Mr. Doster pointed out that Sentrus could be acquired by another defense contractor or a defense contractor in a related industry,

Commissioner Broemmer questioned how the City would address the level of explosives allowed if a different contractor acquired Sentrus. He pointed out that the level of explosives allowed is just as important as the amount of explosives allowed to be stored. Mr. Weinstein stated that the density, type, etc. of the explosives are governed by the rules and regulations of the Bureaus of Alcohol, Tobacco, Firearms & Explosives. Sentrus is also subject to inspection 24 hours a day. The intent is to keep a small amount for demonstration purposes only – they would not be warehoused or stockpiled.

Commissioner Broemmer stated that if explosives are allowed per site vs. allowed per Sentrus only, a different defense contractor could come in and perhaps have a different level of explosives. Chair Hirsch pointed out that the Attachment A contains the following language with respect to the explosives:

> *This limited permission only extends to devices used for demonstration, prototyping, support purposes and does not extend to inventory or general warehousing of explosives.*

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Commissioner Broemmer expressed concern that the language doesn't address the level of explosives allowed or the quantity allowed.

Mr. Weinstein stated that any type of explosive is capable of producing a specific amount of energy. The energy calculations for the explosive devises to be stored by Sentrus meet the engineering criteria of the proposed bunker. They are not permitted to store any more material than is allowed by the engineering criteria which would thus contain the blast radius onto their property. The rules would govern as to how much energy potential could be stored in the bunker. They will not seek to modify the bunker structure or enlarge it any manner.

Chair Hirsch noted that any future defense contractor would have to modify the bunker if the class or quantity of explosives was changed. Mr. Weinstein stated that any proposed modifications to the bunker would have to be presented to the Commission for approval. He further stated that Sentrus would agree to having the size of the bunker capped at the specific size being proposed. He noted that the bunker is buried underground, covered by dirt, and is 30'x20' in size.

Commissioner Perantoni expressed concern about Lots 1, 2, 7, 8, and 9 showing three-story buildings on the plans, some of which are immediately adjacent to, or near, Chesterfield Airport Road. Mr. Doster stated that the plan is a conceptual plan at this point. The only lot that has a specific building planned for it at this time is the Sentrus Building. He stated that he is not aware of any City policy that prohibits three-story buildings near Chesterfield Airport Road and pointed out that there are already some three-story buildings along this road – Gundaker, Taylor-Morley, and Mohela – which he feels are attractive.

Chair Hirsch noted that Commissioner Perantoni's concern would be reviewed at the Site Development Plan stage. Ms. Nassif clarified that the Commission is only voting on the rezoning this evening. It is anticipated that the Section and Concept Plans will be presented at the next meeting.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. McDonald's Corporation: An Amended Site Development Plan, Landscape Plan and Lighting Plan for a fast-food restaurant located at southeast corner of the intersection of Long Road and Chesterfield Airport Road.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Amended Site Development Plan, Landscape Plan, and Lighting Plan. The motion was seconded by Commissioner Banks and **passed by a voice vote of 7 to 0**.

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VIII. OLD BUSINESS

A. P.Z. 28-2006 Chesterfield Neighborhood Office Park (17655 and 17659 Wild Horse Creek Road): A request for a change of zoning from "NU" Non-Urban to "PC" Planned Commercial District with a "WH" Wild Horse Creek Road Overlay for 8.04 acre tract of land located north of Wild Horse Creek Road and west of Long Road. (18V510095 & 18V510040)

Ms. Aimee Nassif, Senior Planner, stated that the requested rezoning will have the "WH" Wild Horse Overlay District requirements on top of it. The proposed development is located just north of the previously-approved Wild Horse Child Care Center. The draft Attachment A includes both the Planned Commercial requirements and the Wild Horse Overlay requirements.

ISSUES:

1. Provide information on how the density would be affected if the bluffs are removed from the site calculations. Regarding the location of the start of the slope, define a line, based upon where the slope reaches a certain percent. Chair Hirsch stated that if one takes what is limited in the Ordinance, it is anything greater than a 20% slope. The Petitioner has clarified that they are not developing anything that is on a slope that is greater than 17%.
2. Show what percent of this property has 20%, or greater, slopes on it going to the north.
3. Provide clarification on the slope percentages.
4. Include a 30-foot maximum building height requirement in the Attachment A.

Commissioner Sherman asked how the parking requirements would be affected if this parcel of 8 acres was instead 8 parcels of 1 acre each. Ms. Nassif stated that each parcel would require 9 spaces resulting in 72 spaces for the 8 acres.

B. P.Z. 01-2007 Sentrus (17947 Chesterfield Airport Road): A request for a change of zoning from "M3" Planned Industrial to "PI" Planned Industrial District for 23.45 acre tract of land located north of Chesterfield Airport Road, east of Goddard (17V520071)

Ms. Aimee Nassif, Senior Planner, stated that it had been intended to review the rezoning concurrently with the Site Development Concept Plan and Section Plan. Due to some outstanding issues, the Site Development Concept Plan and Section Plan will not be reviewed at this time.

All issues, with respect to the rezoning, have been addressed.

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City Attorney Heggie proposed the following amendments to the Attachment A: (Changes in **bold)**

> Section I.B.1.m.
> Warehousing, storage, or wholesaling of manufactured commodities, excluding live animals, explosives, or flammable gases and liquids. **Storage of explosives is allowed as set forth in 3.a. below. The storage of explosives is permitted only on one lot, the northeast lot, Lot 4 of the Preliminary Plan/Site Development Concept Plan.**
>
> Section I.B.3.a.
> For use "m", devices that have explosives may be stored in a secure underground bunker, **30' x 20',** constructed, secured and accessed pursuant to the Bureau of Alcohol, Tobacco, Firearms, and Explosives regulations and requirements….

Commissioner Banks made a motion to approve P.Z. 01-2007 Sentrus (17947 Chesterfield Airport Road) with the two amendments as stated above. The motion was seconded by Commissioner Geckeler.

Commissioner Broemmer suggested that the Attachment A specify that storage of the explosive be limited to Sentrus; and that if any other explosive use is desired, it must be reviewed by the Planning Commission. City Attorney Heggie advised that such language could halt any work being done on the site in the event there a change in the control of Sentrus. The suggested language would require the owner to pursue an ordinance amendment.

Commissioner Broemmer clarified that he is interested in including language in the Attachment A that would require any other defense contractor, or any other explosive use, to be reviewed by the Commission. City Attorney Heggie pointed out that the proposed amendment, specifying the size of the bunker (30' x 20'), would only allow a certain amount of energy to be contained within it, so if there were any changes in the explosive use, it would need to be presented to the Commission. Chair Hirsch stated that there would be ATF permits on this site so if the quality or amount of energy were changed, it would require new ATF permits.

Ms. Nassif stated that the Petitioner would be agreeable to limiting the use of explosives and their storage to Sentrus or its successors.

City Attorney Heggie then proposed the following amendment to Attachment A:

> Section I.B. 3.a.
> For use "m", devices that have explosives may be stored in a secure underground bunker, **30' x 20', by Sentrus Government System Division, Inc. or its successors,** constructed, secured

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and accessed pursuant to the Bureau of Alcohol, Tobacco, Firearms, and Explosives regulations and requirements….

As the maker of the motion, Commissioner Banks accepted the above change to the motion. Commissioner Geckeler also accepted the change.

Commissioner O'Connor stated that she would be happy if there were additional defense contractors in the Valley. She is under the assumption that there are numerous federal regulations covering explosives. She stated that if the federal government enacts more stringent requirements and decides that a bigger bunker is necessary to contain the same size explosives, it would require the Commission's review.

Upon roll call, the vote was as follows:

Aye: Commissioner Banks, Commissioner Broemmer, Commissioner Geckeler, Commissioner O'Connor, Commissioner Perantoni, Commissioner Sherman, Chairman Hirsch

Nay: None

The motion passed by a vote of 7 to 0.

C. P.Z. 05-2007 Spirit of St. Louis Corporate Center (18199 and 18299 Chesterfield Airport Road): A request for a change of zoning from "M3" Planned Industrial to "PC" Planned Commercial District for 32.2 acre tract of land located north of Chesterfield Airport Road, east of Spirit of St. Louis Boulevard. (17V420047)

Ms. Nassif stated that previously the Petitioner had been requesting an amendment to the sidewalk requirement in the Attachment A; however, this is no longer being requested.

Ms. Nassif pointed out that the petitioner's intention is to restrict the number of uses on the southern lots only, which are the lots from Chesterfield Airport Road up to 600 feet back. The rest of the requested uses would be allowed on all parts of the development. As a result, the Petitioner is requesting the following amendment to Section I.B.2. of the Attachment A:

The following uses shall be allowed in this "PC" Planned Commercial District ~~on only those lots farther than six hundred (600) of Chesterfield Airport Road~~

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Discussion was held on the some of the proposed uses. The Petitioner agreed to the following amended uses in Section I.B.1. as noted below:

g. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, ~~golf courses, golf practice driving ranges~~, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.

The Petitioner agreed to the following amended uses in Section I.B.2. as noted below:

p. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, ~~agricultural equipment,~~ and boats, as well as associated repairs and necessary outdoor storage of said vehicles.

The following uses were reviewed in Section I.B.1 of the Attachment A and commented upon as follows:

j. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods. - The Petitioner indicated that they would like to keep the use as proposed.
l. Not more than one (1) vehicle repair facilities for automobiles.
m. Not more than one (1) vehicle service centers for automobiles. - Commissioner Banks stated that he would like uses "l" and "m" to include language to state: "provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours".

The following uses were reviewed in Section I.B.2 of the Attachment A and commented upon as follows:

q. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises. - It was noted that "automatic vending machines" is also shown as an ancillary use under Section I.B.3.a. Chair Hirsch asked that the City Attorney review the language to insure that "automatic vending machines" is only allowed as an ancillary use.

Commissioner Banks made a motion to approve P.Z. 05-2007 Spirit of St. Louis Corporate Center (18199 and 18299 Chesterfield Airport Road) with the following amendments to the Attachment A.

Section I.B.1.

g. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, ~~golf courses, golf practice driving ranges~~, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters

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l. Not more than one (1) vehicle repair facilities for automobiles **provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.**

m. Not more than one (1) vehicle service centers for automobiles **provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours**.

Section I.B.2.
The following uses shall be allowed in this "PC" Planned Commercial District ~~on only those lots farther than six hundred (600) of Chesterfield Airport Road~~.

p. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, ~~agricultural equipment,~~ and boats, as well as associated repairs and necessary outdoor storage of said vehicles.

The motion was seconded by Commissioner Perantoni.

Commissioner Geckeler requested that the motion be amended to delete "construction equipment" from use "p" above. Commissioners Banks and Perantoni agreed to the amendment to the motion.

Mr. Mike Hejna, Gundaker Commercial Group, stated that the Petitioner has already eliminated one-third of the PC uses from its request and asked the Commission to retain "construction equipment" in use "p".

Upon roll call, the vote to approve, including the deletion of "construction equipment" from use "p", was as follows:

Aye: Commissioner Broemmer, Commissioner Geckeler, Commissioner O'Connor, Commissioner Perantoni, Commissioner Sherman, Commissioner Banks, Chairman Hirsch

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS - None

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X. COMMITTEE REPORTS

Chair Hirsch reported on the February 22, 2007 Planning & Zoning Committee Meeting. He noted that the Committee has referred two items to the Commission for review:

- The Tree Manual – A number of technical issues have arisen that need to be changed. With the Landscape Committee's permission, Chair Hirsch is asking Staff to draft the necessary language for the Commission's review.
- E-Districts – Chair Hirsch stated that there was an extensive discussion about E-Districts by the Planning & Zoning Committee and he recommended that the Commission members review the Meeting Summary from this meeting. This matter will be referred to the Ordinance Review Committee to review such issues as:
    - The percentage of reduction in lot size to be allowed;
    - Conflicting language in the Ordinance with respect to "straight zoning" and "PEU";
    - Possibly providing a process whereby residents could, if so desired, obtain straight one-acre zoning.

Two or three meetings of the Ordinance Review Committee will be scheduled in the near future. This Committee will also be reviewing some additional chapters of the Unified Code.

XI. ADJOURNMENT

The meeting adjourned at 8:55 p.m.

_____

David Banks, Secretary

DRAFT

City of Chesterfield

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

VII. A.

March 7, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **March 12, 2007** will include the following item for your consideration:

1715 Heathercroft Drive: House addition on the North side of an existing home zoned "R-2" Residential under a "PEU" procedure, located at 1715 Heathercroft Drive in the Highcroft Estates Subdivision.

Dear Planning Commission:

Winzen Millennium Design, on behalf of Ray White, has submitted for your review, a request for an addition to a residential structure to exceed 500 square feet. The Department of Planning has reviewed this submittal and submits the following report.

BACKGROUND

1. The property is located along Heathercroft Dr. in the Highcroft Estates Subdivision, and is zoned "R-2" Residential under a "PEU" procedure.

2. The request is for an 836 sq. ft. 1 story addition to the rear of an existing single family house.

3. The subdivision is governed by St. Louis County Ordinances 6056 and 6072.

4. St. Louis County Ordinance 6072 states that the development shall "Comply with all existing ordinances affecting the development of land", but does not list specific setback requirements.

5. The record plat for the subdivision shows a front yard setback of 20ft.

6. The proposed addition has a south side yard setback of 6ft 6in which is greater than the setback of the existing structure which is 5ft.

7. The proposed addition has a rear yard setback of 56ft. 2in.

CITY OF CHESTERFIELD PROCEDURE

1. Section 1003.126B **"Residential Additions"** states that any addition greater than five hundred (500) square feet shall be approved by the City of Chesterfield Planning Commission. This section also states the following:

   "Residential additions, including the height of all additions, shall be harmonious and compatible with the existing residential dwellings."

2. If the addition request is approved, the building of this structure will be reviewed for approval by the Departments of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.

3. If the addition request is not approved, the Petitioner may apply for a variance before the Board of Adjustment. If approved, the building of this structure will be reviewed for approval by the Departments of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.

SUBMITTAL INFORMATION

The item for consideration before the Planning Commission is for the residential addition to exceed 500 square feet.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests approval of the Residential Addition.

Respectfully submitted,

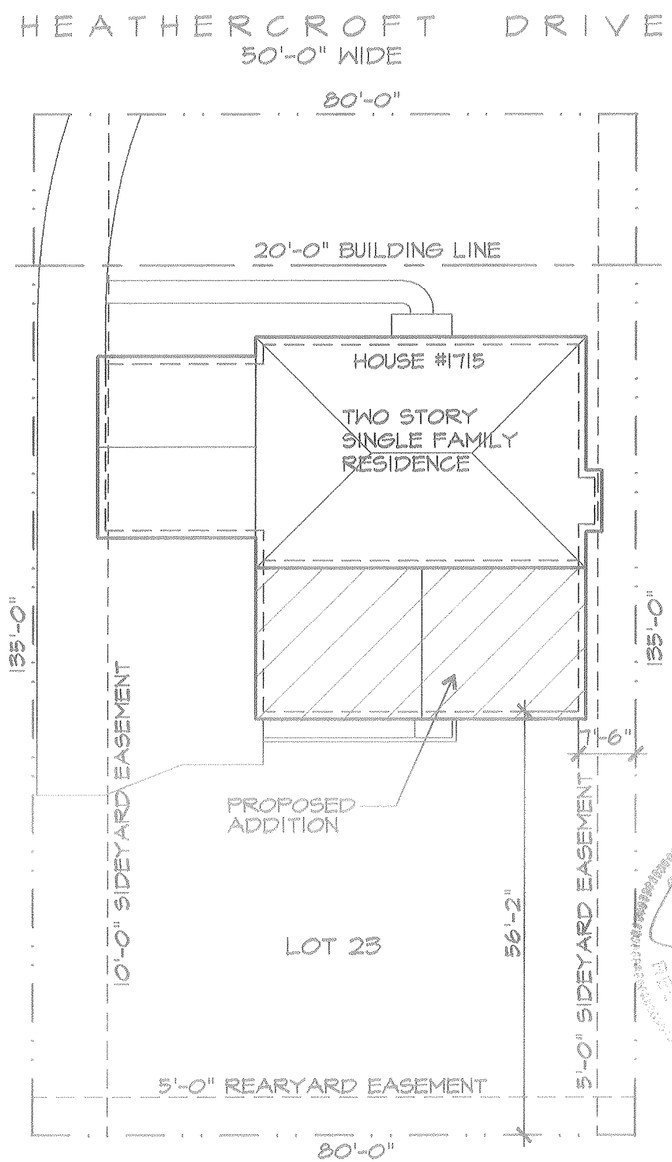
Charlie Campo
Project Planner

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Site Plan
Architectural Elevations
Letter From Petitioner

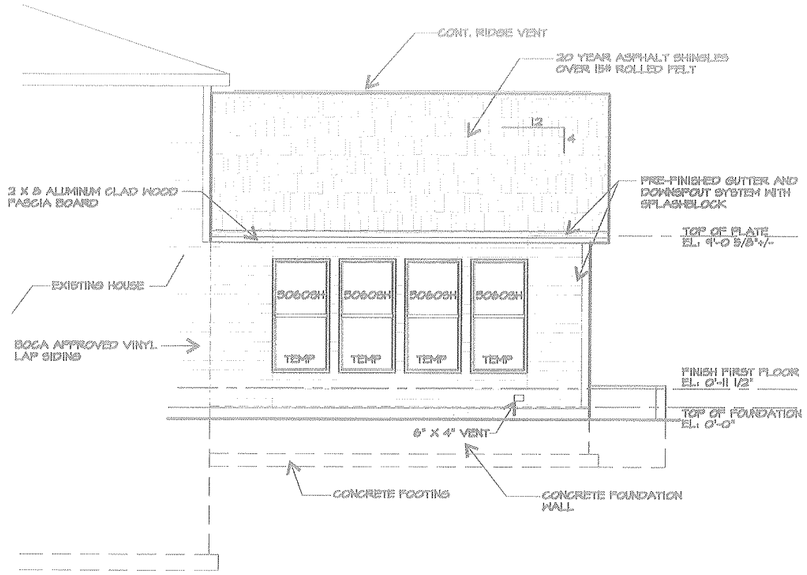


SITE PLAN

SCALE: 1" = 20'-0"

