

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - MARCH 26, 2007
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

- A. P.Z. 09-2007 City of Chesterfield (Beckemeier Property):** A request for a change of zoning from “NU” Non-Urban District to “PS” Park and Scenic for two (2) parcels located on the north side of Olive Boulevard, directly west of the Mansions at Spyglass Summit Subdivision. Total area to be rezoned: 48.748 acres 14401 and 14415 Olive Boulevard (16R220194 and 16R220206)

The public may speak on this item tonight.

- B. P.Z. 14-2007a Wilson Bluffs (SMS Group, L.L.C.):** A request for a change of zoning from “NU” Non-Urban District to “E-Half Acre” Estate District for a 3.28 acre tract of land located on the west side of Wilson road, directly north of Wilson Manors II Subdivision.

and

- C. P.Z. 14-2007b. Wilson Bluffs (SMS Group, L.L.C.):** A request for a change of zoning from “NU” Non-Urban to “LLR” Large Lot Residential for a 3.0 acre tract of land located on the west side of Wilson Road, directly north of Wilson Manors II Subdivision.

The public may speak on these items tonight. There will be no vote taken tonight.

V. APPROVAL OF MEETING MINUTES

- A.** Approval of March 12, 2007 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **1283 Rouge River Court:** Residential Addition on an existing home zoned "R-1A" Residence District located at 1283 Rouge River Court in the Conway Forest Subdivision.

The Planning Commission may vote on this item tonight.

- B. **1296 Luray Drive:** Residential Addition on an existing home zoned "R-1A" Residence District located at 1296 Luray Drive in the Shenandoah Subdivision.

The Planning Commission may vote on this item tonight.

- C. **St. John's Mercy:** A request to approve a Sign Package for the St. John's Mercy Rehabilitation Hospital, at 14561 North Outer Forty Road. A 6.048-acre "PC" Planned Commercial District located south of Conway Road, approximately 900 feet east of Still House Creek Road.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. **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)

The Planning Commission may vote on this item tonight.

- B. **P.Z. 09-2007 City of Chesterfield (Beckemeier Property):** A request for a change of zoning from "NU" Non-Urban District to "PS" Park and Scenic for two (2) parcels located on the north side of Olive Boulevard, directly west of the Mansions at Spyglass Summit Subdivision. Total area to be rezoned: 48.748 acres 14401 and 14415 Olive Boulevard (16R220194 and 16R220206)

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

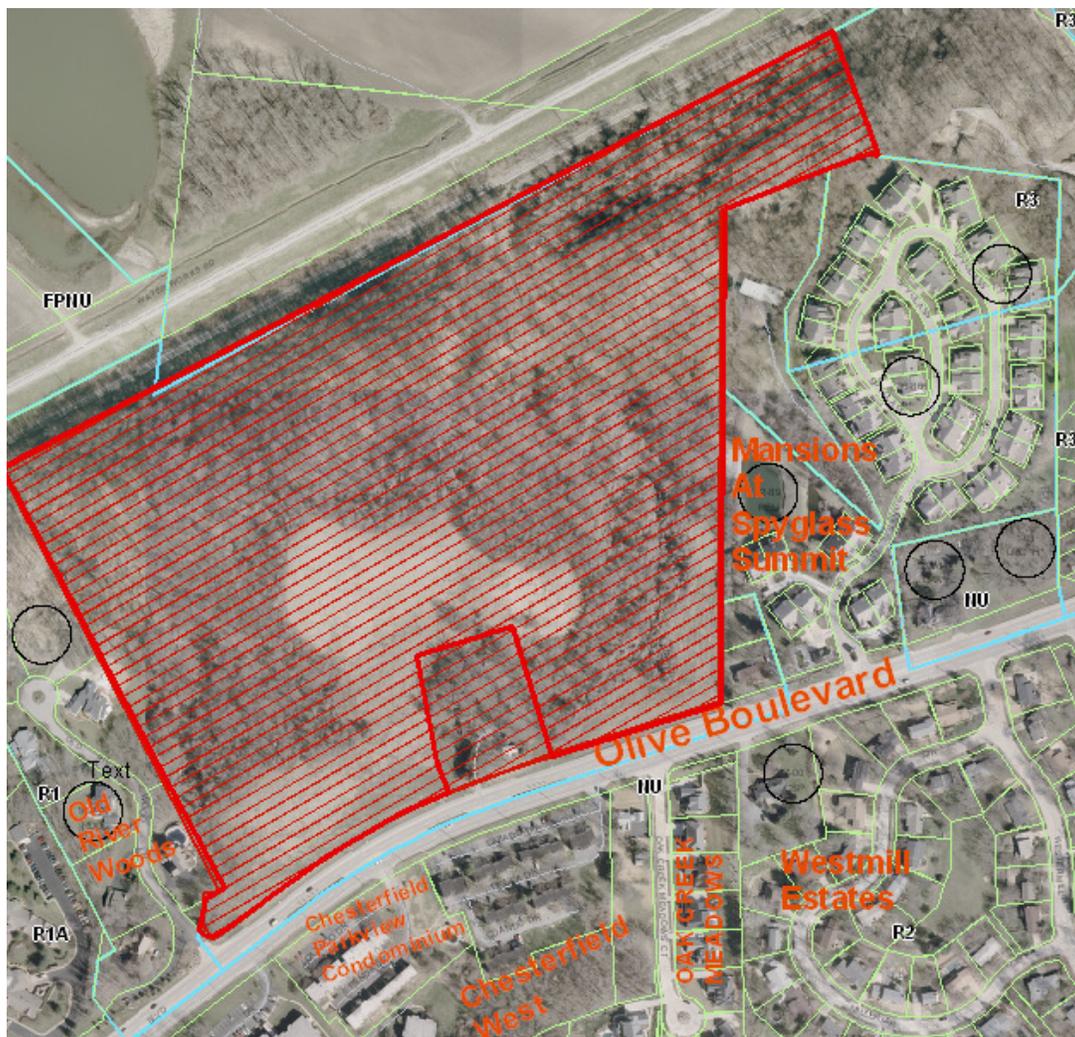
Note: The Planning Commission will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

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 26, 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. 09-2007 City of Chesterfield (Beckemeier Property): A request for a change of zoning from “NU” Non-Urban District to “PS” Park and Scenic for two (2) parcels located on the north side of Olive Boulevard, directly west of the Mansions at Spyglass Summit Subdivision. Total area to be rezoned: 48.748 acres [14401 (16R220194) and 14415 (16R220206) Olive Boulevard].



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.

Land Description

A tract of land being part of U.S. Surveys 120, 206 and 2030, Township 46 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the East line of "Amended Old River Woods" a subdivision according to the plat thereof recorded in Plat Book 185 page 46 of the St. Louis County Records, with the South right-of-way line of Missouri Central Railroad, 100 feet wide; thence Eastwardly along said South line North 62 degrees 04 minutes 25 seconds East 2230.79 feet to the West line of the Adjusted North Lot of "Boundary Adjustment Survey of Part of Lot 5 of Talbot's Subdivision" as recorded in Plat Book 347 page 477 of the St. Louis County Records; thence Southwardly along said West line South 21 degrees 37 minutes 35 seconds East 301.82 feet to a point, said point being 300 feet perpendicular distance South of the aforementioned South right-of-way line of the Missouri Central Railroad, 100 feet wide; thence Westwardly and parallel with said South right-of-way line South 62 degrees 04 minutes 25 seconds West 13.03 feet to the South line of U.S. Survey 2030; thence Westwardly along said South line North 83 degrees 30 minutes 57 seconds West 64.87 feet to the North line of property described in deed to Christy F. Fryer and Minot P. Fryer, Jr. as recorded in Book 15257 page 463 of the St. Louis County Records; thence Westwardly along said North line South 62 degrees 11 minutes 11 seconds West 294.48 feet to the West line of said Fryer property; thence Southwardly along said West line, along the West line of "The Mansions at Spyglass Summit" a subdivision according to the plat thereof recorded in Plat Book 268 page 90 of the St. Louis County Records and along the West line of property described in deed to Wayne R. Gottschall as recorded in Book 14743 page 2100 of the St. Louis County Records South 00 degrees 20 minutes 56 seconds West 1196.36 feet to the North right-of-way line of Olive Boulevard – Missouri State Route 340, varying width, as widened by instrument recorded in Book 10941 page 1224 of the St. Louis County Records, said point being 50 feet perpendicular distance Northwardly from the centerline of said Olive Boulevard-Missouri State Route 340; thence Westwardly along said North right-of-way line, the following courses and distances: South 72 degrees 02 minutes 57 seconds West 568.59 feet, along a curve to the left, whose radius point bears South 17 degrees 57 minutes 03 seconds East 1960.03 feet from the last mentioned point, a distance of 171.05 feet, along a curve to the left, whose radius point bears South 22 degrees 57 minutes 03 seconds East 1482.39 feet from the last mentioned point, a distance of 244.45 feet, along a curve to the left, whose radius point bears South 32 degrees 23 minutes 56 seconds East 1960.03 feet from the last mentioned point, a distance of 171.05 feet, South 52 degrees 36 minutes 04 seconds West 191.79 feet, North 87 degrees 22 minutes 07 seconds West 32.65 feet and North 39 degrees 53 minutes 09 seconds West 37.58 feet to the East line of said "Amended Old River Woods"; thence Northwardly along said East line North 12 degrees 57 minutes 50 seconds East 72.94 feet, North 60 degrees 23 minutes 28 seconds East 47.85 feet and North 27 degrees 46 minutes 32 seconds West 1136.98 feet to the point of beginning and containing 48.748 acres according to calculations by Volz Inc. during December 2006.

NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

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P.Z. 14-2007a Wilson Bluffs (SMS Group, L.L.C.): A request for a change of zoning from “NU” Non-Urban District to “E-Half Acre” Estate District for a 3.28 acre tract of land located on the west side of Wilson road, directly north of Wilson Manors II Subdivision.