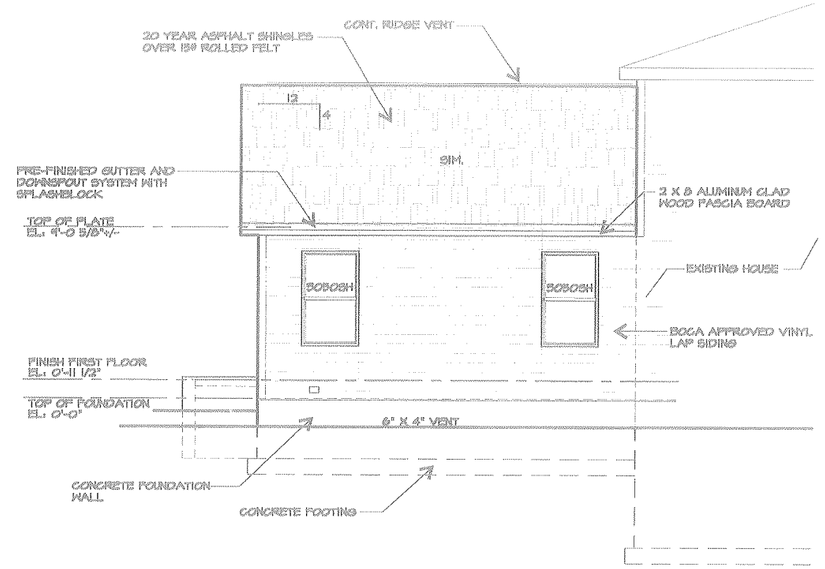
RECEIVED
PLANNING
DEPARTMENT

STATE OF MISSOURI
RANDALL
CHRISTOPHER
KRINZEN
A-8705
03.01.07



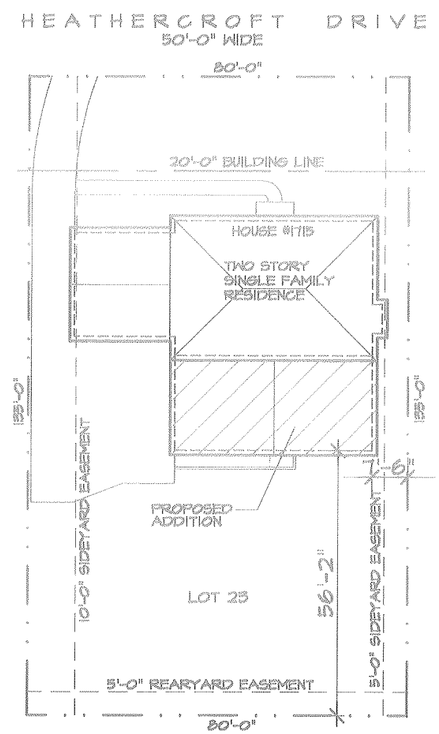
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



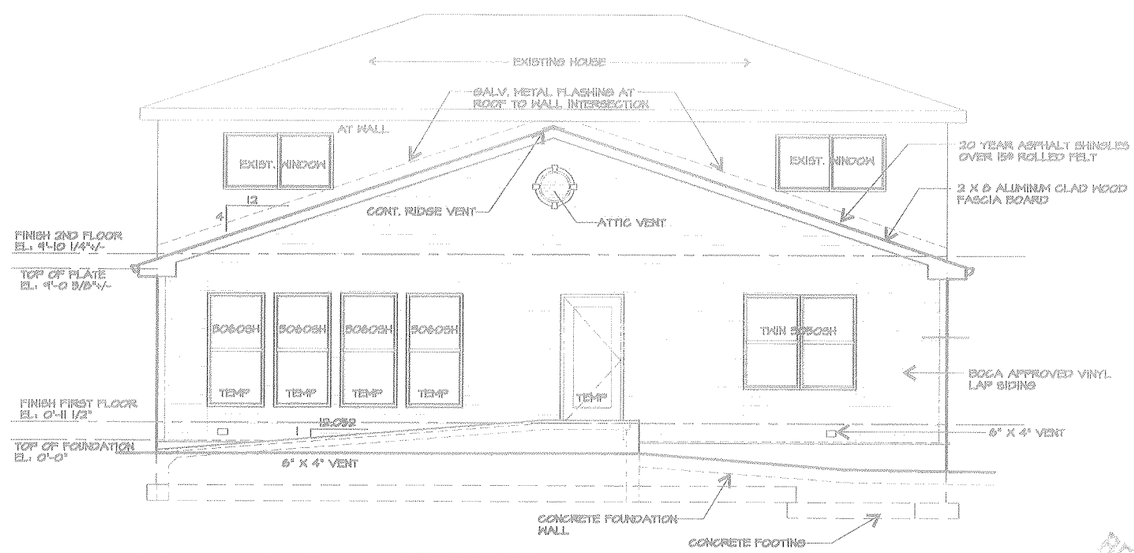
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



SITE PLAN

SCALE: 1" = 40'-0"



NOTE: HANDRAILS AND GUARDRAILS WILL NOT BE REQUIRED WHERE RAMP SLOPE IS LESS THAN 1:12 OR 8.33% AND MAXIMUM HEIGHT ABOVE GRADE IS 30" OR LESS

WEST ELEVATION

SCALE: 1/8" = 1'-0"

RECEIVED MAY 2007 PLANNING DEPARTMENT

2000

REVISIONS

PERMIT DRAWINGS FOR:

THE WHITE RESIDENCE

1715 HEATHERCROFT
CHESTERFIELD, MISSOURI 63017
636.532.8822

WINZER MILLENNIUM DESIGN

Architect

GARRALD C. WINZER, AIA
COMMERCIAL ARCHITECTURE
RESIDENTIAL DESIGN
ARCHITECTURAL CONTRACT WORK

1316 CARPENTER GRIGGS TRAIL
ST. LOUIS, MISSOURI 63021
(636) 225-7707 (FAX)
WINZER@SWBELL.NET

DRAWN BY:
RCW
REVIEWED BY:
RCW

A.1
OF 1

DATE: 03.01.07

JOB NO: 0706.2

Ray and Linda White
1715 Heathercroft Dr.
Chesterfield, MO 63017
(636) 532-8822

February 28, 2007

City of Chesterfield
Planning Commission
c/o Mr. Charlie Campo
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: Proposed home addition

Dear Commissioners,

My wife and I are interested in building a one-story addition to the rear of our home located at 1715 Heathercroft Dr., where I have lived for the past 20 years. We would like to do this so as to allow my mother to live with us. My mother, Dolores K. White, age 76, currently resides in Glendale, MO, and has lived by herself since my father died in 1994. She is having increased difficulties walking, and this move would permit her to be in a safe and functionally better situation.

We submitted a copy of our plans to our subdivion trustees for their review, and after considering the matter, they gave us their formal approval. As reflected on the plans, the addition would provide space for a bedroom, walk-in closet and bathroom for my mother, as well as a sunroom to be used by the whole family.

In addition to the removal of our dilapidated greenhouse and patio and building the 20' addition, we have plans to extensively improve the outside of our existing home, including a new concrete driveway, front sidewalk, front porch, roof, siding, windows, re-sodding the lawn and landscaping, including ornamental trees, shrubs, and flower beds. We hope the final result will be very nice.

From a practical standpoint, the addition will not be visible from the street, and it was specifically designed to blend with our current home design. My wife and I considered the possibility of moving into a bigger home so as to accommodate my mother's needs, but we really like where we live, and would anticipate staying here indefinitely. The addition was designed to incorporate the needs of an older person (gradually rising sidewalk to the rear door, ADA bathroom features, etc.)

Linda and I appreciate your attention to and consideration of this matter, which is important to our family. Should you have any questions, suggestions or comments, please feel free to contact either of us, and we will do our best to address them to your satisfaction. We look forward to hearing from you, and hope to receive your approval so that we can proceed to St. Louis County.

Sincerely,

Ray E. White III

City of Chesterfield

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

VII. B.

March 7, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **March 12, 2007** will include the following item for your consideration:

Sentrus Place - Site Development Concept Plan: Site Development Concept Plan and Conceptual Landscape Plan for a "PI" Planned Industrial District located north of Chesterfield Airport Road across from the intersection with Cepi Drive.

Dear Planning Commission:

Stock & Associates, has submitted, on behalf of Phase Two Investments, L.L.C. a Site Development Concept Plan and Conceptual Landscape Plan for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

BACKGROUND

1. On February 26, 2007, the Planning Commission recommended approval of the rezoning petition to zone the property "PI" Planned Industrial District.

2. The rezoning petition has been placed on the Planning and Zoning Committee agenda for Thursday March 8, 2007.

SUBMITTAL INFORMATION

1. The request is for 9 lots that will be individually developed as Site Development Section Plans.

2. The Conceptual Landscape Plan also shows the proposed landscaping for Lot 4. The conceptual landscape submittal is only for the landscaping along the arterial and collector roadways.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances and the draft Attachment A for the proposed ordinance to govern the site. The Department of Planning requests action on the Site Development Concept Plan and Conceptual Landscape Plan.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

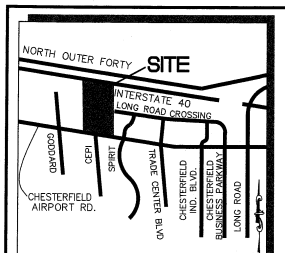
Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Site Development Concept Plan
Landscape Plan

PRELIMINARY PLAN/SITE DEVELOPMENT CONCEPT PLAN
SENTRUS PLACE

A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 150 AND BEING PART OF LOTS 1 AND 2
OF SUBDIVISION OF RICHARD H. STEVENS FARM,
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



LOCATION MAP
(NOT TO SCALE)

ABBREVIATIONS

C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
PB. – PLAT BOOK
PG. – PAGE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.V.C. – POLYVINYL CHLORIDE PIPE
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
(88'W) – RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING

PERTINENT DATA

SITE ACREAGE	=	23.456 ACRES
EXISTING ZONING	=	"M-3"
ORDINANCE NO.	=	
AMENDED ORDINANCE NO.	=	
FIRE DISTRICT	=	MONARCH
SCHOOL DISTRICT	=	ROCKWOOD
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DIST.
WATERSHED AREA	=	MISSOURI RIVER
WATER SERVICE	=	MISSOURI AMERICAN WATER CO.
GAS SERVICE	=	LACLEDE GAS
ELECTRIC SERVICE	=	AmerenUE
PHONE SERVICE	=	AT&T
LOCATOR NUMBER	=	17V520071
OWNER	=	N/F ROTRAKARN MUK PORNTIP H/W DB. 7408 PG. 170
ADDRESS	=	17947 CHESTERFIELD AIRPORT RD.
WUNNEBERG'S	=	PAGE 20, GRID II-18

GENERAL NOTES

1. GRADING & STORM WATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
2. NO SLOPE SHALL EXCEED A 3:1 SLOPE, EXCLUDING LANDSCAPING BERMS.
3. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS AND ARE GIVEN FOR THE ASSISTANCE OF APPROPRIATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
4. TOPOGRAPHIC SURVEY PROVIDED BY STOCK AND ASSOCIATES. BOUNDARY SURVEY PROVIDED BY OTHERS.
5. **ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.**
6. FOR CLARITY, STREET LIGHTS WERE NOT SHOWN ON THIS PLAN. STREET LIGHTS SHALL BE PROVIDED ALONG CHESTERFIELD AIRPORT ROAD, SENTRUS PLACE AND LONG ROAD CROSSING DRIVE AS REQUIRED PER THE CITY OF CHESTERFIELD LIGHT ORDINANCE.
7. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
8. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
9. CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
10. AREA CALCULATIONS: LOT 4
    PAVEMENT AREA: = 120,531 S.F. (44.7)
    BUILDING AREA: = 26,000 S.F. (9.3%)
    GREEN SPACE: = 123,845 S.F. (46.0%)
    SITE AREA: = 269,376 S.F. (100%)
11. PARKING CALCULATIONS:
    PROPOSED LOT 4
    PARKING REQUIRED = 40,000 S.F. @ 3.33/1000 = 134 SPACES (RESEARCH & LAB OFFICES)
    = 25,000 S.F. @ 3.33/1,000 = 84 SPACES (OFFICE)
    = 35,000 S.F. @ (1 SPACE/2 EMPLOYEES)(2 EMPLOYEES) = 1 SPACE (WAREHOUSE)
    TOTAL = 219 SPACES
    PARKING PROVIDED = 229 SPACES
    BUILDING HEIGHT: 67' (4 STORIES)
    F.A.R. = 100,000 S.F./257,950 S.F. = 0.39
12. NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE DITCHES.
13. ALL SIDEWALKS WITHIN THE DEVELOPMENT WILL NOT BE MAINTAINED BY THE CITY OF CHESTERFIELD.
14. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND THE CITY OF CHESTERFIELD.
15. CONSTRUCT A WESTBOUND RIGHT TURN LANE TWO HUNDRED (200) FEET IN LENGTH ON CHESTERFIELD AIRPORT ROAD AT SENTRUS PLACE WITH A 100-FT INBOUND TAPER AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND THE CITY OF CHESTERFIELD.
16. CONSTRUCT A TEN (10) FOOT WIDE SHOULDER ADJACENT TO CHESTERFIELD AIRPORT ROAD ALONG THE FRONTAGE OF THE TRACT, EXCEPT WHERE IT IS LOCATED ADJACENT TO THE RIGHT TURN LANE WHERE ITS WIDTH SHALL BE SIX (6) FEET WIDE, TO ST. LOUIS COUNTY STANDARDS, AS DIRECTED BY THE THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND THE CITY OF CHESTERFIELD.
17. ACCESS TO THIS DEVELOPMENT FROM CHESTERFIELD AIRPORT ROAD SHALL BE RESTRICTED TO ONE (1) 3-LANE STREET APPROACH WITH TWO (2) OUTBOUND AND ONE (1) INBOUND LANE, LOCATED TO PROVIDE REQUIRED SIGHT DISTANCE AND CONSTRUCTED TO ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND THE CITY OF CHESTERFIELD.
18. IF THE REQUIRED SIGHT DISTANCE CANNOT BE PROVIDED AT THE ACCESS LOCATIONS, ACQUISITION OF RIGHT-OF-WAY, RECONSTRUCTION OF PAVEMENT INCLUDING CORRECTION TO THE VERTICAL ALIGNMENT AND OTHER OFF-SITE IMPROVEMENT MAY BE REQUIRED TO PROVIDE ADEQUATE SIGHT DISTANCE AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
19. PARKING SHALL BE PROHIBITED ALONG BOTH SIDES OF SENTRUS PLACE FOR A DISTANCE OF AT LEAST TWO HUNDRED (200) FEET FROM CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAYS. SENTRUS PLACE SHALL NOT HAVE STOP SIGNS OR SPEED BUMPS FOR A DISTANCE OF AT LEAST TWO HUNDRED (200) FEET FROM CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAYS. MINOR DRIVEWAYS SHALL NOT INTERSECT THE MAIN DRIVEWAYS CLOSER THAN ONE HUNDRED AND FIFTY (150) FEET FROM CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAYS. THESE SETBACKS ARE AS DIRECTED BY THE DIRECTED BY THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
20. INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATION AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
21. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN PUBLIC RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
22. THE DEVELOPER SHALL BE REQUIRED TO CONTRIBUTE TO THE CHESTERFIELD VALLEY TRUST FUND.
23. ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL AND THE BFE AS INDICATED ON THE FIRM. THE HIGHER OF THE TWO ELEVATIONS APPLY. FLOODPROOFING WILL BE REQUIRED FOR BUILDINGS BELOW THE BFE.
24. STREET TREES SHALL BE PROVIDED ALONG BOTH SIDES OF THE PUBLIC ROAD IN ACCORDANCE WITH THE CITY OF CHESTERFIELD TREE MANUAL.
25. TEMPORARY OFF-SITE GRADING EASEMENTS SHALL BE EXECUTED AND RECORDED PRIOR TO APPROVAL OF ANY OFF-SITE GRADING.
26. MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING, SHALL NOT EXCEED THREE STORIES OR 50 FEET (AS MEASURED FROM EXISTING GRADE) WHICHEVER IS LESS.
27. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND CITY OF CHESTERFIELD STANDARDS.
28. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
29. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
30. NO PARKING WILL BE PERMITTED ON THE INTERIOR ROADS AND SPACES FOR PARKING SHALL NOT BE ERECTED WITHIN 30 DAYS OF THE RECEIPT OF A PARKING PERMIT.
31. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
32. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. THE DEVELOPMENT OF THIS PARCEL SHALL COORDINATE THE INSTALLATION OF ALL UTILITIES IN CONJUNCTION WITH THE CONSTRUCTION OF ANY ROADWAY ON SITE. UTILITIES EASEMENTS THAT CROSS OVER CHESTERFIELD VALLEY MASTER STORMWATER EASEMENTS SHALL BE APPROPRIATE TO THE CHESTERFIELD VALLEY STORMWATER CRITERIA.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Amended Plan from a field survey and does not represent a property boundary survey. This Preliminary Plan/Site Development Concept Plan is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: _____ 01/30/07
DONALD W. STATLER Date
Missouri Professional Land Surveyor No. 2041

STATE OF MISSOURI DONALD W. STATLER NUMBER L-2041

This Preliminary Plan/Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly signed this _____ day of _____, of 2007, by the Chairperson of said Commission, authorizing the recording of this Site Development Section & Concept Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

PREPARED FOR:
Phase II Investments, LLC
c/o Sentrus, Inc.
Attention: Mr. Richard Weinstein
141 Chesterfield Industrial Blvd
Chesterfield, MO 63005

_____ Michael O. Geisel, Director of Planning

_____ Marty DeMoy, City Clerk

(1) Flood Zone plotted Graphically from Map No. 29189C0120H with an effective date of August 2, 1995 and revised to reflect LOMR Dated April 17, 2000.
(2) Present Zoning "M-3" Planned District

Building Setback Requirements:
(a) 25' Front yard Setback
(b) 25' Side yard Setback
(c) 25' Rear yard Setback

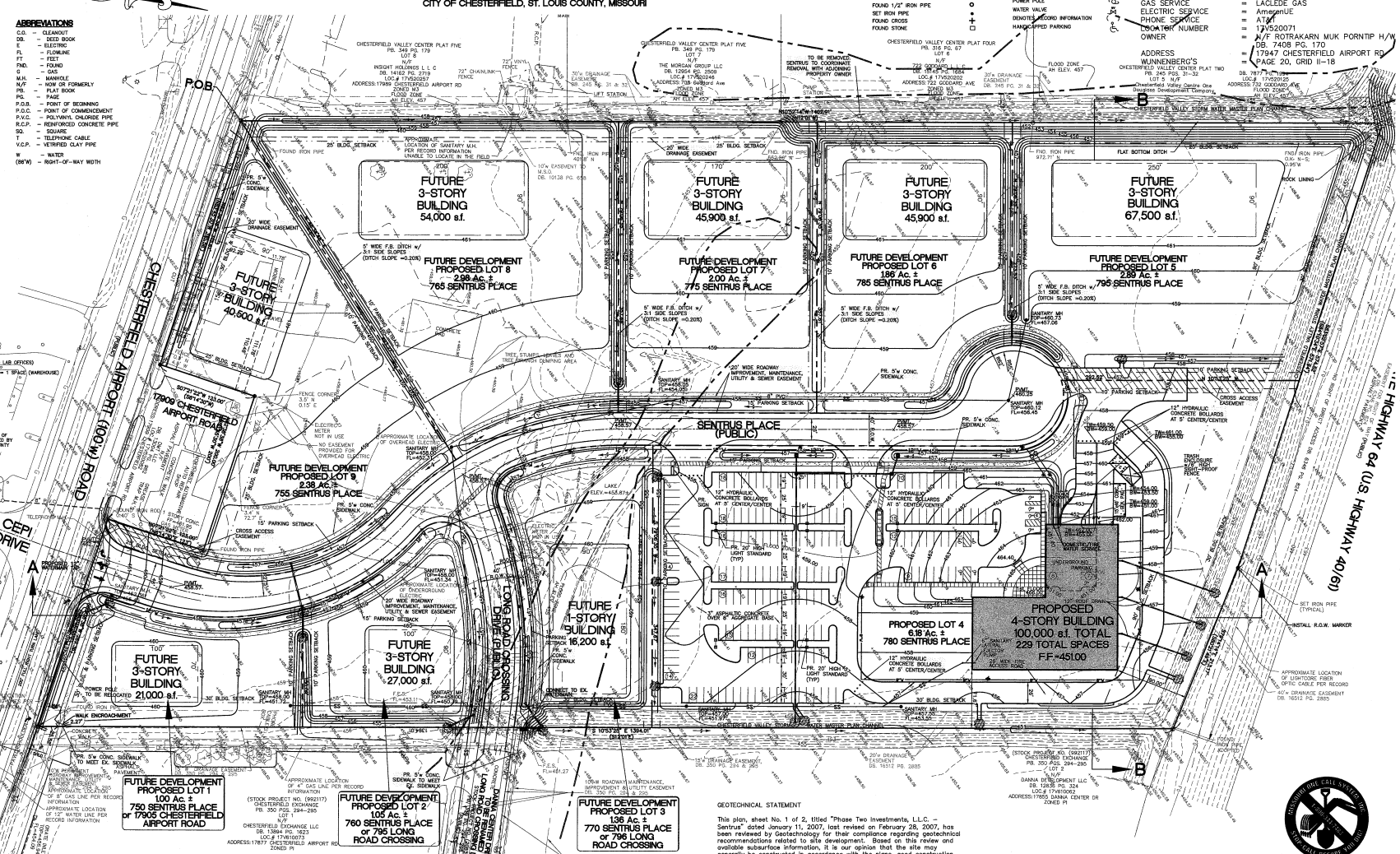
Note: The above zoning was provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.