And

P.Z. 14-2007b. Wilson Bluffs (SMS Group, L.L.C.): A request for a change of zoning from “NU” Non-Urban to “LLR” Large Lot Residential for a 3.0 acre tract of land located on the west side of Wilson Road, directly north of Wilson Manors II Subdivision.



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 P.Z. 14-2007a

A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 27 OF "WILSON MANORS II PLAT 1" AS RECORDED IN PLAT BOOK 262 PAGE 68 OF THE ST. LOUIS COUNTY RECORDS, BEING ALSO THE SOUTHEAST CORNER OF LOT 20 OF "CHESTERFIELD LAKES" AS RECORDED IN PLAT BOOK 150 PAGE 78 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 00 DEGREES 48 MINUTES 12 SECONDS EAST 208.73 FEET ALONG THE EAST LINE OF SAID LOT 20 OF "CHESTERFIELD LAKES" TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO MYRTLE G. LUNING, TRUSTEE BY DEED RECORDED IN BOOK 12493 PAGE 211 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 625.19 FEET ALONG THE SOUTH LINE OF SAID LUNING PROPERTY AND THE SOUTH OF PROPERTY CONVEYED TO WILLIAM CARRELL TANDY, JR. AND SONYA F. TANDY BY DEED RECORDED IN BOOK 12112 PAGE 2141 OF THE ST. LOUIS COUNTY RECORDS TO THE ACTUAL POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 687.77 FEET ALONG THE SOUTH LINE OF SAID TANDY PROPERTY AND THE SOUTH LINE OF PROPERTY CONVEYED TO JOSEPH KACHKOVSKY AND NASTASHA KACHKOVSKY BY DEED RECORDED IN BOOK 11420 PAGE 2431 OF THE ST. LOUIS COUNTY RECORDS, TO WEST LINE OF WILSON ROAD, BEING 20 FEET WEST OF THE ORIGINAL CENTERLINE; THENCE SOUTH 01 DEGREES 09 MINUTES 48 SECONDS WEST 208.75 FEET ALONG SAID WEST LINE OF WILSON ROAD TO THE EASTWARD PROLONGATION OF THE NORTH LINE OF SAID "WILSON MANORS II PLAT 1"; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS WEST 683.65 FEET ALONG SAID NORTH LINE OF "WILSON MANORS II PLAT 1" TO THE POINT OF BEGINNING AND CONTAINING 3.28 ACRES MORE OR LESS.

Legal Description P.Z. 14-2007b

A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 27 OF "WILSON MANORS II PLAT 1" AS RECORDED IN PLAT BOOK 262 PAGE 68 OF THE ST. LOUIS COUNTY RECORDS, BEING ALSO THE SOUTHEAST CORNER OF LOT 20 OF "CHESTERFIELD LAKES" AS RECORDED IN PLAT BOOK 150 PAGE 78 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 00 DEGREES 48 MINUTES 12 SECONDS EAST 208.73 FEET ALONG THE EAST LINE OF SAID LOT 20 OF "CHESTERFIELD LAKES" TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO MYRTLE G. LUNING, TRUSTEE BY DEED RECORDED IN BOOK 12493 PAGE 211 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 625.19 FEET ALONG THE SOUTH LINE OF SAID LUNING PROPERTY AND THE SOUTH OF PROPERTY CONVEYED TO WILLIAM CARRELL TANDY, JR. AND SONYA F. TANDY BY DEED RECORDED IN BOOK 12112 PAGE 2141 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 00 DEGREES 01 MINUTES 54 SECONDS WEST 208.71 FEET TO A POINT ON THE NORTH LINE OF SAID "WILSON MANORS II PLAT 1"; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS WEST 628.00 FEET ALONG SAID NORTH LINE OF "WILSON MANORS II PLAT 1" TO THE POINT OF BEGINNING AND CONTAINING 3.00 ACRES MORE OR LESS.

To: City of Chesterfield Planning Commission

Date: March 20, 2007

Subject: Rezoning request for the property at 1707 Wilson Road to become
Wilson Bluffs

We have several concerns regarding the development of subject property as would be allowed by the proposed rezoning. They are as follows:

1. The problems that could result from all the excavating that would be required on said property to (a) build an access road from Wilson Road to the homes (this also resulting in additional traffic and difficulty in pulling out, especially left onto Wilson Road at that point.) (b) put in sewers (c) for proper placement and elevation of homes to be built – all of which could cause erosion and unstable soil.
2. Water drainage. Wilson Manors recently spent thousands of dollars to fix the storm sewer on the common ground that is adjacent to the property. We feel that this could have been caused by the work the previous owner had begun to do to prepare the land to make it buildable.
3. Three of the 4 homes that are in Wilson Manors and back up to this property have pools that could become structurally compromised with the drastic movement of earth that would be required for this project
4. One home that backs up to this property has a large tie wall built to maintain the stability of the ground close to the home. A change of the drainage in the deep crevice on this property and the adjacent property could result in compromising the integrity of the tie wall.
5. With the excavating of the land that would be required to make the land buildable, the present homes and pools adjacent to this property would likely feel settlement changes at some point, possibly resulting in foundations bowing and/or cracking, or a general ground shifting requiring the major expense of piering the home.
6. Most of the lots in Wilson Manors are $\frac{3}{4}$ to over an acre that border this property. We feel that $\frac{1}{2}$ acre lots could devalue our properties.
7. We are concerned about maintaining only single-family home residences adjacent to Wilson Manors.

1707
MAY 2007
PLANNING
DEPARTMENT

8. An additional road that may border our property in Wilson Manors would become a safety and possible theft issue. Right now access to the back of the homes that border subject property is very difficult. A road so close makes access very easy.

Because no additional information is available regarding site planning, it is impossible to be very specific regarding many of these issues.

We appreciate your time in reviewing our concerns.

Sincerely,

Robert J Lipsitz
ROBERT J. LIPSITZ
1818 ASTON WAY
CHESTERFIELD, MO 63005

Jamie Lepaty

Donna J. Thum
1812 Aston Way

From: <eballman@aol.com>
To: <amccaskill@chesterfield.mo.us>
Date: 3/20/2007 1:51 PM
Subject: Rezoning request PZ14-2007 a & b

CC: <kimpballman@aol.com>
Dear Annissa

In reference to above request I offer the following comments:

In order to evaluate concerns and assess impact to surrounding areas I would like to see a preliminary site plan that addresses how developer plans to develop extremely rugged land that is 208 feet wide. This plan would take into account easements, buffers, roads, sewers, utilities and runoff. I would also like to see topology comparisons of land before and after development to show effect of grading required for the site.

Regards,

Evan Ballman
1806 Aston Way
Cell 636-346-5044

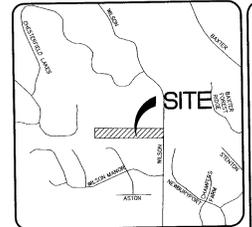
AOL now offers free email to everyone. Find out more about what's free from AOL at AOL.com.

WILSON BLUFFS

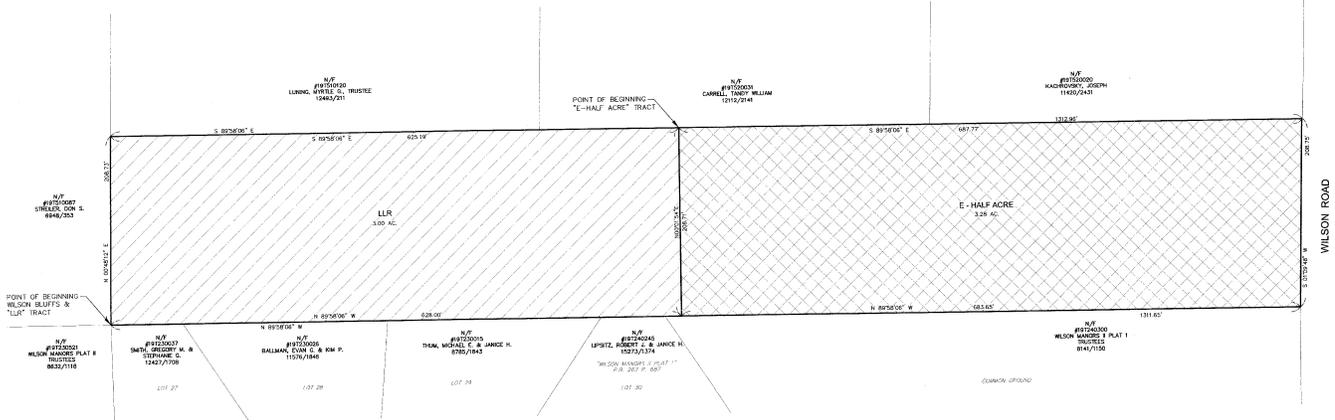
A TRACT OF LAND LOCATED IN THE SOUTH PART OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16,
TOWNSHIP 45 NORTH, RANGE 4 EAST
ST. LOUIS COUNTY, CITY OF CHESTERFIELD, MO

PROJECT DATA

SITE ADDRESS: 1702 WILSON AVENUE
LOCAL OR HAMBURG: 18100016
NAME OF TRACT: SEAN GORTER (UNDER CONTRACT)
DATE: 7/21/07
EXISTING ZONING: "L" - LARGE LOT RESIDENTIAL
APPROVED ZONING: "L" - LARGE LOT RESIDENTIAL
PROJECT OWNER: SEAN GORTER
PROJECT ADDRESS: 1702 WILSON AVENUE
PROJECT PHONE: 636-425-2594
PROJECT FAX: 636-425-2594
PROJECT E-MAIL: sean.gort@sean-gort.com
DATE OF RECORD: 03/05/07
RECORDING DISTRICT: 18100016
MUNICIPALITY: SEAN GORTER
PLANNING & DESIGN: VANDES ENGINEERING, INC.
DATE OF RECORD: 03/05/07
RECORDING DISTRICT: 18100016
MUNICIPALITY: SEAN GORTER



LOCATION MAP



LEGAL DESCRIPTION - WILSON BLUFFS

A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 21 OF "WILSON MANORS 8 PLAT 1" AS RECORDED IN PLAT BOOK 282 PAGE 68 OF THE ST. LOUIS COUNTY RECORDS, BEING ALSO THE SOUTHWEST CORNER OF LOT 20 OF "DUSTYFIELD LANE" AS RECORDED IN PLAT BOOK 100 PAGE 38 OF THE ST. LOUIS COUNTY RECORDS, THENCE NORTH 00 DEGREES 48 MINUTES 12 SECONDS EAST 200 FEET ALONG THE EAST LINE OF SAID LOT 20 OF "DUSTYFIELD LANE" TO THE SOUTHWEST CORNER OF PROPERTY OWNED BY MARVELL G. LANGSTON, THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST 150 FEET ALONG THE SOUTH LINE OF SAID PROPERTY TO THE POINT OF BEGINNING AND CONTAINING 0.38 ACRES MORE OR LESS.