(3) Underground Utilities and Facilities have been shown from survey and record information, and their location and size should be considered as approximate only.

(4) Subject property lies within Flood Zone "X" (area of 500-year flood, area of 100-year flood with average depths of less one (1) foot or with drainage area less than one (1) square mile, and areas protected by levee from 100-year flood) and Flood Zone "AH" (flood depths of 1-3 feet, usually areas of ponding, base flood elevation = 455) per the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. Subject property lies near an additional Flood Zone "AH" (base flood elevation = 457) to the west. The map is identified as Map No. 29189C0120H with an effective date of August 2, 1995 and revised to reflect LOMR Dated April 17, 2000.

ST. LOUIS COUNTY BENCHMARK

12-171 (460.06) "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET IN THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.



Property Description

A tract of land in U.S. Survey 150 and being part of Lots 1 and 2 of Subdivision of Richard H. Stevens Farm, Township 45 North, Range 3 East St. Louis County Missouri, and being more particularly described as follows: Beginning at a point in the North line of Chesterfield Airport Road and the East line of property now or formerly of Bertha Fick by instrument recorded in Book 5721 Page 250 thence North 12 degrees 01 minutes West along Fick's East line 1402.91 feet to a point in the South line of U.S. Highway Route 40, thence South 84 degrees 10 minutes 34 seconds East along the South line of Highway 40 571.94 feet to a point and continuing along Highway 40 South 80 degrees 21 minutes 49 seconds East 213.17 feet thence leaving said South line of Highway 40 South 12 degrees 01 minutes East 1394.01 feet to a point in the North line of Chesterfield Airport Road, thence North 83 degrees 45 minutes 30 seconds West 269.36 feet to a point, thence leaving said road line North 6 degrees 14 minutes 30 seconds East, 123 feet to a point, thence North 83 degrees 45 minutes 30 seconds West 200 feet to a point, thence South 6 degrees 14 minutes 30 seconds West 123 feet to a point in the North line of Chesterfield Airport Road, thence along said road North 83 degrees 45 minutes 30 seconds West 315.58 feet to the place of beginning, according to the survey by Chesterfield Development Design and Associates during November 1978.

GEOTECHNICAL STATEMENT

This plan, sheet No. 1 of 2, titled "Phase Two Investments, L.L.C. – Sentrus" dated January 11, 2007, last revised on February 28, 2007, has been reviewed by Geotechnology for their compliance regarding geotechnical recommendations related to site development. Based on this review and available subsurface information, it is our opinion that the site may generally be constructed in accordance with the plan, using construction practices and the general recommendations given in our report titled "Subsurface Exploration, Sentrus Place, Chesterfield, Missouri" prepared for Stock & Associates, Geotechnology Job No. 0888202.71DG, dated February 14, 2007 and "Addendum No. 1, Subsurface Exploration, Sentrus Place, Chesterfield, Missouri," prepared for Stock & Associates, Geotechnology Job. No 0888203.71DG, dated February 27, 2007.

We have not prepared any part of this plan and my seal on this plan is intended only to confirm my personal review and approval of the site grading plan as it relates to the geotechnical–related aspects of the project.

Geotechnology must be involved during the construction phase of this project in order to determine if the subsurface conditions are similar to that indicated by the field exploration data, that our recommendations relative to site grading are implemented, and that other geotechnical aspects of site development are performed in accordance with this plan.

Dennis F. Boll, P.E.
E-022700

STATE OF MISSOURI DENNIS FREDERICK BOLL NUMBER E-22700

CALL MODOT CUSTOMER SERVICE
2 WORKING DAYS
BEFORE YOU DIG!
CALL: (314) 340-4100

4	REVISED PER CITY COMMENTS 02/28/07
3	REVISED PER CITY COMMENTS 02/14/07
2	REVISED PER CITY/COUNTY COMMENTS 02/07/07
1	REVISED PER CITY COMMENTS 01/29/07

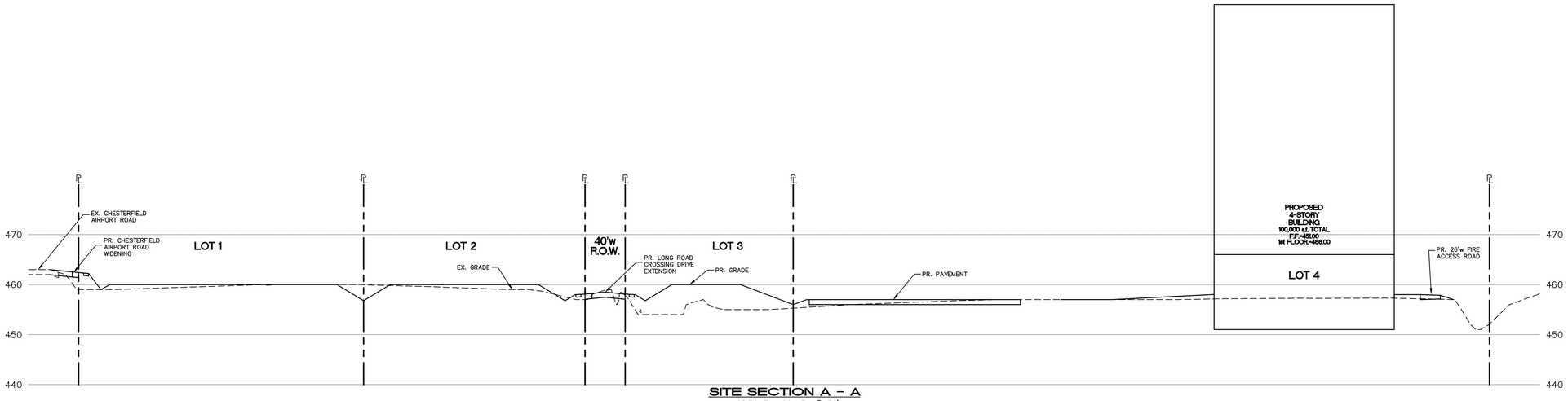
ST. LOUIS CO.
H&T NO. 1105
M.S.D. P# _____
BASE MAP # U-17

PRELIMINARY PLAN/SITE DEVELOPMENT CONCEPT PLAN
PHASE TWO INVESTMENTS, L.L.C. – SENTRUS

STATE OF MISSOURI GEORGE MICHAEL STOCK NUMBER E-25116

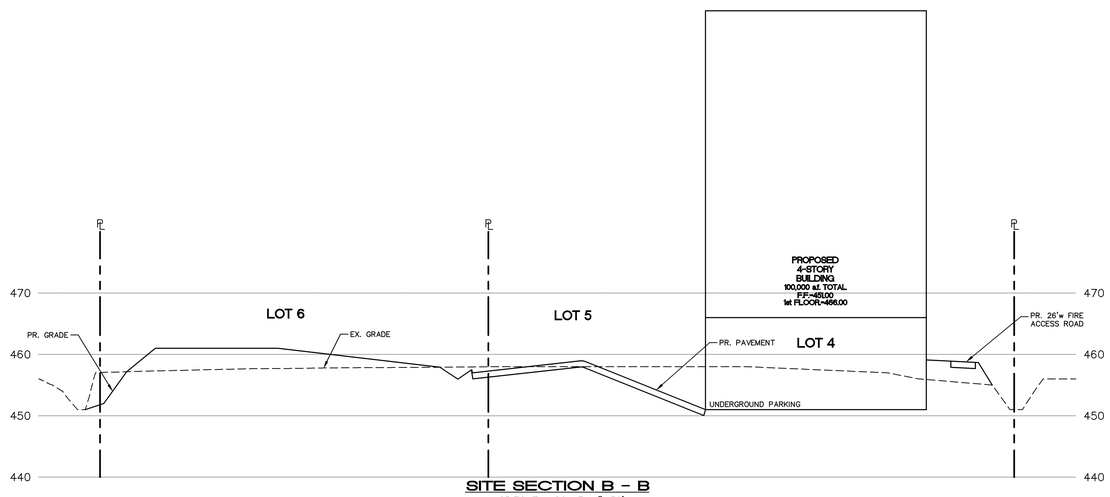
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER	SHEET:
GEORGE M. STOCK E-25116	R.E.S 01/11/07	G.M.S. 01/11/07		206-4012	1 of 2



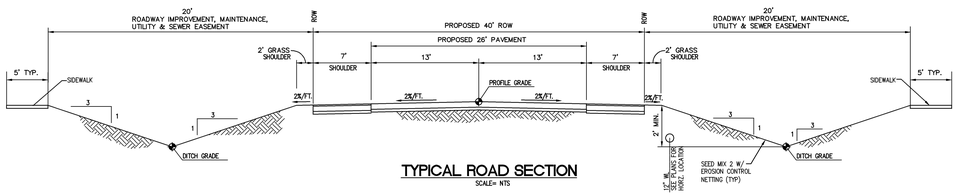
SITE SECTION A - A

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



SITE SECTION B - B

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



TYPICAL ROAD SECTION

SCALE= NTS

4 REVISED PER CITY COMMENTS 02/28/07
3 REVISED PER CITY COMMENTS 02/14/07
2 REVISED PER CITY/COUNTY COMMENTS 02/07/07
1 REVISED PER CITY COMMENTS 01/29/07

ST. LOUIS CO.
H&T NO. _____
M.S.D. P# _____
BASE MAP # U-17

SITE SECTIONS

PHASE TWO INVESTMENTS, L.L.C. – SENTRUS

STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

GEORGE M. STOCK E-25116

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
R.E.S	01/11/07	G.M.S.	01/11/07	206-4012	2 of 2

PREPARED FOR:
Phase II Investments, LLC
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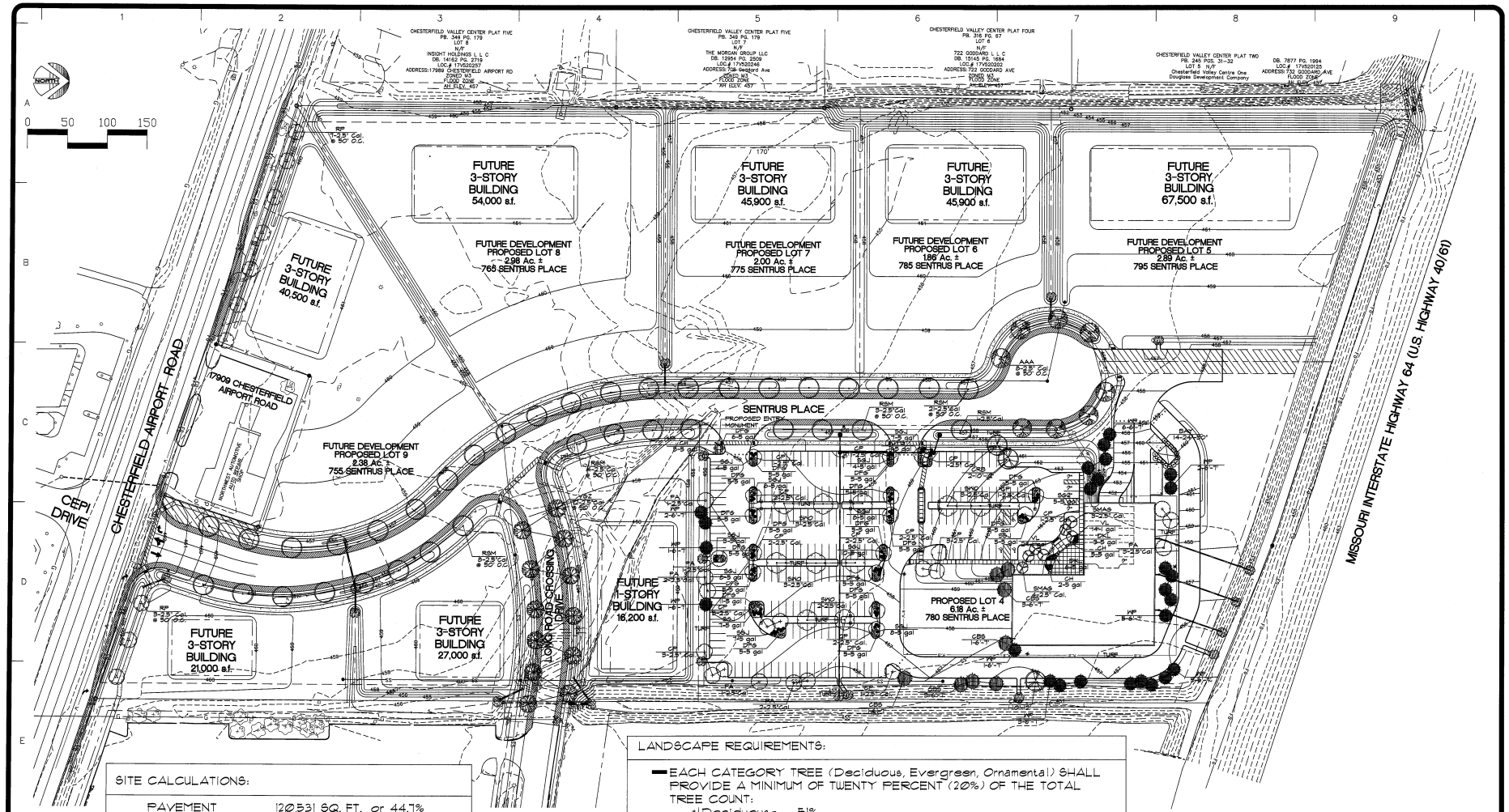
Attention: Mr. Richard Weinstein
141 Chesterfield Industrial Blvd
Chesterfield, MO 63005



SITE CALCULATIONS:

PAVEMENT	120,531 SQ. FT. or 44.7%
BUILDING AREA	25,000 SQ. FT. or 9.3%
GREEN SPACE	123,845 SQ. FT. or 46.0%
TOTAL SITE	269,376 SQ. FT. or 100%

LANDSCAPE REQUIREMENTS:

- EACH CATEGORY TREE (Deciduous, Evergreen, Ornamental) SHALL PROVIDE A MINIMUM OF TWENTY PERCENT (20%) OF THE TOTAL TREE COUNT:
  - TOTAL % Deciduous = 51%
  - Evergreen = 22%
  - Ornamental = 27%
- ALL TREES TO BE A MINIMUM OF 2.5" CALIPER
- ALL PARKING LOT END ISLANDS SHALL PROVIDE ONE (1) DECIDUOUS TREE @ SINGLE ISLANDS AND TWO (2) DECIDUOUS TREES @ DOUBLE ISLANDS
- NO ONE PARKING SPACE SHALL BE FURTHER THAN FIFTY (50) FEET FROM A TREE
- STREET TREES SHALL BE PROVIDED AT ONE (1) TREE FOR EVERY FIFTY FEET (50') OF STREET FRONTAGE, PLANTED NO CLOSER THAN THREE FEET (3') TO ANY CURB
- DEVELOPER SHALL PROVIDE A TWO (2) YEAR BOND/ESCROW FOR LANDSCAPE INSTALLATION

REVISIONS	BY
FEB. 7, 2007	RMM
FEB. 26, 2007	RMM

landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 928-1250
Fax: (636) 928-4868

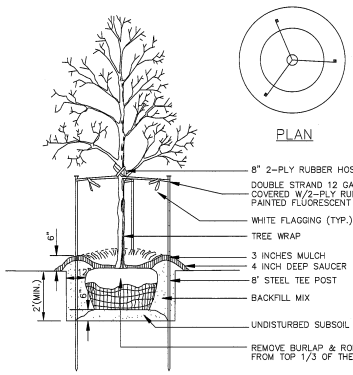
CONCEPTUAL LANDSCAPE PLAN FOR THE PROPOSED

Sentrus Place

111 SENTRUS PLACE CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RMMJB
DATE	JAN. 29, 2007
SCALE	1"=50'-0"
JOB No.	2007-108
SHEET	L-1

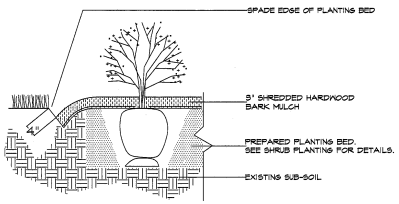
OF TWO SHEETS



NOTE: USE SHREDDED BARK MULCH ONLY

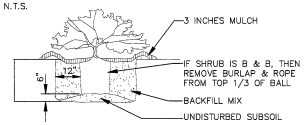
DECIDUOUS TREE PLANTING

N.T.S.



SPADE-CUT EDGE DETAIL

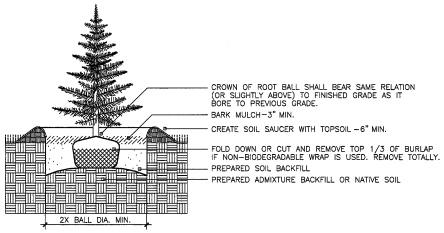
N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

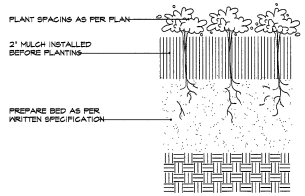
SHRUB PLANTING

N.T.S.



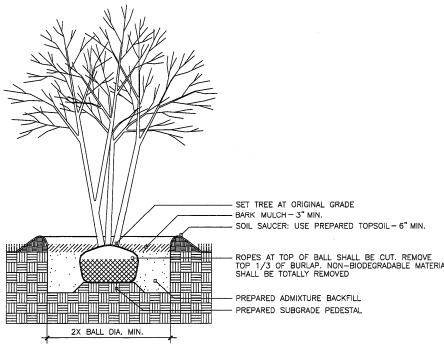
EVERGREEN TREE PLANTING

N.T.S.



PERENNIAL / ANNUAL PLANTING

N.T.S.



MULTI-STEM TREE PLANTING

N.T.S.