LEGAL DESCRIPTION - "E - HALF ACRE"

A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

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LEGAL DESCRIPTION - "LLR"

A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

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PRELIMINARY PLAN DISCLAIMER

THIS PLAN WAS PREPARED USING RECORDS/AVAILABLE SURVEYS, PROPERTY RECORDS, INFORMATION, UTILITY MAPS/PLANS, AERIAL PHOTOGRAPHS, AS SHOWN, THE SECTION OF IMPROVEMENTS SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO PERSONS AS A RESULT OF ACTUAL SURVEYS, FINAL ENGINEERING DESIGN AND ADEQUATE REVIEW/APPROVAL.

I HEREBY CERTIFY THAT I HAVE PREPARED OR SUPERVISED THE PREPARATION OF THIS PLAN BASED ON THE INFORMATION, IF IT IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND IS NOT TO BE USED FOR CONSTRUCTION.

01/31/07

SEAN GORTER
1702 WILSON AVENUE
CHESTERFIELD, MO 63127
636-425-2594
636-425-2594

Vance Engineering, Inc.
1702 Wilson Avenue
St. Louis, MO 63122
636-425-2594
636-425-2594

WILSON BLUFFS
PRELIMINARY PLAN

REVISIONS

06076

BASEMAP NO.

01/31/07

1

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V.A.

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 12, 2007**

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

I. PRESENT

ABSENT

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

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. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Aimee Nassif, Senior Planner
Ms. Jennifer Yackley, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Geckeler

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 Banks read the “Opening Comments” for the 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)

Ms. Annissa McCaskill-Clay, Assistant Director of Planning, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. McCaskill-Clay stated the following:

- The proposed site is comprised of two parcels with access from Kehrs Mill Road.
- The proposed site is adjacent to Country Place subdivision and across Kehrs Mill Road from Pacland Place subdivision.
- The Comprehensive Plan designation for the site is Single-Family with one acre density.
- Items Currently under Review by the City:
 - Storm Water/Drainage on the site
 - Erosion
 - Tree Preservation
 - The amount of grading that may be necessary to develop the site

PETITIONER’S PRESENTATION:

1. Mr. Ed Griesedieck, Attorney for the Petitioner, 505 North 6th Street, St. Louis, MO gave a PowerPoint Presentation and stated the following:
 - They are proposing to build an eight-lot, high-end custom-home development on 10.26 acres. The density is consistent with the Comprehensive Plan.
 - The site is well landscaped and well buffered.
 - The lot is immediately adjacent to the north, east, and south with the Country Place development, which was developed under St. Louis County as R1/PEU with a minimum lot size of 22,500 sq. ft. – 1/2 acre density lots.
 - The site is along Kehrs Mill Road.
 - To the north of the site, there is an NU parcel above Lot 1, which is a little over three acres in size. The site then runs along Country Place subdivision, which is zoned R1/PEU.
 - The site slopes up from Kehrs Mill Road then flattens out further along Kehrs Mill.
 - The proposed homes would be 4000-5000 sq. ft in size with a price range of \$1.2-1.5 million. The homes would have a minimum two-car garage, with the possibility of a three-car garage. The size and price compares well with other homes in the area.
 - Construction of the homes would be a combination of brick, stone, and siding depending upon the purchaser.

- Lighting along the short cul-de-sac would be small, decorative high-end street lamps, which would be more for aesthetics than purpose.
- The plan shows 30% retention of the existing landscaping; they anticipate that they will be able to retain more than 30% as they move forward. They intend to maintain as many trees and natural landscaping as possible.
- They will also add landscaping to the site in the detention area. There is a 30-foot wide landscape buffer along Kehrs Mill Road.
- There is existing landscaping up in the northern portion along Kehrs Mill Road across from the entrance to Pacland Place, which they feel they will be able to retain.
- Under the E-One District, there is an 80-foot setback requirement from Kehrs Mill Road for any structures.
- In the southern portion of the site, there will be a dry detention area, which will pick up all the storm water from street inlets to be discharged off of the site as it presently discharges. They will comply with all the MSD standards, as well as the City's standards.
- They propose sidewalks on one side of the street, which will match up with the sidewalks that are along Kehrs Mill Road.
- They will ask for a small entrance monument at the entrance to the site.
- The street will be a public street – 26 feet wide within a 42-foot right-of-way and built to City standards.
- They feel the proposed plan is a great plan from one of the area's top builders. It is a low-density development consistent with the Comprehensive Plan. The plan promotes, and is consistent with, good design and the surrounding zoning. The topographic of the site is difficult and they have gone to great lengths to try to preserve the existing tree line.

Chair Hirsch stated that there are several NU properties to the north of the subject site. In addition, on the other side of Kehrs Mill Road north of Tuscany Reserve, there is another large NU parcel. The Commission and City Council have expressed concerns that any setbacks from Kehrs Mill Road, as well as lot sizes along Kehrs Mill Road, should be consistent with those required for Tuscany Reserve. He asked the Petitioner to respond to this type of argument.

Mr. Griesedieck stated that, as a developer, they looked at the City's Comprehensive Plan and its zoning. The City has in place the E-One Acre, which requires an 80-foot setback from Kehrs Mill Road. They have at least an 80-foot setback from Kehrs Mill Road. He noted that Tuscany Reserve has a portion of its property governed by indentures of a different subdivision, which required three-acre lots. They feel they should mimic the lots to which they are adjacent, which is half-acre density to the north, east, and west. He pointed out that Lots 1 and 8 are at least 80 feet from Kehrs Mill Road, and are a minimum of one acre. The topography of Tuscany is flat while the subject site has a steep topography, which allows for a different feel and a different buffer. He thinks the topography

argues for a different type of setback on this side of Kehrs Mill Road than what is on the opposite site of Kehrs Mill.

Chair Hirsch noted that the Ordinance for Tuscan Reserve also required an 80-foot setback from Kehrs Mill but the setback is now more than 80 feet.

SPEAKERS IN FAVOR:

1. Mr. Gregory Calame, 1600 Kehrs Mill Road, Chesterfield MO stated the following:
 - He is the property owner of the subject site. His home currently sits where the proposed home on Lot 5 sits. His home is essentially in the middle of the site with trees completely around the outer edge of the property.
 - He feels that the topography of the site lends it to lots that have very good hilltop views.
 - He would like to see the property developed in a favorable fashion for the City and he feels he has picked one of the premier developers for the site. He feels the proposal will enhance the property values of the area around it.

SPEAKERS IN OPPOSITION:

1. Mr. Mark Steinbrecher, Country Place Subdivision, 17117 Chaise Ridge Road, Chesterfield, MO stated the following:
 - The majority of Country Place subdivision is one-acre plus even though it is zoned one-acre. There are very few lots in Country Place that are one-half acre.
 - He expressed concern about the density of the proposed development.
 - Country Place currently has two subdivision lakes. One lake is at the south end of Country Place, which is near the proposed detention pond on the subject site. The lakes are stocked and maintained by the subdivision. He expressed concern about the lakes filling up with mud from the proposed development. Any issues with the lake are the responsibility of the subdivision.
 - There are also several houses at the base of the hill in Country Place that will take a large amount of storm water, depending on the grading.
 - He asked that the Commission consider zoning the property to E-Two Acre as opposed to E-One Acre.

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

- **Regarding the lakes in Country Place Subdivision:** One lake is spring-fed and one lake is run-off. The lake close to the north end of the subject development is crystal clear and never muddies.
- **Regarding the size of the lots specifically adjacent to the subject development:** Referring to the slide provided by the Petitioner, Mr. Steinbrecher noted the sizes of the lots adjacent to the development as: 30,000 sq. ft.; 26,000 sq. ft., 28,000 sq. ft.; 43,000 sq. ft.; 63,000 sq.

ft.; 65,000 sq. ft.; 27,000 sq. ft.; 34,000 sq. ft.; 1.2 acres; and 3.2 acres. He pointed out, however, that most of the lots in Country Place are one-acre plus in size.

- **Regarding the zoning of Country Place:** Country Place was zoned under St. Louis County.

2. Mr. Jim Schnurbusch, 1479 Carriage Crossing Lane, Chesterfield, MO stated the following:

- He opposes the subject petition at this time because he is not sure enough is known to understand it fully.
- Speaker asked what the process and timeline are with respect to the evaluation of the run-off issues. Mr. Geisel replied that Staff has noted that run-off/erosion issues need to be evaluated. Tonight's Public Hearing will determine what the issues are for the site and what issues may impact the site. These issues will then be addressed by the Developer. As part of the engineering of the site, they will be evaluated and reviewed in accordance with current City standards. There is not an active analysis going on at this point because plans have not yet been submitted. At this time, Staff is attempting to identify those concerns and will then develop comments that would address those concerns. Chair Hirsch pointed out that if there are specific concerns on the part of the Commission or Staff, they would be made a part of the Attachment A for this project. The next time this petition is on the agenda, Staff will discuss issues with the Commission. The public is welcome to address the Commission at that meeting regarding any concerns. If the rezoning is approved, full engineering would take place at the Site Plan stage to make sure it conforms with all City standards, as well as the site-specific ordinance for the property.
- Speaker noted that on the other side of Kehrs Mill Road, a decision was made to require two-acre size lots. He asked if the buffer area is the same for that side of Kehrs Mill as what is being proposed for the subject development. Chair Hirsch replied that specific buffers were put in for Tuscany Reserve, which was a result of the Planning Commission and City Council. This is an issue that will be explored for this development also.