LANDSCAPE SCHEDULE-LOT 4:

TREES	COMMON/BOTANICAL	SIZE	QTY	MATURE SIZE	DECID./EVERGREEN
RSM	'Red Sunset' Maple / Acer rubrum 'Franksred'	2.5"Cal	4	45' +	DECIDUOUS
CRB	Clump River Birch / Betula nigra	10'-12'	3	30'-45'	DECIDUOUS
AAA	Autumn Applause Ash / Fraxinus americana 'Autumn Applause'	2.5" Cal.	4	45' +	DECIDUOUS
PA	'Patmore' Ash / Fraxinus pennsylvanica 'Patmore'	2.5"Cal	10	45' +	DECIDUOUS
SWO	Swamp White Oak / Quercus bicolor	2.5"Cal	11	45' +	DECIDUOUS
EVERGREEN TREES	**COMMON/BOTANICAL**	**SIZE**	**QTY**	**MATURE SIZE**	
CBS	Colorado Blue Spruce / Picea pungens	6'-7'	8	30'-40'	EVERGREEN
WP	White Pine / Pinus strobus	6'-7'	26	45' +	EVERGREEN
FLOWERING TREES	**COMMON/BOTANICAL**	**SIZE**	**QTY**	**MATURE SIZE**	
SMAG	Saucer Magnolia / Magnolia soulangiana	2.5" Cal.	7	20'-30'	DECIDUOUS
CP	Chanticleer Pear / Pyrus calleryana 'Chanticleer'	2.5" Cal.	25	15'-25'	DECIDUOUS
SHRUBS	**COMMON/BOTANICAL**	**SIZE**	**QTY**		
CH	China Boy/Girl Holly / Ilex meserveae 'China Boy/Girl' TM	5 gal	10		EVERGREEN
SGJ	Sea Green Juniper / Juniperus chinensis 'Sea Green'	5 gal	84		EVERGREEN
BAY	Northern Bayberry / Myrica pennsylvanica	24"-30"	14		EVERGREEN
DKL	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	5 gal	9		DECIDUOUS
ANNUALS/PERENNIALS	**COMMON/BOTANICAL**	**SIZE**	**QTY**		
VL	Variegated Lily Turf / Liriope muscari 'Variegata'	1 gal	48		DECIDUOUS
GRASSES	**COMMON/BOTANICAL**	**SIZE**	**QTY**		
DFG	Dwarf Fountain Grass / Pennisetum alopecuroides 'Hamelin'	5 gal	106		DECIDUOUS

LANDSCAPE SCHEDULE-STREET TREES:

TREES	COMMON/BOTANICAL	SIZE	QTY	MATURE SIZE	DECID./EVERGREEN
RSM	'Red Sunset' Maple / Acer rubrum 'Franksred'	2.5"Cal	33	45' +	DECIDUOUS
AAA	Autumn Applause Ash / Fraxinus americana 'Autumn Applause'	2.5" Cal.	4	45' +	DECIDUOUS
VGZ	Village Green Zelkova / Zelkova serrata 'Village Green'	2.5"Cal	12	45' +	DECIDUOUS
FLOWERING TREES	**COMMON/BOTANICAL**	**SIZE**	**QTY**	**MATURE SIZE**	
RP	Redspire Pear / Pyrus calleryana 'Redspire'	2.5" Cal.	10	35'-45'	DECIDUOUS

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) 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 public.
2.) 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.
3.) 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-DIG-RITE).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. 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.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
6.) 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 this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
11.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

1.) 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, including weeds, mold, deleterious materials, etc.
2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Myrafi fabric shall be used beneath all gravel mulch beds.
3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

1.) Landscape Contractor shall provide a seperate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

MISC. MATERIAL:

1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 40 days from date of final acceptance. Bare areas more than one square foot per any 30 square feet shall be replaced.
2.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
3.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
4.) All sod shall be placed a maximum of 24 hours after harvesting.
5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

WARRANTY:

1.) 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.
2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

REVISIONS	BY
FEB. 7, 2007	RMM
FEB. 26, 2007	RMM

landscape TECHNOLOGIES
87 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 928-1290
Fax: (636) 928-4868

CONCEPTUAL LANDSCAPE PLAN FOR THE PROPOSED

Sentrus Place

111 SENTRUS PLACE CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RMM/SJB
DATE	JAN. 29, 2007
SCALE	N.A.
JOB No.	2007-108
SHEET	L-2
OF	TWO SHEETS

City of Chesterfield

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

VII. C.

March 7, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **March 12, 2007** will include the following item for your consideration:

Sentrus Office Building (Sentrus Place Lot 4) - Site Development Section Plan: Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an office building/research facility in a "PI" Planned Industrial District located in the northeast corner of the Sentrus Place development, north of Chesterfield Airport Road across from the intersection with Cepi Drive.

Dear Planning Commission:

Stock & Associates, has submitted, on behalf of Phase Two Investments, L.L.C. a Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

BACKGROUND

1. On February 26, 2007, the Planning Commission recommended approval of the rezoning petition to zone the property "PI" Planned Industrial District.

2. The rezoning petition has been placed on the Planning and Zoning Committee agenda for Thursday March 8, 2007.

SUBMITTAL INFORMATION

1. The request is for a new 100,000 square foot office building/research facility. Exterior materials include granite composite panels and glass. Roof materials will be a single-ply membrane.

2. Parking spaces are primarily located in a surface lot and 15 spaces will be located in the lower level of the building.

3. The Landscape Plan also shows the proposed landscaping for the arterial and collector roadways. The landscape plan submittal is only for the landscaping proposed for Lot 4.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on February 15, 2007. The ARB voted unanimously to recommend approval of the Site Development Section Plan, Architectural Elevations, Lighting Plan and Landscape Plan to the Planning Commission with the following recommendations:

1. Extend the sidewalks at the front entrance of the building to connect to the parking area to the south, the sidewalk to the west and add an additional sidewalk extension to the drop off area in the front of the building.

The petitioner has addressed this issue and information is located on the Site Development Section Plan.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances and the draft Attachment A for the proposed ordinance to govern the site. The Department of Planning requests action on the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations.

Respectfully submitted,

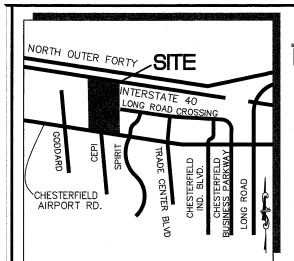
Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Site Development Section Plan
Landscape Plan
Lighting Plan
Architectural Elevations

SITE DEVELOPMENT SECTION PLAN
SENTRUS PLACE

A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 150 AND BEING PART OF LOTS 1 AND 2 OF SUBDIVISION OF RICHARD H. STEVENS FARM, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
(NOT TO SCALE)

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

ABBREVIATIONS

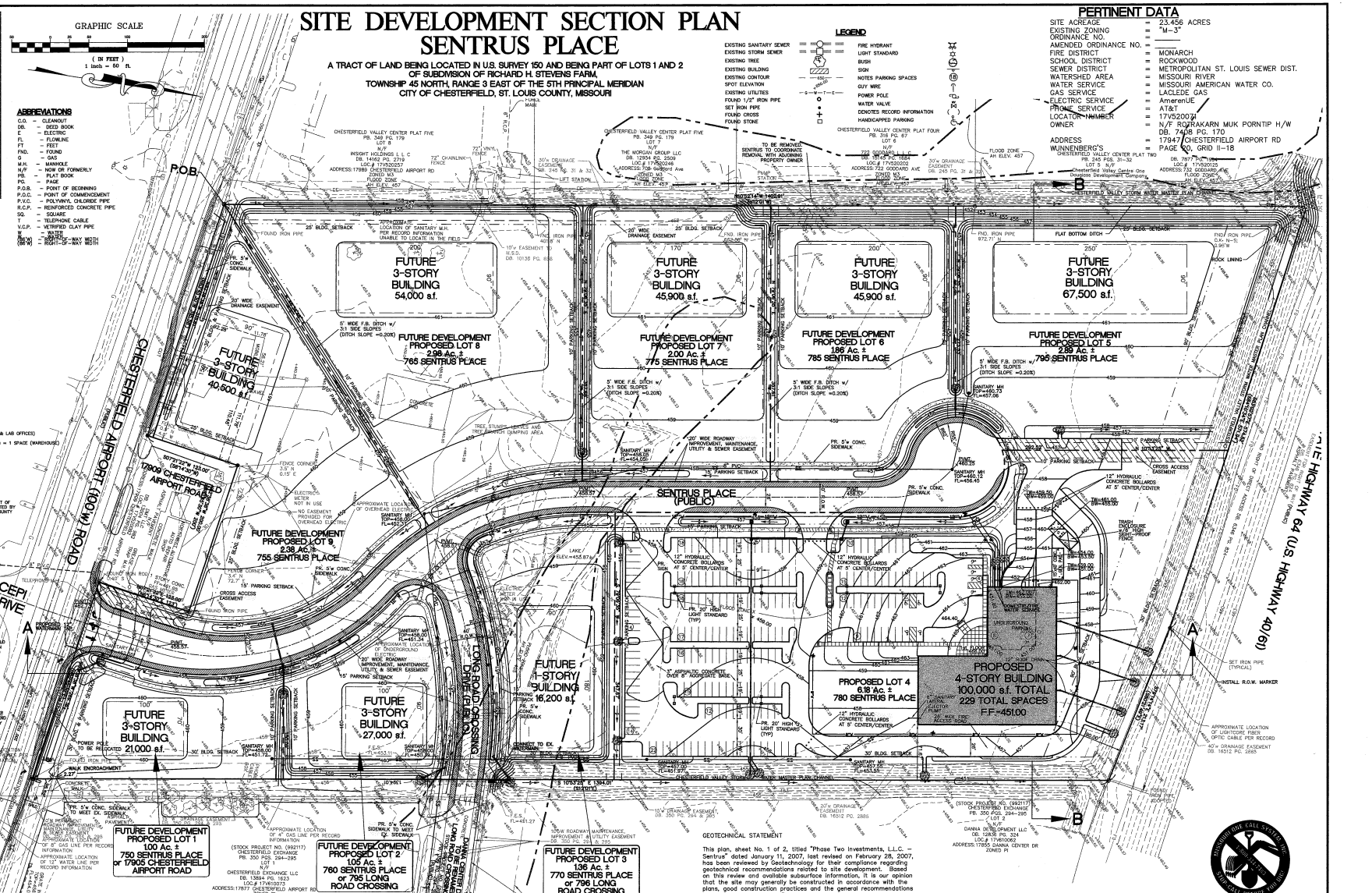
C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
PB. – PLAT BOOK
PG. – PAGE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.V.C. – POLYVINYL CHLORIDE PIPE
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
(R&W) – RIGHT-OF-WAY WIDTH
(OR W) – RIGHT-OF-WAY WIDTH

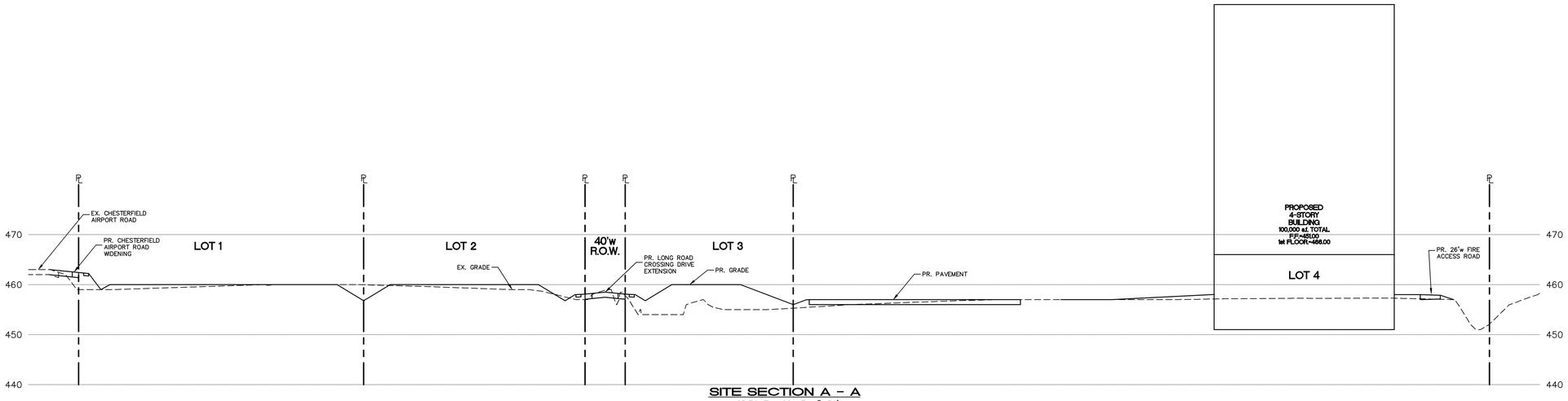
LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING

PERTINENT DATA

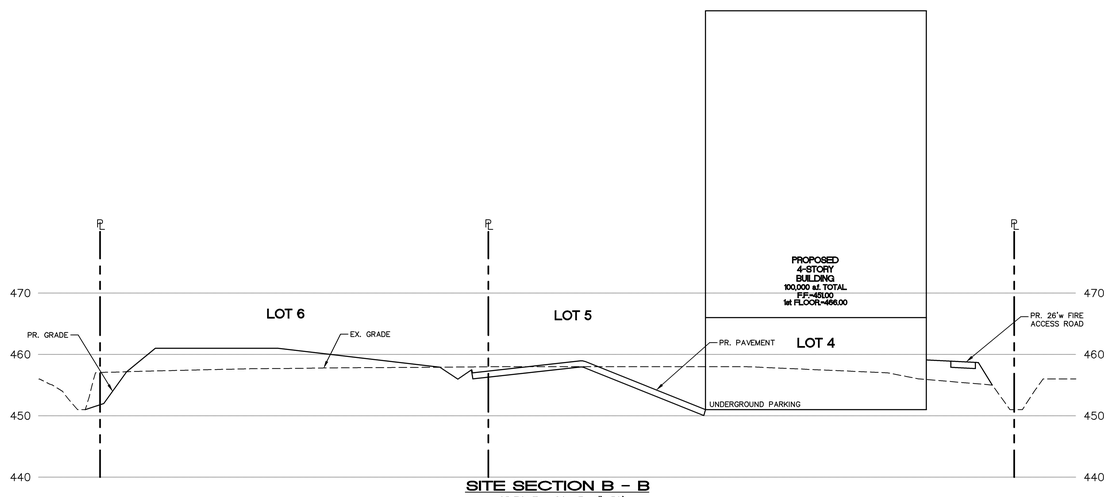
SITE ACREAGE	=	23.456 ACRES
EXISTING ZONING	=	"M-3"
ORDINANCE NO.	=	
AMENDED ORDINANCE NO.	=	
FIRE DISTRICT	=	MONARCH
SCHOOL DISTRICT	=	ROCKWOOD
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DIST.
WATERSHED AREA	=	MISSOURI RIVER
WATER SERVICE	=	MISSOURI AMERICAN WATER CO.
GAS SERVICE	=	LACLEDE GAS
ELECTRIC SERVICE	=	AmerenUE
PHONE SERVICE	=	AT&T
LOCATOR NUMBER	=	17V520031
OWNER	=	N/F ROTHKARN MUK PORNTIP H/W DB. 7408 PG. 170
ADDRESS	=	17947 CHESTERFIELD AIRPORT RD
WUNNENBERG'S	=	PAGE 20, GRID II-18


FUTURE 3-STORY BUILDING 54,000 s.f.
FUTURE DEVELOPMENT PROPOSED LOT 8 2.98 Ac. ± 765 SENTRUS PLACE
FUTURE 3-STORY BUILDING 45,900 s.f.
FUTURE DEVELOPMENT PROPOSED LOT 7 2.00 Ac. ± 775 SENTRUS PLACE
FUTURE 3-STORY BUILDING 45,900 s.f.
FUTURE DEVELOPMENT PROPOSED LOT 6 1.86 Ac. ± 785 SENTRUS PLACE
FUTURE 3-STORY BUILDING 67,500 s.f.
FUTURE DEVELOPMENT PROPOSED LOT 5 2.89 Ac. ± 795 SENTRUS PLACE
FUTURE 3-STORY BUILDING 40,600 s.f.
FUTURE DEVELOPMENT PROPOSED LOT 9 2.38 Ac. ± 755 SENTRUS PLACE
SENTRUS PLACE (PUBLIC)
PROPOSED 4-STORY BUILDING 100,000 s.f. TOTAL 229 TOTAL SPACES F.F.=451.00
PROPOSED LOT 4 6.18 Ac. ± 780 SENTRUS PLACE
FUTURE 1-STORY BUILDING 16,200 s.f.
FUTURE 3-STORY BUILDING 27,000 s.f.
FUTURE 3-STORY BUILDING 21,000 s.f.
FUTURE DEVELOPMENT PROPOSED LOT 1 1.00 Ac. ± 750 SENTRUS PLACE or 17905 CHESTERFIELD AIRPORT ROAD
FUTURE DEVELOPMENT PROPOSED LOT 2 1.05 Ac. ± 760 SENTRUS PLACE or 795 LONG ROAD CROSSING
FUTURE DEVELOPMENT PROPOSED LOT 3 1.36 Ac. ± 770 SENTRUS PLACE or 796 LONG ROAD CROSSING
17909 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD AIRPORT (60'W) ROAD
CEPI DRIVE
LONG ROAD CROSSING DRIVE (PUBLIC)
DANNA DRIVE (PUBLIC)
INTERSTATE HIGHWAY 64 (U.S. HIGHWAY 40/61)
P.O.B.
B.F.P.
WALK ENCROACHMENT
CHESTERFIELD VALLEY STORM WATER MASTER PLAN CHANNEL
CHESTERFIELD VALLEY CENTER PLAT FIVE PB. 349 PG. 179 LOT 1 N/F INSIGHT HOLDINGS L L C DB. 14962 PG. 2719 LOC # 17V520057 ADDRESS: 17788 CHESTERFIELD AIRPORT RD ZONED M3 FLOOD ZONE AH ELEV. 457
CHESTERFIELD VALLEY CENTER PLAT FOUR PB. 316 PG. 67 LOT 6 N/F THE MORGAN GROUP LLC DB. 12934 PG. 2509 LOC # 17V520246 ADDRESS: 708 Guthrie Ave ZONED M3 FLOOD ZONE AH ELEV. 457
CHESTERFIELD VALLEY CENTER PLAT FIVE PB. 349 PG. 179 LOT 2 N/F THE MORGAN GROUP LLC DB. 12934 PG. 2509 LOC # 17V520248 ADDRESS: 708 Guthrie Ave ZONED M3 FLOOD ZONE AH ELEV. 457
CHESTERFIELD VALLEY CENTER PLAT FOUR PB. 316 PG. 67 LOT 5 N/F 722 SBORABO L L C DB. 9842 PG. 1884 LOC # 17V520202 ADDRESS: 722 SBORABO AVE ZONED M3 FLOOD ZONE AH ELEV. 457
CHESTERFIELD VALLEY CENTER PLAT TWO PB. 245 PGS. 31-32 LOT 5 N/F Chesterfield Valley Centre One Dougless Development Company DB. 7977 PG. 1 LOC # 17V520125 ADDRESS: 732 SBORABO AVE FLOOD ZONE AH ELEV. 457
TO BE REMOVED SENTRUS TO COORDINATE REMOVAL WITH ADJOINING PROPERTY OWNER
(STOCK PROJECT NO. (992117) CHESTERFIELD EXCHANGE PB. 350 PGS. 294-295 LOT 2 N/F DANNA DEVELOPMENT LLC DB. 12808 PG. 324 LOC # 17V810062 ADDRESS: 17850 DANNA CENTER DR ZONED PI
(STOCK PROJECT NO. (992117) CHESTERFIELD EXCHANGE PB. 350 PGS. 294-295 LOT 1 N/F CHESTERFIELD EXCHANGE LLC DB. 13894 PG. 1623 LOC # 17V810073 ADDRESS: 17877 CHESTERFIELD AIRPORT RD ZONED PI
80' W CHESTERFIELD VALLEY STORMWATER EASEMENT, BUILDING & PARKING SETBACK DB. 350 PG. 294 & 295
20' W DRAINAGE EASEMENT DB. 350 PG. 294 & 295
15' W DRAINAGE EASEMENT DB. 350 PG. 294 & 295
105' W ROADWAY MAINTENANCE, IMPROVEMENT, UTILITY EASEMENT DB. 350 PG. 294 & 295
30' W DRAINAGE EASEMENT DB. 16512 PG. 2885
S 10°53'23" E 1394.01'
(S10°53'W)
N 01°54'16" E 1402.91'
(N1°54'E)
S 87°31'24" W 123.07'
(S87°31'W)
S 87°31'24" W 123.07'
(S87°31'W)
S 87°31'24" W 123.07'
(S87°31'W