3. Mr. Mark Becker, 1419 Carriage Crossing, Chesterfield, MO stated the following:

- His property is adjacent to Lot 2 of the subject development.
- Water that comes down from his lot, along with water coming from Lots 1, 2, and 3, will flow directly into the spring-fed pond. He expressed concern that when it rains hard, the pond will pick up all of the debris and mud and flow into the pond.
- He asked the Commission to require that more trees be left on the hillside than are now being proposed – specifically, behind Lots 2 and 3.

SPEAKERS – NEUTRAL:

1. Mr. Bill Quinn, 1427 Carriage Crossing, Chesterfield, MO stated the following:
 - His property is directly across from the present owner's house on the extreme part of Lot 3. His lot is one acre in size.
 - His house sits on the other side of the cul-de-sac and is 30 feet in lower elevation than the owner's house. That height is achieved over a distance of about 40 yards, which makes for an extremely steep slope. The hillside, which is extensive, is anchored by trees – some of which he thinks are about 100 years old. He feels that the hillside is susceptible to erosion.
 - Speaker proposed that the City require from the Developer a Letter of Credit in the amount of \$2 million, strictly for erosion, above and beyond any other bonds or letters of credit required for development.
 - He feels that such a Letter of Credit would accomplish the following:
 - It would be an incentive to the builder/developer to make sure that the work is done correctly to prevent any erosion problems.
 - It would preclude the individual homeowners from having to file a lawsuit against the builder/developer, or perhaps a shell corporation with no assets, because the City will have the \$2 million.
 - It would insure that the bulldozer operator knows what is expected of him, and what the responsibilities and liabilities are.

REBUTTAL:

1. Mr. Griesedieck stated the following:
 - There are eight lots proposed for the development; every lot is one acre or larger except for Lots 2 and 3. The two lots adjacent to them are approximately 29,000 sq. ft. and 30,000 sq. ft. respectively. All of the proposed lots are larger than the lots that are adjacent to them.
 - Regarding landscaping and erosion concerns, it is anticipated that additional landscaping can be saved behinds Lots 1, 2, and 3. A minimum has been shown on the plan because they did not want to make any misrepresentations.
 - The proposed street roughly mirrors the existing drive to the existing home. They will maintain as many of the trees in this area as possible. Significant grading is not being done in this area because of the existing drive.
 - It is anticipated that the storm water will be piped into the storm water system that presently exists. To the extent that it kicks off into the smaller pond, it is anticipated that this will continue also. MSD has substantially increased its standards, and Chesterfield has one of the most stringent siltation control standards of any city in which they are involved. They expect that the siltation from the development will be minimal, if at all. They will fully comply with all the City's standards, as well as the MSD standards.

- They feel the proposed development is a very low-density project and is a high-quality development by a high-quality developer. The home prices compare very well with the area.

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

- **Regarding the detention pond:** It will be a dry detention area and landscaped along Kehrs Mill Road. They would like to keep the landscaping as natural as possible – depending on the City’s requirements.
- **Regarding drainage:** The run-off will be piped, as it presently goes, to the detention pond. Mr. Geisel stated that the rough grading plan that has been provided to the City shows that the drainage from the middle of Lots 1, 2, and 3 all flow to the south. Everything north of there would sheet-flow towards the north.
- **Regarding the removal of woodlands from Lots 3 and 4 and possibly causing erosion:** It is anticipated that additional trees will be saved in this area. If trees are not able to be saved, they would suggest the construction of field inlets and pipe the water away to avoid any erosion issues.
- **Regarding how the City can prevent future homeowners from removing trees or changing the topography, which would increase erosion:** Mr. Geisel replied that the Tree Manual no longer applies once the lot is developed. The site could be protected by the establishment of a protection zone. He noted, however, that soil loss from a heavily-wooded area can actually be greater than that from a grassed area – it is difficult to get heavy grasses to grow in the woods. Mr. Broemmer suggested that the field inlets be required to prevent erosion issues.

ISSUES:

1. Retention of the trees, particularly in the northeastern and northwestern portions of the site, with respect to erosion concerns.
2. Storm water on the site, particularly where the water will go and how it will be handled.
3. Steepness of the grades in the development.
4. The impact of the proposed development on the existing lakes in the Country Place Subdivision, as well as the maintenance of the site after development with respect to lakes. Will the proposed development have any portion of responsibility in the event of any damage to the lakes?
5. Consider whether E-Two zoning is appropriate for the site vs. E-One zoning.
6. Lot sizes proposed for the development.
7. Possible erosion of the site.
8. Possible Letter of Credit in the amount of \$2 million, above and beyond any sureties or bonds currently required by the City.
9. Should field inlets be placed on the site immediately, or placed at the direction of the City at some future time?