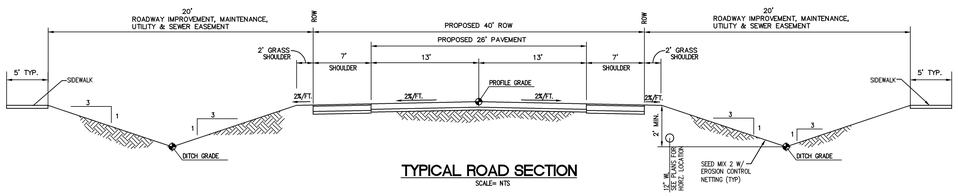
SITE SECTION A - A

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



SITE SECTION B - B

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



TYPICAL ROAD SECTION

SCALE= NTS

4 REVISED PER CITY COMMENTS 02/28/07
3 REVISED PER CITY COMMENTS 02/14/07
2 REVISED PER CITY/COUNTY COMMENTS 02/07/07
1 REVISED PER CITY COMMENTS 01/29/07

ST. LOUIS CO.
H&T NO. _____
M.S.D. P# _____
BASE MAP # U-17

SITE SECTIONS

PHASE TWO INVESTMENTS, L.L.C. – SENTRUS

STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

GEORGE M. STOCK E-25116

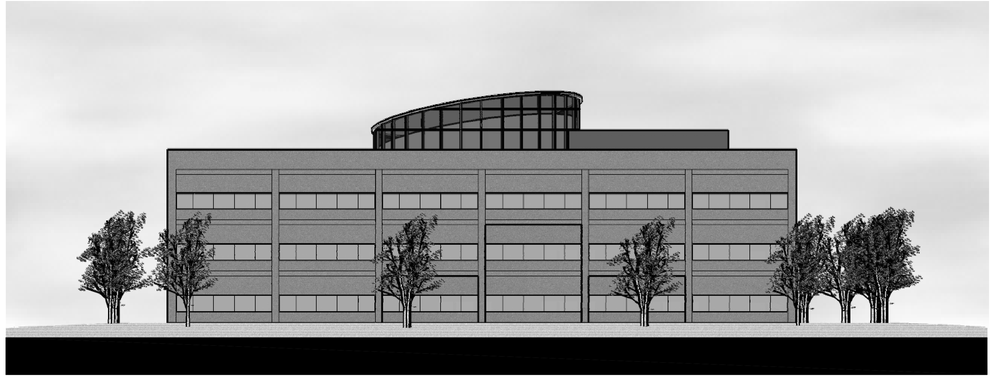
DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
R.E.S	01/11/07	G.M.S.	01/11/07	206-4012	2 of 2

PREPARED FOR:
Phase II Investments, LLC
c/o Sentrus, Inc.
Attention: Mr. Richard Weinstein
141 Chesterfield Industrial Blvd
Chesterfield, MO 63005

North Elevation

West Elevation

South Elevation



East Elevation

Henty & Associates, P.C.
Architects
300 Chesterfield Center Suite 100 Chesterfield Missouri 63017
636.537.4800 Fax 636.537.4806
www.hentyandassociates.com

SEAL:

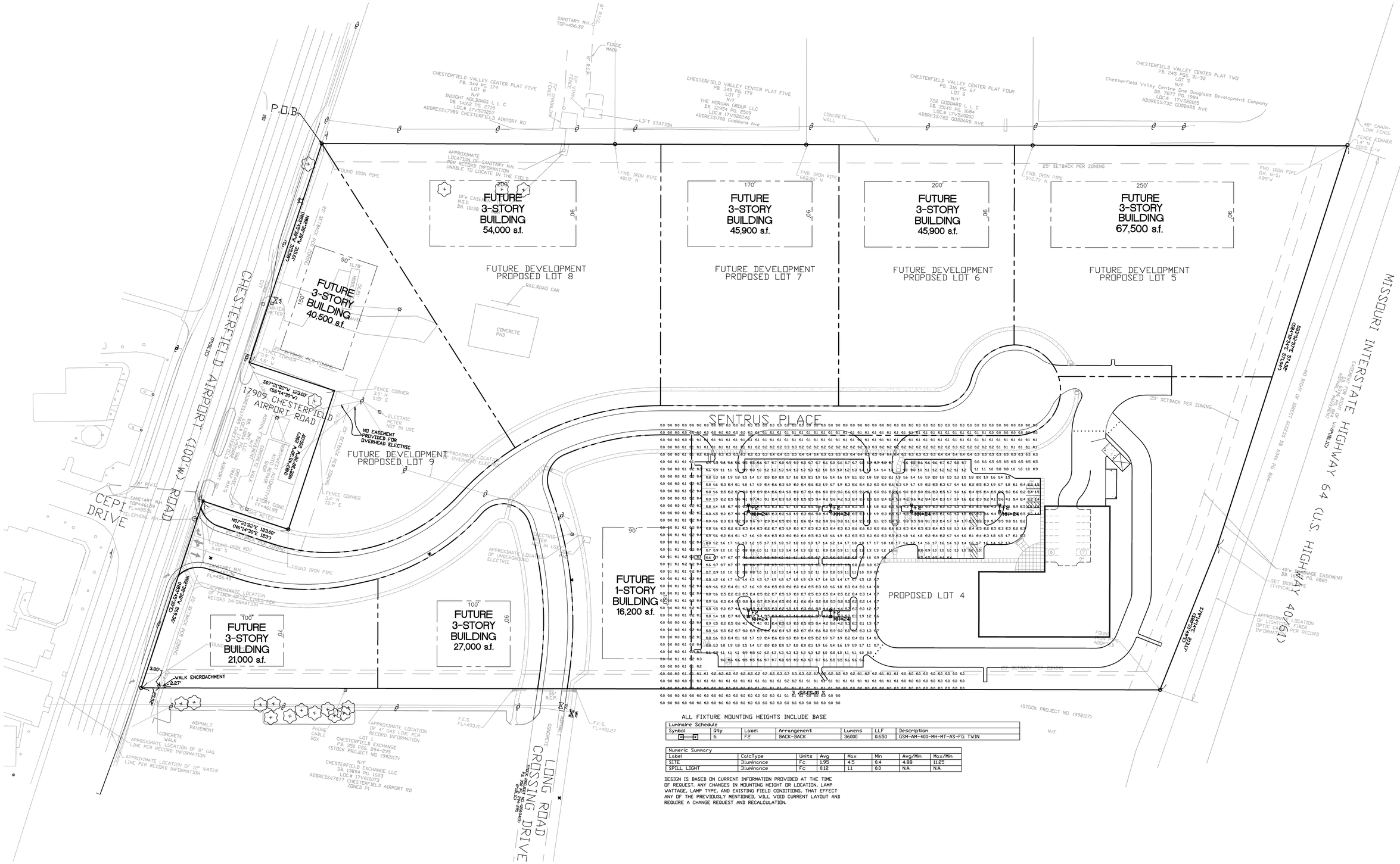
Sentrus Office Building
784 Sentrus Place
Chesterfield, Missouri

REVISION:	DATE:

ISSUE DATE:
FEBRUARY 23, 2007

DRAWING NAME:
EXTERIOR ELEVATIONS

SHEET NO.:
A2.01

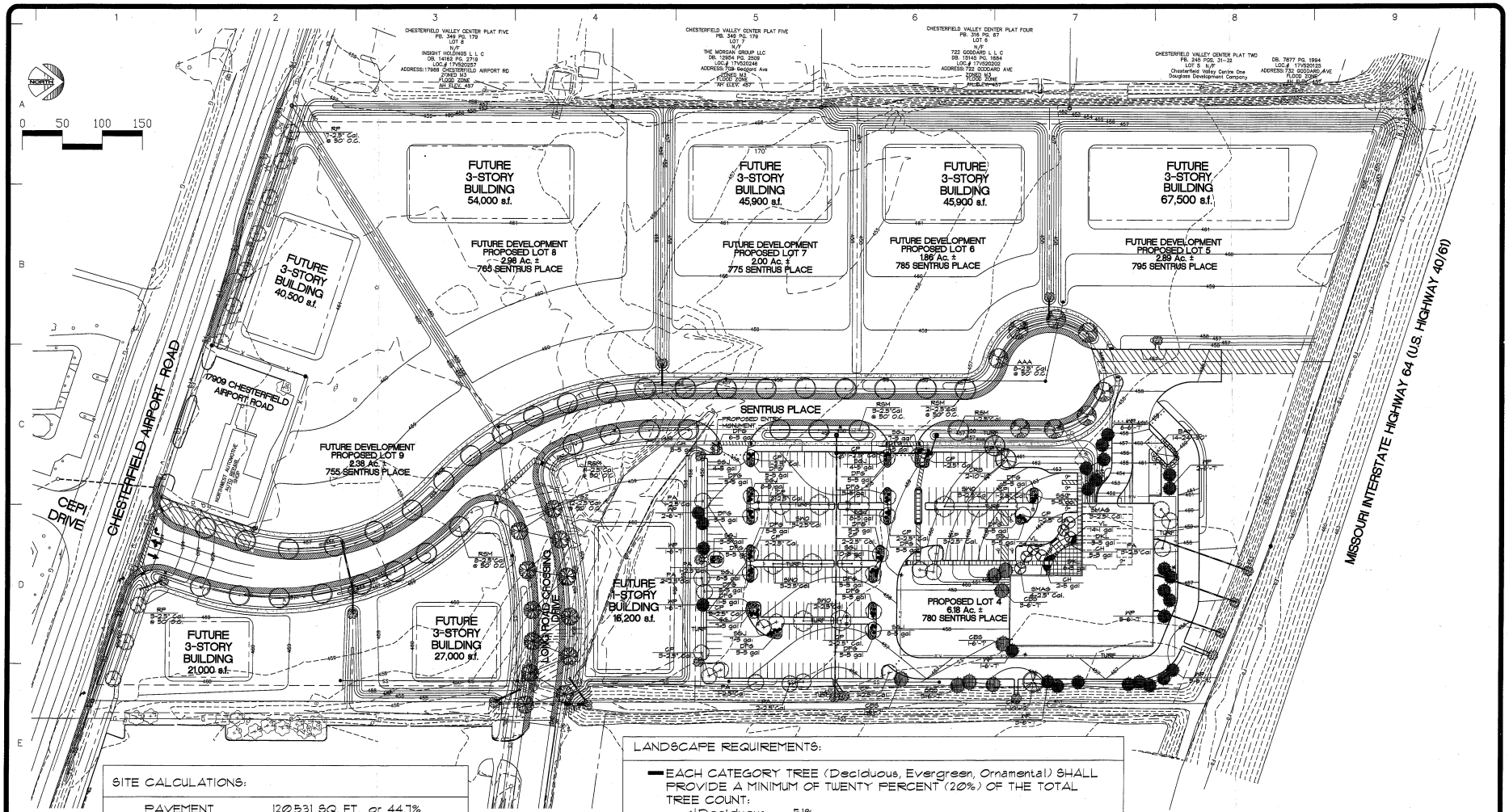


ALL FIXTURE MOUNTING HEIGHTS INCLUDE BASE

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	6	F2	BACK-BACK	36000	0.650	GSM-AM-400-MH-MT-AS-FG TWIN

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.95	4.5	0.4	4.88	11.25
SPILL LIGHT	Illuminance	Fc	0.12	1.1	0.0	N.A.	N.A.

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



SITE CALCULATIONS:

PAVEMENT	120,531 SQ. FT. or 44.7%
BUILDING AREA	25,000 SQ. FT. or 9.3%
GREEN SPACE	123,845 SQ. FT. or 46.0%
TOTAL SITE	269,376 SQ. FT. or 100%

LANDSCAPE REQUIREMENTS:

- EACH CATEGORY TREE (Deciduous, Evergreen, Ornamental) SHALL PROVIDE A MINIMUM OF TWENTY PERCENT (20%) OF THE TOTAL TREE COUNT:
  - TOTAL % Deciduous = 51%
  - Evergreen = 22%
  - Ornamental = 27%
- ALL TREES TO BE A MINIMUM OF 2.5" CALIPER
- ALL PARKING LOT END ISLANDS SHALL PROVIDE ONE (1) DECIDUOUS TREE @ SINGLE ISLANDS AND TWO (2) DECIDUOUS TREES @ DOUBLE ISLANDS
- NO ONE PARKING SPACE SHALL BE FURTHER THAN FIFTY (50) FEET FROM A TREE
- STREET TREES SHALL BE PROVIDED AT ONE (1) TREE FOR EVERY FIFTY FEET (50') OF STREET FRONTAGE, PLANTED NO CLOSER THAN THREE FEET (3') TO ANY CURB
- DEVELOPER SHALL PROVIDE A TWO (2) YEAR BOND/ESCROW FOR LANDSCAPE INSTALLATION

REVISIONS	BY
FEB. 7, 2007	RMM
FEB. 26, 2007	RMM

landscape TECHNOLOGIES
61 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 928-2250
Fax: (636) 928-4005

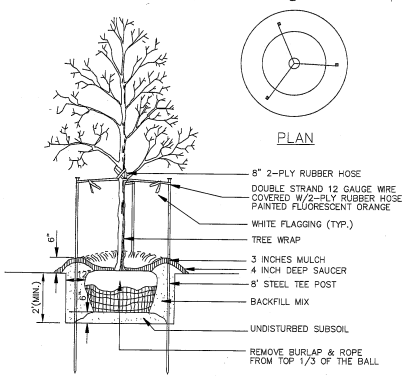
PLANTING PLAN FOR THE PROPOSED

Lot 4 - Sentrus Place

111 SENTRUS PLACE CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RMM/RJB
DATE	JAN. 24, 2007
SCALE	1"=50'-0"
JOB No.	2007-109
SHEET	L-1

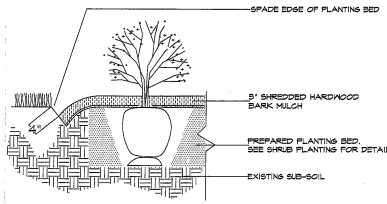
OF TWO SHEETS



NOTE: USE SHREDDED BARK MULCH ONLY

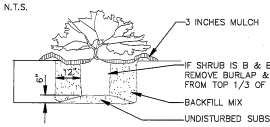
DECIDUOUS TREE PLANTING

N.T.S.



SPADE-CUT EDGE DETAIL

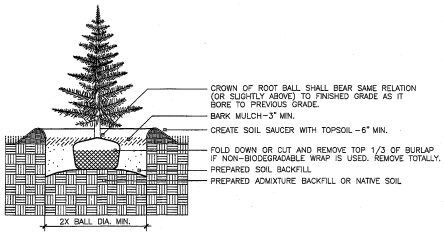
N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

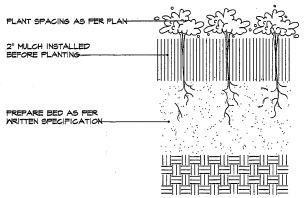
SHRUB PLANTING

N.T.S.



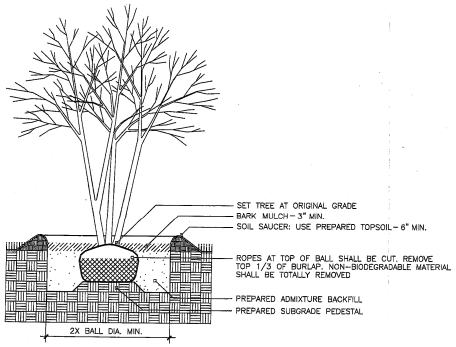
EVERGREEN TREE PLANTING

N.T.S.



PERENNIAL / ANNUAL PLANTING

N.T.S.



MULTI-STEM TREE PLANTING

N.T.S.

LANDSCAPE SCHEDULE-LOT 4:

TREES	COMMON/BOTANICAL	SIZE	QTY	MATURE SIZE	DECID./EVERGREEN
RSM	'Red Sunset' Maple / Acer rubrum 'Franksred'	2.5"Cal	4	45' +	DECIDUOUS
CRB	Clump River Birch / Betula nigra	10'-12'	3	50'-45'	DECIDUOUS
AAA	Autumn Applause Ash / Fraxinus americana 'Autumn Applause'	2.5" Cal.	4	45' +	DECIDUOUS
PA	'Patmore' Ash / Fraxinus pennsylvanica 'Patmore'	2.5"Cal	10	45' +	DECIDUOUS
SWO	Swamp White Oak / Quercus bicolor	2.5"Cal	11	45' +	DECIDUOUS
EVERGREEN TREES	**COMMON/BOTANICAL**	**SIZE**	**QTY**	**MATURE SIZE**	
CBS	Colorado Blue Spruce / Picea pungens	6'-7'	8	30'-40'	EVERGREEN
WP	White Pine / Pinus strobus	6'-7'	26	45' +	EVERGREEN
FLOWERING TREES	**COMMON/BOTANICAL**	**SIZE**	**QTY**	**MATURE SIZE**	
SMAG	Saucer Magnolia / Magnolia soulangiana	2.5" Cal.	7	20'-30'	DECIDUOUS
CP	Chanticleer Pear / Pyrus calleryana 'Chanticleer'	2.5" Cal.	25	15'-25'	DECIDUOUS
SHRUBS	**COMMON/BOTANICAL**	**SIZE**	**QTY**		
CH	China Boy/Girl Holly / Ilex meserveae 'China Boy/Girl' TM	5 gal	10		EVERGREEN
SGJ	Sea Green Juniper / Juniperus chinensis 'Sea Green'	5 gal	84		EVERGREEN
BAY	Northern Bayberry / Myrica pennsylvanica	24"-30"	14		EVERGREEN
DKL	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	5 gal	9		DECIDUOUS
ANNUALS/PERENNIALS	**COMMON/BOTANICAL**	**SIZE**	**QTY**		
VL	Variegated Lily Turf / Liriope muscari 'Variegata'	1 gal	48		DECIDUOUS
GRASSES	**COMMON/BOTANICAL**	**SIZE**	**QTY**		
DFG	Dwarf Fountain Grass / Pennisetum alopecuroides 'Hamelin'	5 gal	106		DECIDUOUS

LANDSCAPE SCHEDULE-STREET TREES:

TREES	COMMON/BOTANICAL	SIZE	QTY	MATURE SIZE	DECID./EVERGREEN
RSM	'Red Sunset' Maple / Acer rubrum 'Franksred'	2.5"Cal	33	45' +	DECIDUOUS
AAA	Autumn Applause Ash / Fraxinus americana 'Autumn Applause'	2.5" Cal.	4	45' +	DECIDUOUS
VGZ	Village Green Zelkova / Zelkova serrata 'Village Green'	2.5"Cal	12	45' +	DECIDUOUS
FLOWERING TREES	**COMMON/BOTANICAL**	**SIZE**	**QTY**	**MATURE SIZE**	
RP	Redspire Pear / Pyrus calleryana 'Redspire'	2.5" Cal.	10	35'-45'	DECIDUOUS

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) 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 public.
2.) 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.
3.) 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-DIG-RITE).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. 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.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
6.) 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 this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
11.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

1.) 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, including weeds, mold, deleterious materials, etc.
2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Myraft fabric shall be used beneath all gravel mulch beds.
3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

1.) Landscape Contractor shall provide a seperate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

MISC. MATERIAL:

1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). 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.
2.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken places, irregular pieces or torn pieces will be accepted.
3.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
4.) All sod shall be placed a maximum of 24 hours after harvesting.
5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

WARRANTY:

1.) 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.
2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

REVISIONS	BY
FEB. 7, 2007	RAM
FEB. 26, 2007	RAM

landscape TECHNOLOGIES
St. Charles, Missouri 63304
Fax: (636) 928-2965

PLANTING PLAN FOR THE PROPOSED

Lot 4 - Sentrus Place

111 SENTRUS PLACE CHESTERFIELD, MISSOURI

DRAWN	R. WARDIS
CHECKED	RAM/JJB
DATE	JAN. 29, 2007
SCALE	N.A.
JOB No.	2007-108
SHEET	L-2

OF TWO SHEETS

City of Chesterfield

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

VIII. A.

Planning Commission Staff Report

Meeting Date: March 12, 2007

From: Jennifer Yackley, Project Planner

Subject: Ordinance Amendment Vote Report

Location: Northwest corner of the intersection of Long Road and Chesterfield Airport Road.

Petition: P.Z. 04-2007 Butler Investment Partnership, LP (Saturn of West County)

Proposal Summary

Butler Investment Partnership, LP has submitted an application for an ordinance amendment to a "PC" Planned Commercial District per the regulations of the City of Chesterfield Zoning Ordinance Section 1003.178. The location of this site is the northwest corner of the intersection of Long Road and Chesterfield Airport Road.

The petitioner has requested the addition of the following use:

> *"Sales, rental, and leasing of new and used vehicles, including automobiles, and trucks as well as associated repairs and necessary outdoor storage of said vehicles."*

Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the requested amendment.

Ordinance Amendment Analysis

The petitioner is requesting the amendment to allow for the development of a proposed automotive sale and service facility. The proposed preliminary plan meets all of the criteria of the Attachment A as written.

Surrounding Land Use and Zoning

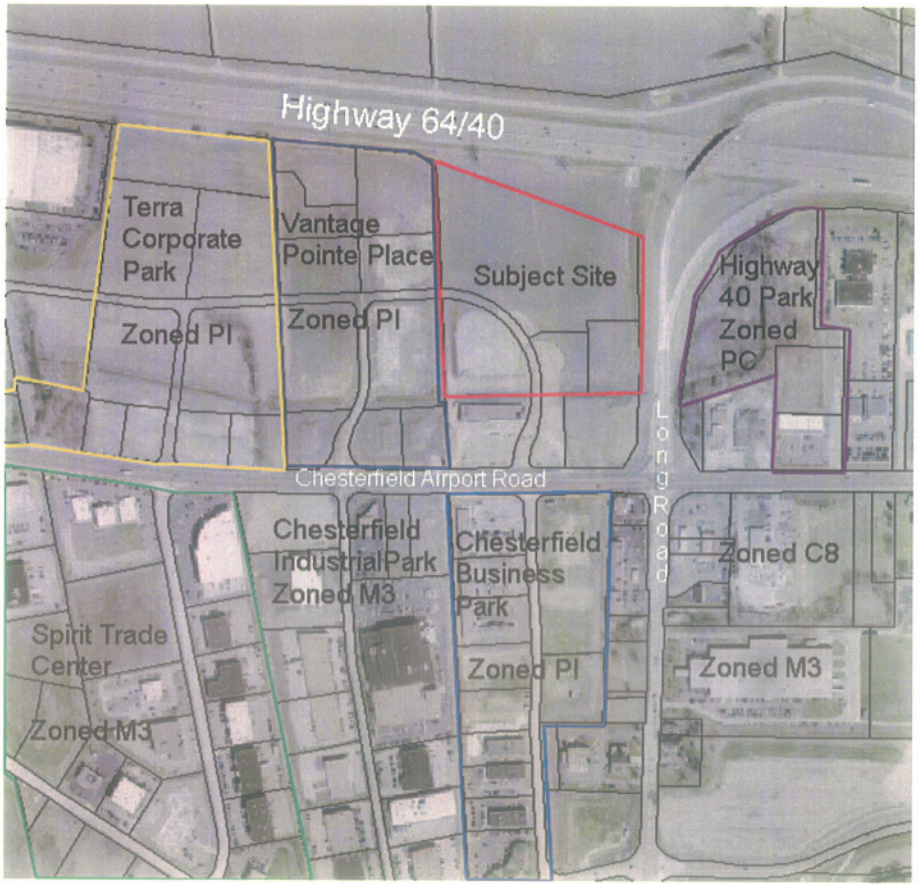
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is MoDOT right of way for Highway 64/40.

South: Chesterfield Business Park is across Chesterfield Airport Road to the south and is zoned "PI" Planned Industrial.

East: Highway 40 Park is located across Long Road to the east and is zoned "PC" Planned Commercial District.

West: The property to the west, Vantage Pointe Place, is zoned "PI" Planned Industrial District.



Looking north toward Highway 64/40

Looking west across the site.

Looking south toward Chesterfield Airport Road.

Looking east toward Long Road and Chesterfield Airport Road.

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for this area to be mixed commercial use. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

Site Area History

In July 1994 the City approved Ordinance Number 932 approving the preliminary plans for development within the "M3" Planned Industrial District. In January 2000, the City rezoned the site "M3" Planned Industrial to "PC" Planned Commercial via Ordinance Number 1595. In June 2004 the City approved Ordinance Number 2099 which amended the site's access to Long Road, increased the number of allowable buildings, provided for automatic power of review by City Council, required utilities to be installed underground and addressed the location of sleeves for future telecommunication services.

Issues

A public hearing was held on this request on February 12, 2007 and there were no speakers on this matter other than the petitioners. At the hearing, several issues were identified. Those issues along with the petitioner's responses are attached.

Below are the issues that Staff was asked to respond to:

1. The Department of Public Works has reviewed the impact of traffic on the site as it relates to the change in use from a five (5) story hotel, as proposed on the Approved Site Development Concept Plan, to the proposed automotive sales and service use and the department does not anticipate any negative impacts related to safety. The complete memo from the Department of Public Works is attached.

2. Staff was asked to include language in the Attachment A relating to the exclusion of body shop uses as well as the storage of vehicles associated with body shop uses. That language has been added into the Attachment A in Section A Permitted Uses on page 3.

3. Staff was asked to provide the list of approved uses for the site as well as the petitioner's proposed use. The petitioner is requesting that only one additional use be added to the listed of approved uses. All previously approved uses are listed in the Attachment A in Section A Permitted Use on pages 1-3. The petitioner's proposed use is labeled "gg".

Request

Staff recommends approval of the requested ordinance amendment with the Attachment A as written.

Respectfully submitted,

Jennifer Yackley
Project Planner

Respectfully submitted,

Aimee Nassif
Senior Planner of Zoning Administration

Attachments

1. Attachment A
2. Public Works Memo
3. Preliminary Plan

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 Planned Commercial "PC" District shall be:

a. Animal hospitals, veterinary clinics, and kennels.

b. Associated work and storage areas required by a business, firm, or service to carry on business operations.

c. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.

d. Barber shops and beauty parlors.

e. Bookstores.

f. Broadcasting studios for radio and television.

g. Cafeterias for employees and guests only.

h. Child care centers, nursery schools, and day nurseries.

i. Colleges and universities.

j. Dry cleaning drop-off and pick-up stations.

k. Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.

l. Film drop-off and pick-up stations.

m. Fishing tackle and bait shops. Open storage and display are prohibited.

n. Financial institutions.

o. Hotels and motels.

p. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:

i. Adequately screened with landscaping, fencing or walls or any combination thereof; or
ii. Placed underground; or
iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the City of Chesterfield for review. No building permit or installation permit shall be issued until these plans have been approved by the City of Chesterfield.

q. Medical and dental offices.

r. Offices and office buildings.

s. Outpatient substance abuse treatment facilities.

t. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

u. Police, fire, and postal stations.

v. Public utility facilities.

w. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practices driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.

x. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

y. Restaurant, fast food.

z. Restaurant, sit down.

aa. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.

bb. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

cc. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.

dd. Stores, shops, markets, service facilities, in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

ee. Vehicle repair facilities for automobiles.

ff. Vehicle service centers for automobiles.

gg. Sales, rental, and leasing of new and used vehicles, including automobiles, and trucks as well as associated repairs and necessary outdoor storage of said vehicles.

2. The following Ancillary Uses shall be permitted:

a. Automatic vending facilities for:
   i. Ice and solids carbon dioxide (dry ice);
   ii. Beverages;
   iii. Confections.

3. The above uses in the "PC" District shall be restricted as follows:

a. Use "gg." shall be limited to lots A, B, C, and D as noted in Plat Book 354 page 186 and shown on the Resubdivision Plat of Lot 4 of Long Road Crossing and shall specifically exclude a body shop.

b. The outdoor storage of automobiles and trucks referenced in use "gg" shall exclude the storage of wrecked or otherwise damaged and immobilized automotive vehicles.

c. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters shall be limited to swimming pools permitted in conjunction with one or both of the hotels.

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

1. The following restrictions shall apply to the above uses:

   a. East hotel shall not exceed three (3) stories and 75,000 square feet in gross floor area.

   b. West hotel shall not exceed five (5) stories and 89,000 square feet in gross floor area.

   c. East office building shall not exceed two (2) stories and 57,000 square feet in gross floor area.

   d. West office building shall not exceed (2) stories and 45,000 square feet in gross floor area.

   e. East retail may be separated into two lots with one building on each lot. East retail buildings shall not exceed one (1) story and 17,929 square feet in gross floor area;

   f. West retail shall not exceed one (1) story and 21,000 square feet in gross floor area.

2. The development shall not exceed a maximum of seven (7) buildings.

3. BUILDING REQUIREMENTS

   a. A minimum of thirty percent (30%) green space, excluding the stormwater structure whether placed on or off-site.

C. SETBACKS

1. STRUCTURE SETBACKS
   No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

   a. Ninety (90) feet from the right-of-way of I-64/U.S. 40-61.

b. Thirty (30) feet from the right of way of Chesterfield Airport Road.

c. Thirty (30) feet from the eastern boundary of the "PC" District.

d. Thirty (30) feet from the western boundary of the "PC" District.

e. Thirty (30) feet from the right-of-way of Long Road Crossing Drive.

f. Fifteen (15) feet from internal lot lines in the development.

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

a. Thirty (30) feet from the right-of-way of I-64/U.S. 40-61.

b. Thirty (30) feet from the right of way of Chesterfield Airport Road.

c. Thirty (30) feet from the eastern boundary of the "PC" District.

d. Thirty (30) feet from the western boundary of the "PC" District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

c. No construction related parking shall be permitted within the Chesterfield Airport Road right of way.

3. Parking lots shall not be used as streets.

4. No parking shall be permitted on any roadway in or adjacent to the development. The parking restriction and requirement for signage shall be indicated on the Site Development Plan and improvement plans. Signage shall be posted within thirty (30) days of the placement of street pavement.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

2. Paved area setbacks, including setbacks required between paved areas on lots in the development shall be adequately landscaped as determined by the City's Planning Commission.

3. All new required landscaping materials shall meet the following criteria:

   a. Deciduous trees-two (2) inch minimum caliper.
   b. Evergreen trees-four (4) feet minimum height.
   c. Shrubs-eighteen (18) inch minimum diameter.

F. SIGN REQUIREMENTS

1. 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.

2. No new advertising signs, temporary sings, portable 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. No on-site light standard shall exceed twenty-four (24) feet in height.

3. 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. The street lighting plan shall comply with the Chesterfield Valley Master Street Lighting Plan.

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. The centerline of Long Road Crossing Drive shall intersect with the west property line approximately seven hundred and twenty (720) linear feet north of the Chesterfield Airport Road right of way line. The Development west of this site has designed the location of the east/west connector road. The connection at the common property line shall be coordinated with the adjacent development.

2. Access to Chesterfield Airport Road shall be limited to one street approach. The street approach intersection shall be aligned with the proposed street on the other side of Chesterfield Airport Road. No interior lot shall have direct access to Chesterfield Airport Road.

3. No direct access will be granted to Route 40/64 or Long Road except for one right in/right out access point from Lot 3 to Long Road, such access to be located as far north of Chesterfield Airport

Road as possible. However, if in the future the City of Chesterfield determines that it is in the best interest of public health, safety and welfare that the right-out portion of this access be removed, then the property owner shall remove said right-out within sixty (60) days of receiving written notification from the City of Chesterfield. The property owner shall be given the opportunity to be heard before the City makes a final determination. A final determination shall be made after a hearing held by the Planning and Zoning Committee of the City Council and its recommendation is then referred to the City Council.

4. Prior to issuance of permits, the petitioner shall provide to the City of Chesterfield an instrument attesting that relinquishing all rights to access on the east side of Long Road and establishing access as referenced in item #3 above.

5. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the City of Chesterfield and the St. Louis County Department of Highways and Traffic.

6. Access to accommodate emergency vehicles onto the site shall be reviewed by the Chesterfield Fire Protection District.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right of way.

2. If a gate is installed on a street in this development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.

3. Improve Chesterfield Airport Road to one-half (1/2) of a five (5) lane cross section. The construction of an eight (8) foot stabilized shoulder is required to conform to the typical section for Chesterfield Airport Road. Additional pavement widening will be required to provide a right turn lane between Long Road and the proposed access point as directed by the St. Louis County Department of Highways and Traffic.

4. Conform to the requirements of the Missouri Highway and Transportation Department regarding I-64 in this area.

5. The developer shall dedicate to public use the required right-of-way widening along State Route 40/61 for the future ramp access to Long Road. The right of way area shall be maintained by the property owners as part of the adjacent landscape buffer until such time as the ramp construction commences.

6. Construct a ten (10) foot wide median through the left turn lane of Chesterfield Airport Road in accordance with St. Louis County Department of Highways and Traffic standards. The median shall extend from the east property line to the west property line. There shall be a gap in the median across from the entrance curb cut, as described above. St. Louis County Department of Highways and Traffic will specify the length of the median gap. The Developer will be responsible for the installation of landscaping and an irrigation system in the median, as directed by the Department of Public Works. After a one-year warranty period of the landscaping and irrigation, the City will be responsible for all future maintenance.

7. Provide a forty (40) foot right-of-way, with ten (10) foot minimum roadway improvement, maintenance, utility and drainage easements on both sides, from Chesterfield Airport Road to the western property line. The intersection of the right of way at the western property line shall be a minimum of seven hundred (700) feet north of the Chesterfield Airport Road right-of-way and/or shall align with the proposed public street located west of this parcel. The centerline radius shall be a minimum of two hundred and seventy-five (275) feet. Construct a minimum twenty-six (26) foot pavement with seven (7) foot shoulders on both sides, and appurtenant storm drainage facilities as required by the City of Chesterfield Department of Public Works. Additional widening shall be provided to accommodate separate right and left turn approach lanes at the intersection with Chesterfield Airport Road. Parking shall be prohibited along both sides of this roadway. Access to the site from said road and other interior roadways shall be at least one hundred and fifty (150) feet from roadway intersections.

8. Construct a ten (10) foot wide median along the entrance of the proposed public roadway, from Chesterfield Airport Road to a point 100 feet north of Chesterfield Airport Road, in accordance with the City of Chesterfield Department of Public Works and the St. Louis County Department of Highways and Traffic. The developer will be responsible for the landscaping and maintenance of the median.

9. The entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation standards and shall be reviewed and approved by MoDOT.

10. Stormwater drainage improvements shall be operational prior to the paving of any driveways or parking lots. Roadway and related improvements shall be constructed prior to sixty percent (60%) occupancy of the retail portion of the site.

11. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Chesterfield Airport Road frontage of the site and along both sides of all interior roadways. The sidewalks shall connect to the sidewalks constructed with the adjacent development to the west. The sidewalk shall be privately maintained; therefore, no public easements shall be required.

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

The City Council shall have automatic power of review of site plans for the subject development. The City Council will then take appropriate action relative to the proposal.

M. STORMWATER

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 other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, 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.

3. The Chesterfield Valley Master Storm Water Plan indicates a ten (10) foot flat bottom ditch shall be constructed along the eastern, western and northern property lines of this site and that drainage from this site is to be directed to the northeast, to the pump station at Long Road. The developer shall be responsible for construction of the required storm water improvements and coordination 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, twenty-four (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.

4. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, 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 Director of Public Works 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.

5. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas.

6. The maintenance of the required stormwater/ditch system shall be the responsibility of the property owner(s).

N. SANITARY SEWER

1. The regional sanitary station shall be designed to provide gravity flow from the parcel to the west of this site as well as to the east of Long Road.

2. Treatment may be required for water quality in accordance with MSD regulations dated February 2006.

3. The development will contribute to the Caulks Creek Impact Fee.

O. GEOTECHNICAL REPORT.

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 Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2. The Conceptual Valley Master Plan depicts Stormwater improvements, a public sanitary pump station, sanitary force mains, streetlights and roadway interchange improvements within the subject tract. Consideration shall be given to building the Master Improvements.

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

A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.

B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.

C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

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 Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.

1. Any site development plan shall show all information required on a sketch plan 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 Metropolitan St. Louis Sewer District, the St. Louis County

Department of Highways and Traffic, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

V. CHESTERFIELD VALLEY TRUST FUND CONTRIBUTION

Roads

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

Type of Development	Required Contribution
Commercial	$2.07/sq. ft. of building space
Office	$1.44/sq. ft. of building space
Industrial	$4,986/acre

If types of development differ from those listed, St. Louis County Department of Highways and Traffic will provide rates.

Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development, will be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2008 will be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

The roadway improvement contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by St. Louis County Highways and Traffic. Funds shall be payable to the "Treasure, Saint Louis County".

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of $654.66 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of construction for the primary water line serving the Chesterfield Valley area.

Stormwater

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 $2,077.15 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 Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Highways and Traffic. Funds shall be payable to the "Treasure, Saint Louis County".

Sanitary Sewer

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2008 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 Highways and Traffic.
Trust Fund contributions shall be deposited with Saint 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 Concept 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.

DATE: February 15, 2007

TO: Planning Commissioners

FROM: Mike Geisel, DPW\CE\Acting Dir. Of Planning

SUBJECT: P.Z. 4 – 2007 Butler Investment Partnership
Saturn of West County

In response to concerns regarding potential traffic impacts as they might relate to a change of use on the reference site, providing for vehicular sales and service as compared to the existing approved hotel usage, **the Department of Public Works does not anticipate any directly related safety concerns.**

Obviously, the impact of reducing the density of the proposed use from a five story hotel in excess of 80,000 square feet to a retail sales lot with an associated building of approximately 19,000 square feet is to reduce the overall number of trips to and from the site. Without regard to change in use which will affect the number of trips per patron as well as the duration and time of said trips, the reduction in gross square floor area significantly reduces expected traffic volumes. Accordingly, the Public Works Department does not anticipate volume related traffic problems resulting from the proposed change in use.

The change is use for the property will create changes in the character of vehicles servicing the auto sales function. Unlike the hotel use, auto sales rely on large over-the-road auto carriers and towing vehicles. We have reviewed the roadway geometrics of Long Road, Chesterfield Airport Road, and Long Road Crossing. Each of these roadways have been designed with sufficiently large curve radii. Due to the terrain, they have exceptionally flat grades to facilitate movement of trailers in excess of 40 feet in length. Care and consideration will have to be incorporated into the specific site design to provide for turning movements and through circulation. Prolonged parking and vehicular loading and/or unloading must be accommodated on-site and prohibited within the road right-of-way. No backing or multi-point turning movements will be allowable within the road right-of-way.

Please note, this analysis relates only to the proposed change of use and is not a stand alone study of traffic impacts. Existing and anticipated traffic volumes on Chesterfield Airport Road and Long Road create capacity and level of service concerns. Those

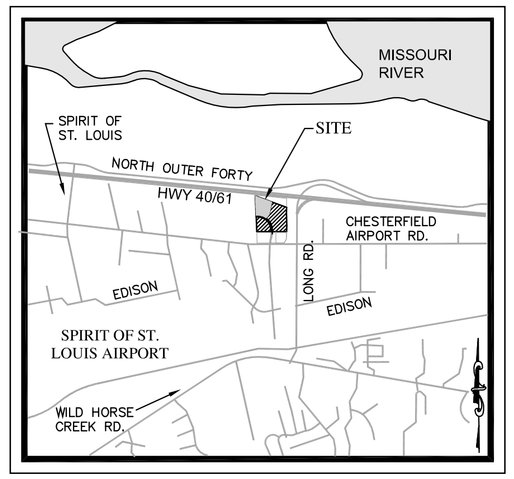
existing "background" issues are not negatively impacted by the proposed change in allowable uses.

If you have any questions or require additional information, feel free to contact me.

MOG:ck

PRELIMINARY DEVELOPMENT PLAN
FOR
SATURN OF WEST COUNTY

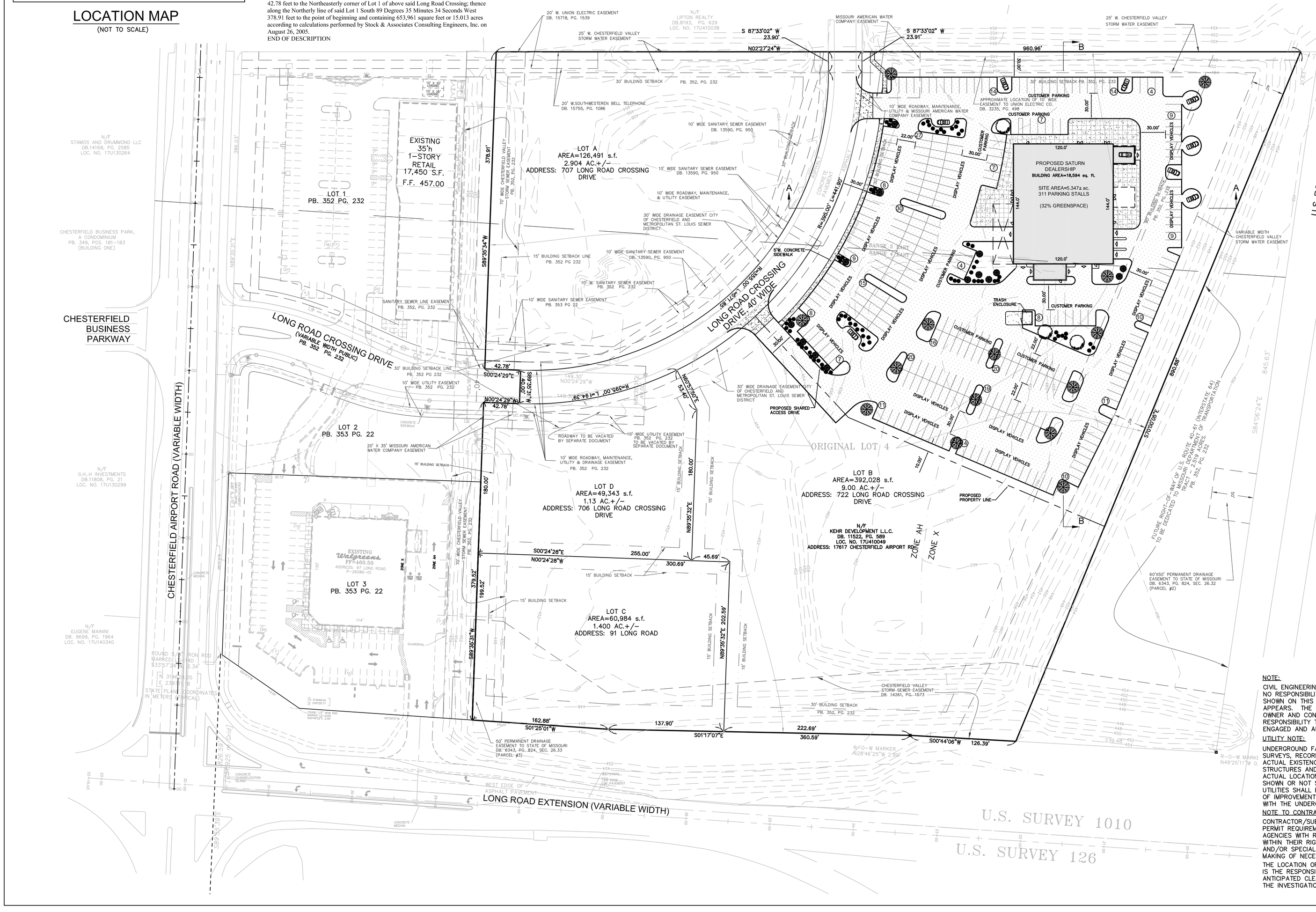
A TRACT OF LAND LOCATED IN A RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4 A RESUBDIVISION OF LONG ROAD CROSSING
A TRACT OF LAND BEING LOT 4 OF LONG ROAD CROSSING LOTS 2, 3 AND 4 AS RECORDED IN PLAT BOOK 353, PAGE 22 AND BEING LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 3 AND 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
(NOT TO SCALE)

PROPERTY DESCRIPTION
TOTAL TRACT
A tract of land being all of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a resubdivision of Long Road Crossing according to the Plat thereof recorded in Plat Book 353 Page 22, and part of Long Road Crossing Drive, variable width as dedicated according to the Plat of Long Road Crossing as recorded in Plat Book 352 Page 232 of the Recorder of Deed's Office in St. Louis County, Missouri and being located in U.S. Survey 1010, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Southwesterly corner of the above said Lot 4; thence along the Westerly line of said Lot 4 North 02 Degrees 27 Minutes 24 Seconds West 960.96 feet to a point on the Southerly line of a tract of land to be dedicated to Missouri Department of Transportation according to the above said Plat of Long Road Crossing; thence along said Southerly line South 70 Degrees 00 Minutes 05 Seconds East 890.88 feet to a point on the Westerly line of Long Road Crossing extension, variable width; thence along last said Westerly line the following courses and distances; South 00 Degrees 44 Minutes 06 Seconds West 126.39 feet; thence South 01 Degrees 17 Minutes 07 Seconds East 360.59 feet; thence South 01 Degrees 25 Minutes 01 Seconds West 162.88 feet to the Northeasterly corner of said Lot 3 of above said Plat of Long Road Crossing Lots 2, 3, and 4, a resubdivision of Long Road Crossing; thence along the Northerly line of said Lot 3 and Lot 2 of said Long Road Crossing Lots 2, 3 and 4 a resubdivision of Long Road Crossing, South 89 Degrees 35 Minutes 31 Seconds West 379.52 feet to the Northwesterly corner of said Lot 2; said point also being located on the Easterly line of Long Road Crossing Boulevard, variable width; thence along said Easterly line North 00 Degrees 24 Minutes 29 Seconds West 42.78 feet; thence departing last said Easterly line at right angles and across said Long Road Crossing Boulevard South 89 Degrees 35 Minutes 31 Seconds West 40.00 feet to a point on the Westerly line of said Long Road Crossing Boulevard; thence along said Westerly line South 00 Degrees 24 Minutes 29 Seconds East 42.78 feet to the Northeasterly corner of Lot 1 of above said Long Road Crossing; thence along the Northerly line of said Lot 1 South 89 Degrees 35 Minutes 34 Seconds West 378.91 feet to the point of beginning and containing 653,961 square feet or 15.013 acres according to calculations performed by Stock & Associates Consulting Engineers, Inc. on August 26, 2005.
END OF DESCRIPTION



GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

PROPERTY DATA

OWNER	= KEHR DEVELOPMENT LLC
OWNER UNDER CONTRACT	= BUTLER INVESTMENT PARTNERSHIP
SITE AREA (DEALERSHIP)	= 5.34 AC.±
EXISTING ZONING	= "PC" PLANNED COMMERCIAL (ORD. 2099)
FIRE DISTRICT	= MONARCH
SCHOOL DISTRICT	= ROCKWOOD R-6
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED	= MISSOURI RIVER
FEMA MAP	= 29189C0140H, EFFECTIVE DATE: JAN. 6, 1998 REVISED TO RELECT LOMR APR. 17, 2000
ELECTRIC COMPANY	= AMERENUE
GAS COMPANY	= LACLEDE GAS COMPANY
PHONE COMPANY	= SOUTHWESTERN BELL TELEPHONE
WATER COMPANY	= MISSOURI AMERICAN WATER CO.

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 M.S.D. BENCHMARK

3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY OTHERS.

4.) ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.

5.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR 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 SEQUENCING OF WORK.

7.) GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION 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 DEBRIS.

9.) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.

10.) GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.

11.) DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.

12.) SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.

13.) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1'V:20'H. SLOPES GREATER THAN 1'V:20'H MUST BE DESIGNED AS A RAMP.

14.) SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAC GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.

15.) 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 PROVISIONS OF SECTION 1005.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.

16.) ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND

17.) ROOF TOP EQUIPMENT SHALL BE SCREENED

FLOOD NOTE

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (FLOOD DEPTHS OF ONE (1) TO THREE (3) FEET) (USUALLY AREAS OF PONDING) BASE FLOOD ELEVATION DETERMINED (ELEVATION 454) FLOOD ZONE "SHADED X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND PROTECTED FROM 100-YEAR FLOOD. THIS AREA PROTECTED FROM THE (1%) ANNUAL CHANCE (100-YEAR) FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURE SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0140H WITH AN EFFECTIVE DATE OF JANUARY 6, 1998, AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.

NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND 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 TO CONTRACTOR
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.
THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

PAUL K. BOYER, P.E. E-28258

CIVIL ENGINEERING DESIGN CONSULTANTS, INC.
11402 GRAVOIS ROAD SUITE 100
SAINT LOUIS, MISSOURI 63126
314.729.1100 FAX 314.729.1104
INFO@CEDC.NET WWW.CEDC.NET

Preliminary Development Plan
SATURN OF WEST COUNTY
Long Road Crossing
Chesterfield, Missouri

Proj. # 0600

No.	Description	Date
	PRELIMINARY	12/27/06
	CITY COMMENTS	02/23/07

PRELIMINARY DEVELOPMENT PLAN

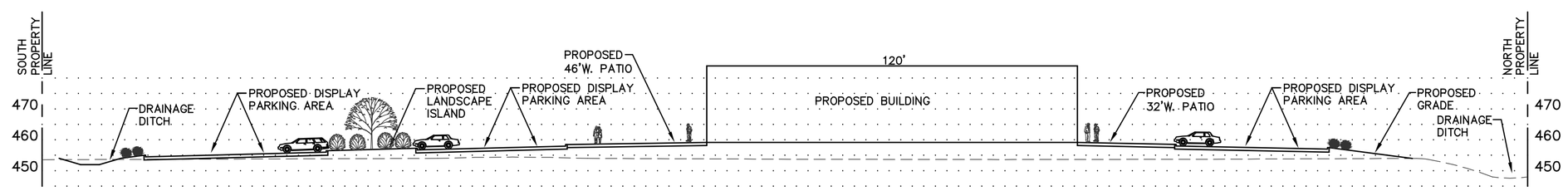
SD1

SITE CROSS SECTIONS
FOR
SATURN OF WEST COUNTY

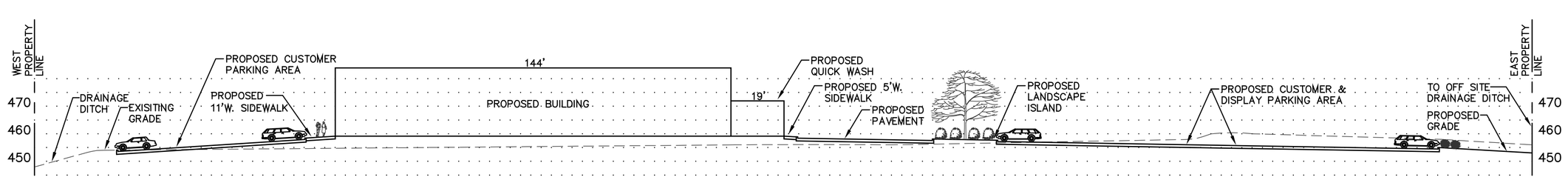
A TRACT OF LAND LOCATED IN A RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING
LOTS 2, 3, AND 4 A RESUBDIVISION OF LONG ROAD CROSSING
A TRACT OF LAND BEING LOT 4 OF LONG ROAD CROSSING LOTS 2, 3 AND 4 AS
RECORDED IN PLAT BOOK 353, PAGE 22 AND BEING LOCATED IN U.S. SURVEY 1010,
TOWNSHIP 45 NORTH, RANGE 3 AND 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



SECTION SOUTH TO NORTH
SCALE: 1"=30'



SECTION WEST to EAST
SCALE: 1"=30'

PAUL K. BOYER, P.E. E-28258

CIVIL ENGINEERING
DESIGN CONSULTANTS, INC.
11402 GRAVOIS ROAD SUITE 100
SAINT LOUIS MISSOURI 63126
314.729.1400 FAX 314.729.1404
INFO@CEDC.NET WWW.CEDC.NET

Preliminary Development Plan
SATURN OF WEST COUNTY
Long Road Crossing
Chesterfield, Missouri

Proj. # 0600

No.	Description	Date
	PRELIMINARY	01/29/07

PRELIMINARY
SITE CROSS
SECTIONS

SD2

City of Chesterfield

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

VIII. B.

Planning Commission Staff Report

Meeting Date: March 12, 2007

From: Jennifer Yackley, Project Planner

Subject: Ordinance Amendment Vote Report

Location: 14805 North Outer Forty Drive

Petition: P.Z. 6-2007 Delmar Gardens Enterprises (Ordinance Amendment)

Proposal Summary

Delmar Gardens Enterprises has submitted a request to amend City of Chesterfield Ordinance 2129 to change the building setbacks, parking structure setbacks, as well as the parking and loading space setbacks for a "PC" Planned Commercial District per the regulations of the City of Chesterfield Zoning Ordinance Section 1003.178. The site is located east of the intersection of North Outer Forty and Conway Road.

The specific requested amendments are as follows:

Section C. Structure Setbacks

Phase I Office Building:

~~255 foot setback from the western boundary line~~

Zero (0) feet from the interior property lines of the "PC" District.

Phase II Office Building:

~~375 foot setback from the eastern boundary~~

Zero (0) feet from the interior property lines of the "PC" District.

Section E. Parking and Loading Space Setbacks

Zero (0) feet from the interior property lines of the "PC" District.

Section F. Parking Structure Setbacks

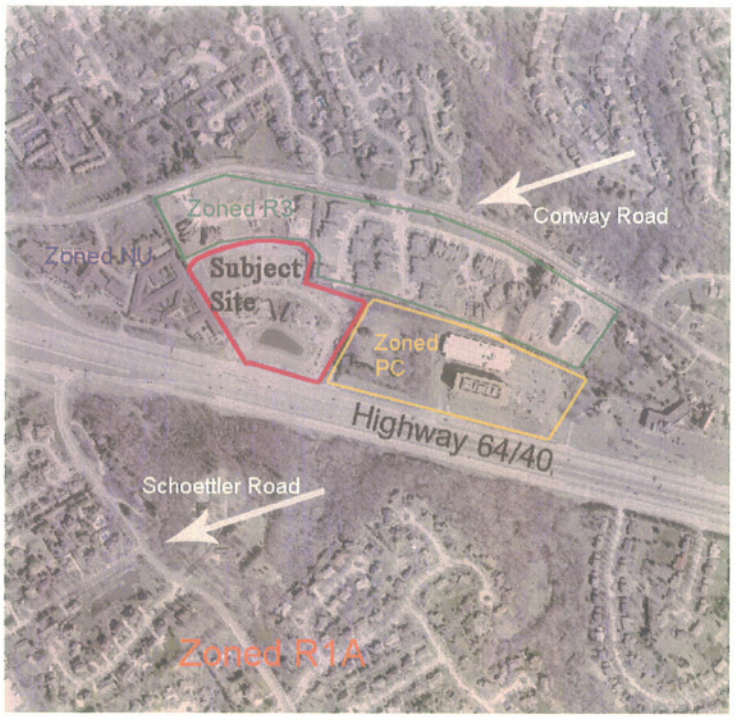
Zero (0) feet from the interior property lines of the "PC" District.

Staff Recommendation
The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the requested amendments.

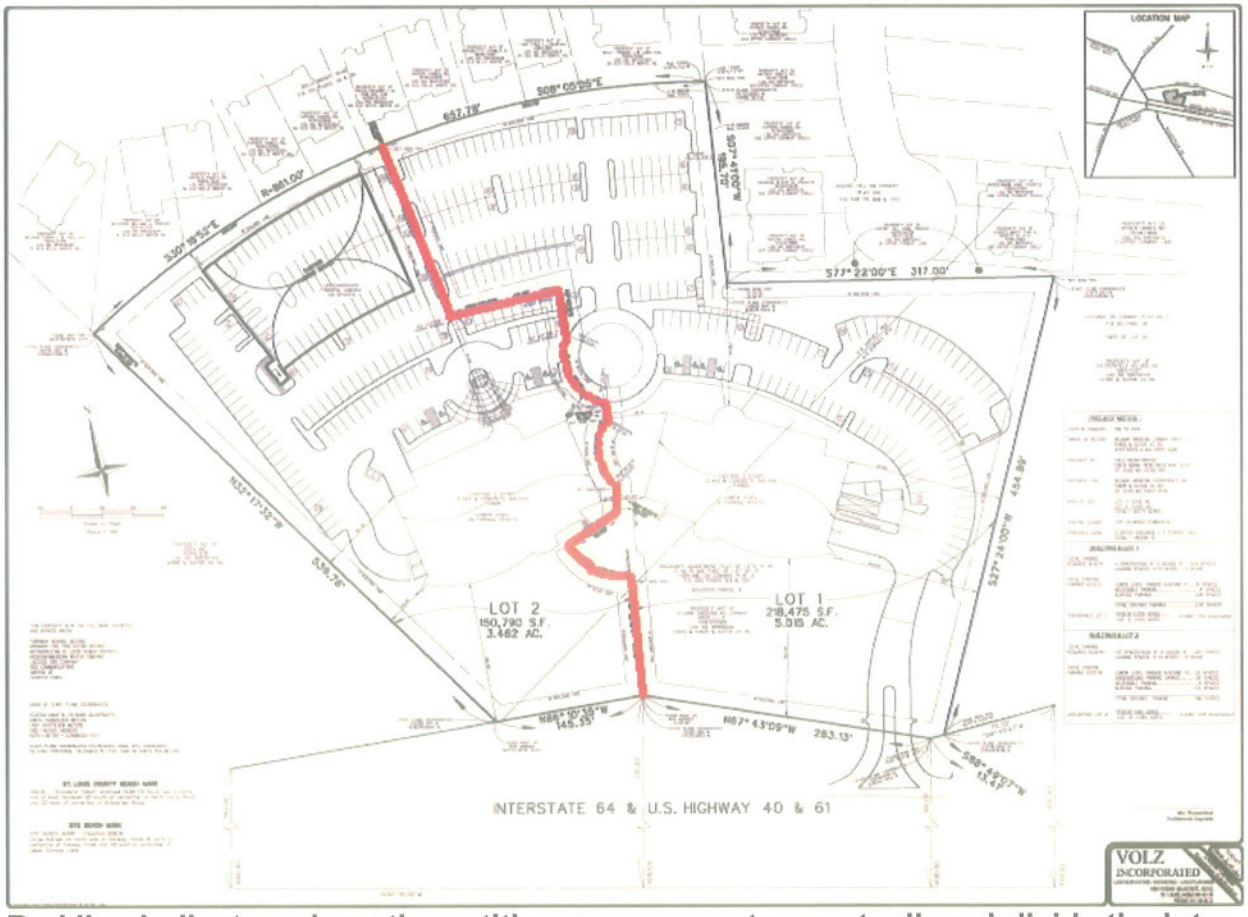
Ordinance Amendment Analysis
The petitioner has requested the amendments to facilitate the eventual subdivision of the parcel from north to south. The requested amendments do not affect the developer's ability to meet the City's parking and greenspace requirements for this site. Additionally, the submitted plan meets all other conditions set forth in the Attachment A.

Surrounding Land Use and Zoning
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is Belle Monte Road and is zoned "R3" Residence District.
South: The site is bordered by North Outer Forty and Highway 64/40 to the south.
East: The property to the east is Highland on Conway as is zoned "PC" Planned Commercial District.
West: The Delmar Gardens Assisted Living Center is to the west and is zoned "NU" Non-Urban District.



Existing buildings on the site.



Red line indicates where the petitioner proposes to eventually subdivide the lot.

Comprehensive Plan Analysis

The subject site is located within Ward 2 of the City of Chesterfield. The Comprehensive Plan calls for this area to be office. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

Site Area History
In December 2001, the City of Chesterfield passed Ordinance 1806 rezoning the parcel from "NU" Non-Urban to "PC" Planned Commercial. In October 2004, the City of Chesterfield amended Ordinance 1806 to allow for a parking structure and added medical and dental offices as permitted uses.

Issues
A public hearing was held on this request on February 26, 2007. At that time there were no speakers on this matter other than the petitioners. At the hearing, no issues were identified for this petition.

Request
Staff recommends approval of the requested amendments to this "PC" Planned Commercial District with the Attachment A as written.

Respectfully submitted,

Jennifer Yackley
Project Planner

Respectfully submitted,

Aimee Nassif
Senior Planner of Zoning Administration

Attachments
1. Attachment A
2. Preliminary Plan

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. Associated work and storage areas required by a business, firm or service to carry on business operation.

   b. Cafeterias for employees and guests only.

   c. Child-care centers, nursery schools, and day nurseries.

   d. Indoor recreational facilities.

   e. Medical and dental offices.

   f. Offices and office buildings.

   g. Parking areas and parking structure.

   h. Pharmacy.

   i. Sales, rental, and leasing of new and used medical equipment.

2. The following Ancillary Uses shall be permitted:

   a. Automatic vending facilities for:
      i. Beverages;
      ii. Confections.

3. The above uses in the "PC" District shall be restricted as follows:

   a. Two (2) three-story office buildings.

   b. One (1) bi-level parking structure.

   c. The hours of operation for the medical and dental offices shall be limited to Monday thru Friday 7:00 a.m. to 6:00 p.m. and on Saturdays from 8:00 a.m. to 1:00 p.m.

i. Any outpatient surgery centers shall not include any in-patient or overnight care, or operating rooms for major surgery.
ii. Medical and dental office use shall be limited to the western most building in the development.

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

1. FLOOR AREA

Total office building floor area, exclusive of 10,500 gross square-feet of basement storage area for the Phase I office building, shall not exceed 120,000 square feet (60,000 square feet per building). The square footage constructed shall be based on the development's ability to comply with the requirement to provide four (4) parking spaces per one thousand (1000) square feet of gross floor area for general use.

2. HEIGHT

a. The maximum height of the building, exclusive of roof screening, shall not exceed seventy (70) feet from grade or six hundred and thirty (630) mean sea level.

b. The maximum height for the parking structure shall not exceed five hundred and eighty-nine (589) mean sea level, exclusive of the top of rail elevation.

3. BUILDING REQUIREMENTS

a. A minimum of forty-five percent (45%) greenspace is required for this development. Greenspace is determined by a fraction: the numerator of which is all green area plus all non-paved surfaces, the denominator of which is the total area of the site minus the area of the pedestrian access ways as approved by the City of Chesterfield.

b. Floor Area Ratio: F.A.R. is the gross floor area of all buildings on a lot divided by the total lot area. This square footage does not include any structured or surface parking. Planning Commission may request two (2) calculations: one (1) calculation for those areas above grade and another that includes building area below grade.

This development shall have a maximum F.A.R. of (.55).

C. SETBACKS

1. STRUCTURE SETBACKS

No building or structure, (exclusive of the parking structure) other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

Phase I Office Building

a. One hundred-fifty (150) feet from the right-of-way of North Outer Forty on the southern boundary of the "PC" District, bearing N 67° 43' 09" W.

b. Zero (0) feet from the interior property lines of this "PC" District.

c. Two hundred ninety (290) feet from the northern boundary of the "PC" District, also the southern boundary of the Delmar Gardens residential development.

d. One hundred-fifteen (115) feet from the northern boundary of the "PC" District, also the southern boundary of the August Hill on Conway subdivision, bearing S 77° 22' 00" E.

e. One hundred-forty (140) feet from the eastern boundary of the "PC" District, bearing S 27° 24' 00" W.

Phase II Office Building

a. One hundred thirty-five (135) feet from the right-of-way of North Outer Forty on the southern boundary of the "PC" District, bearing N 86° 10' 35" W.

b. Forty (40) feet from the western boundary of the "PC" District, bearing N 32° 17' 32" W.

c. Two hundred seventy-five (275) feet from the northern boundary of the "PC" District , also the southern boundary of the Delmar Gardens residential development.

d. Zero (0) feet from the interior property lines of this "PC" District.

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

a. No surface parking will be permitted between the office structure and North Outer Forty Road.

b. One hundred forty-five (145) feet from the right-of-way of North Outer Forty Road on the southern boundary of the "PC" District, bearing N 67° 43' 09' W.

c. One hundred-ninety (190) feet from the right-of-way of North Outer Forty Road on the southern boundary of the "PC" District, bearing N 86° 10' 35" W.

d. Fifteen (15) feet from the western boundary of the "PC" District, bearing N 32° 17' 32" W.

e. Fifteen (15) feet from the northern boundary of the "PC" District, also the southern boundary of the Delmar Gardens residential development.

f. Twenty (20) feet from the northern boundary of the "PC" District, also the southern boundary of the August Hill on Conway subdivision, bearing S 77° 22' 00" E.

g. Ten (10) feet from the eastern boundary of the "PC" District, bearing S 27° 24' 00" W.

h. Zero (0) feet from the interior property lines of this "PC" District.

3. Parking Structure Setbacks

a. Three hundred ninety (390) feet from the right-of-way of North Outer Forty Road, on the southern boundary of the "PC" District, bearing N 86° 10' 35" W.

b. Twenty (20) feet from the southern boundary of the August Hill on Conway subdivision.

c. Ninety (90) feet from the western boundary of the "PC" District, bearing N 32° 17' 32" W.

d. Seventeen (17) feet from the northern boundary of the "PC" District.

e. Zero (0) feet from the interior property lines of this "PC" District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code, with the exception that:

   a. Parking calculations utilized for medical and dental office development shall be four and one half (4.5) spaces per one thousand (1,000) square feet.

2. Construction Parking

   a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

   b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

   c. No construction parking shall be permitted within the North Outer Forty Road right of way.

3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

2. Landscaping, if proposed in the right-of-way, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, or any other applicable agency.

3. All new landscaping materials shall meet the following criteria:

   a. Deciduous trees shall be a minimum three (3) inches in caliper.
   b. Evergreen trees shall be a minimum seven (7) feet in height.
   c. Shrubs shall have a minimum diameter of twenty-four (24) inches.
   d. Flowering trees shall be a minimum of two and one-half (2 ½) inches in caliper.

4. Building and paved area setbacks and landscaped areas shall contain adequate landscaping as required and approved by the Planning Commission on the Site Development Plan.

5. According to the City of Chesterfield Design Guidelines there shall be intense landscaping on all facades of parking structures with a variety of plant types and sizes.

6. Address tree preservation. Calculations shall be based on canopy coverage prior to 1998.

7. Retention facilities shall be appropriately landscaped with both evergreen and deciduous trees as approved by the Planning Commission on the Site Development Plan.

F. SIGN REQUIREMENTS

1. Sign package submittal materials shall be required for this development. All sign packages shall be 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 Missouri Department of Transportation, 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.

4. This development shall be limited to one (1) monument sign setback fifteen (15) feet from the new North Outer Forty Road right-of-way and shall not exceed ten (10) feet in height. The sign shall be a maximum of seventy-five (75) square feet in outline area. Said sign shall be constructed with materials similar to the office buildings and heavily landscaped around its base.

G. LIGHT REQUIREMENTS

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

2. Except for required street lighting, no source of illumination will be so situated that light is cast on any public right-of-way or adjoining property.

3. All light standards within this development will not exceed a total vertical height of twenty-four (24) feet.

4. All light standards located on the parking structure, other than those for security purposes, will be turned off by 9:00 p.m., seven (7) days a week.

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Trash enclosures: The location and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. The material will be as approved by the Planning Commission in conjunction with the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the site shall be limited to a single entrance to North Outer Forty Road. The entrance shall be divided by a minimum ten (10) foot wide landscaped median one hundred (100) feet in length. The entrance geometrics shall conform to the standards of the Missouri Department of Transportation.

2. The entrance to the site shall be adjacent to the eastern property line of the site. Cross access to the property to the east shall be provided. Said cross access shall be provided for a minimum distance of two hundred and twenty (220) feet from the State right-of-way ad directed by the City of Chesterfield.

3. Any access off the entrance drive shall be a minimum of one hundred (100) feet from the State right-of-way as directed by the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Conform to the requirement and/or the recommendations of the Missouri Department of Transportation regarding North Outer Forty Road in this area.

2. Pedestrian circulation throughout the development must be addressed. Connection to adjacent properties will be as directed by the Department of Planning.

3. The developer shall provide any additional right-of-way, and construct an improvements required by the City of Chesterfield and the Missouri Department of Transportation.

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

M. STORMWATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.

2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) percent 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.

N. GEOTECHNICAL REPORT.

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 Works. 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.

O. MISCELLANEOUS

All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

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 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, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

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 Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.

1. Any site development plan shall show all information required on a sketch plan 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 Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

V. TRUST FUND CONTRIBUTION

A. The developer will contribute to the City of Chesterfield Outer Forty or the Route 40 (I-64) Corridor Trust Fund. This contribution will not exceed an amount established by multiplying the ordinance required parking spaces by the following rate schedule:

Type of Development	Required Contribution
General Office	$542.56/Parking Space
Medical and Dental Office	$1,627.78/Parking Space
Loading Space	$2,663.66/Loading Space

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

If types of development differ from those listed, the Department of Highways and Traffic will provide rates.

Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development, will be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2008 will be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

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

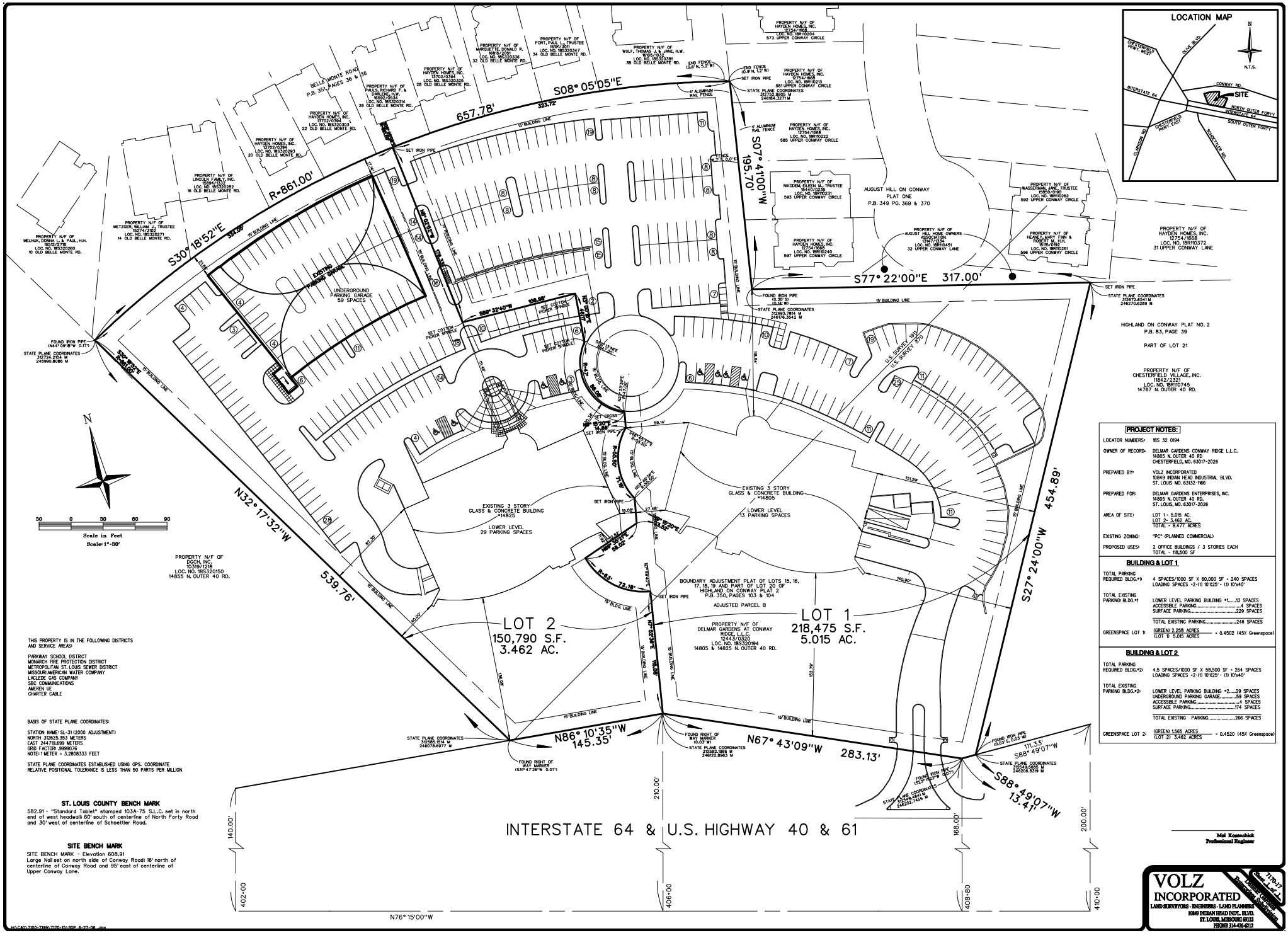
A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Plan approved by the City of Chesterfield and the terms of this Attachment A.

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.



PROJECT NOTES:

LOCATOR NUMBERS:	18S 32 0194
OWNER OF RECORD:	DELMAR GARDENS CONWAY RIDGE L.L.C. 14805 N. OUTER 40 RD CHESTERFIELD, MO. 63017-2026
PREPARED BY:	VOLZ INCORPORATED 10849 INDIAN HEAD INDUSTRIAL BLVD. ST. LOUIS MO. 63132-1166
PREPARED FOR:	DELMAR GARDENS ENTERPRISES, INC. 14805 N. OUTER 40 RD. ST. LOUIS, MO. 63017-2026
AREA OF SITE:	LOT 1 - 5.015 AC. LOT 2- 3.462 AC. TOTAL - 8.477 ACRES
EXISTING ZONING:	"PC" (PLANNED COMMERCIAL)
PROPOSED USES:	2 OFFICE BUILDINGS / 3 STORIES EACH TOTAL - 118,500 SF

BUILDING & LOT 1

TOTAL PARKING REQUIRED BLDG.#1:	4 SPACES/1000 SF X 60,000 SF - 240 SPACES LOADING SPACES -2-(1) 10'X25' - (1) 10'x40'
TOTAL EXISTING PARKING: BLDG.#1	LOWER LEVEL PARKING BUILDING #1.....13 SPACES ACCESSIBLE PARKING.....4 SPACES SURFACE PARKING.....229 SPACES TOTAL EXISTING PARKING.....246 SPACES
GREENSPACE LOT 1:	(GREEN) 2.258 ACRES (LOT 1) 5.015 ACRES - 0.4502 (45% Greenspace)

BUILDING & LOT 2

TOTAL PARKING REQUIRED BLDG.#2:	4.5 SPACES/1000 SF X 58,500 SF - 264 SPACES LOADING SPACES -2-(1) 10'X25' - (1) 10'x40'
TOTAL EXISTING PARKING BLDG.#2:	LOWER LEVEL PARKING BUILDING #2.....29 SPACES UNDERGROUND PARKING GARAGE.....59 SPACES ACCESSIBLE PARKING.....4 SPACES SURFACE PARKING.....174 SPACES TOTAL EXISTING PARKING.....266 SPACES
GREENSPACE LOT 2:	(GREEN) 1.565 ACRES (LOT 2) 3.462 ACRES - 0.4520 (45% Greenspace)

THIS PROPERTY IS IN THE FOLLOWING DISTRICTS AND SERVICE AREAS:

PARKWAY SCHOOL DISTRICT
MONARCH FIRE PROTECTION DISTRICT
METROPOLITAN ST. LOUIS SEWER DISTRICT
MISSOURI-AMERICAN WATER COMPANY
LACLEDE GAS COMPANY
SBC COMMUNICATIONS
AMEREN UE
CHARTER CABLE

BASIS OF STATE PLANE COORDINATES:

STATION NAME: SL-31 (2000 ADJUSTMENT)
NORTH 312625.353 METERS
EAST 244779.699 METERS
GRID FACTOR: .9999076
NOTE: 1 METER = 3.2808333 FEET

STATE PLANE COORDINATES ESTABLISHED USING GPS. COORDINATE RELATIVE POSITIONAL TOLERANCE IS LESS THAN 50 PARTS PER MILLION

ST. LOUIS COUNTY BENCH MARK

582.91 - "Standard Tablet" stamped 103A-75 S.L.C. set in north end of west headwall: 60' south of centerline of North Forty Road and 30' west of centerline of Schoettler Road.

SITE BENCH MARK

SITE BENCH MARK - Elevation 608.91
Large Nail set on north side of Conway Road: 16' north of centerline of Conway Road and 95' east of centerline of Upper Conway Lane.

Mel Kosenchick
Professional Engineer

VOLZ INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD INDUS. BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-0212

Date: 7/10/17
Scale: 1" = 30'
Drawn: J.L.
Checked: M.K.
Revised: 8/22/08

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