10. Setbacks from Kehrs Mill Road that may reflect the same kind of feel that was put in at Tuscany Reserve.
11. Provide the setback requirements for Tuscany Reserve.
12. Regarding the properties on Pacland Place, how far are the houses from Kehrs Mill Road?
13. Regarding run-off from the cul-de-sac and Lot 3, could the cul-de-sac be brought a little further to the south? It was noted that this would reduce the size of Lot 5 and possibly save more trees right beyond the cul-de-sac on the northeast side.
14. Twenty-foot side yard setbacks on the northeast corner where it is contiguous to Country Place.

Commissioner Asmus asked if there is any background with the City in some analogous residential developments requiring a Letter of Credit of \$2 million so that the burden is placed on the Developer, and not the residents or the City. City Attorney Heggie replied that the City has reviewed the issue in other areas. It does present some problems in terms of the City's position in the event the City were to collect on such a Letter of Credit and then do the work in a private subdivision. Spending public monies on private subdivisions could be a problem for the City. The City is very committed to siltation control. The City will review the grades to determine what kind of bond needs to be put in place to (1) insure that there is not a problem to begin with; and (2) to insure there is an avenue of redress for the residents in the event there is a future problem wherein the lake would need repair.

- 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.

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

- The current language in the Ordinance states that "No building shall exceed one (1) story in height".
- The proposed language for the Ordinance would state: "No building shall exceed two (2) stories in height".
- Staff is waiting for Agency Comments to complete the Attachment A.
- The Comprehensive Plan designates the subject site as "Mixed Commercial" use.

PETITIONER'S PRESENTATION:

1. Mr. John Williams, 17501 North Outer 40 Road, Chesterfield, MO stated the following:
 - He is one of the owners of Chesterfield Valley Power Sports.

- They are presently restricted to a one-story building and they are asking that they be allowed to build a second-story warehouse in the back where the existing outdoor storage area is.
- They would also like to expand the existing showroom to the west.
- They also request an Ordinance amendment which would allow them to display items out in front of their dealership. They noted that the nearby Hummer dealership is permitted to display items out in front of their building on pedestals allowed by the City. They feel they should have the same opportunity to display vehicles on their front sidewalk. The sidewalk is 10' wide by 7' long. They would like to display 5-6 vehicles per day in this area.

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

- **Regarding how the requested addition would affect the circulation of delivery trucks:** The addition would lessen the current problem. They intend to have a loading dock in the back that would allow the trucks to pull in forward, back in, and unload them. They will alleviate the existing congestion problem by expanding the parking lot to the north and build a warehouse where the current outdoor storage is. There will be an additional new outdoor storage area to the north of the warehouse. They feel that the requested addition will clean up the site and make it more presentable.
- **Regarding the display area:** They do not intend to build any display pedestals. They would like to display the vehicles on the existing sidewalk. The sidewalk is 10' wide and parallels the windows in the front of the building. From time to time, they currently use the sidewalk for display purposes.
- **Regarding the existing sidewalk for display vs. pedestrian traffic:** They would not object to the City specifying the number of vehicles that would be allowed to be displayed on the sidewalk area. They hope to display two motorcycles, two AVs, and possibly a personal watercraft. The ten-foot sidewalk would be adequate for such a display, along with allowing pedestrians to walk past the vehicles. Originally, the sidewalk was put in for display purposes, which is why it is 10 feet wide. It was not designed for pedestrian traffic.
- **Regarding parking expansion in the back of the site on the north side:** The parking expansion would go from the existing parking lot almost to the levee.
- **Regarding the required open space for the site:** Ms. Nassif stated that the Petitioner still meets the open space requirements with the requested additions and parking expansion. The Petitioner would also still meet the parking setbacks.
- **Regarding the two-story addition:** The requested addition would be for the warehouse and the west addition. The warehouse addition would be where the existing outdoor storage area is. To the west, they would like to expand their showroom approximately 3700 sq. ft. To the north, they

would increase the height of the existing building from 18 ft. to 22.8 ft. to allow the stacking of crates four-high. The west addition will be two stories of showroom to a height of 30 feet.

Commissioner Banks expressed concern about setting a precedent in allowing sidewalks to be used for display purposes. He questioned whether the Commission approved the sidewalk for display purposes or for pedestrian traffic.

Commissioner Broemmer noted that access to the building is from the north side – not from the highway side. Because of the access to the building, it is his feeling that the 10' sidewalk was never meant for a walkway but intended for displays.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:

1. Review amending the language to permit outdoor storage or display. Ms. Nassif stated that the Ordinance currently states that “All outdoor storage or display of equipment will be located at the rear, or side, of buildings as approved by the Planning Commission on the Site Development Plan”. The language also includes screening requirements.
2. Use of the sidewalk as a display area.
3. Open space requirement. Ms. Nassif stated that the Site Plan, with the new amount of parking and building expansion, still shows over 40% open space vs. a 30% requirement. All parking and structure setbacks still meet all requirements.
4. Limit the number of vehicles for outdoor display on the south side to five or six.
5. Revise the language to use ordinal directions as opposed to “front“, “rear” and “side” of building.
6. Address pedestrian circulation in an east/west direction parallel to the North Outer Road.
7. How many vehicles are displayed at the Hummer dealership? Is there any design criteria that can be used for aesthetic purposes in comparing the Hummer facility to the subject facility?
8. Review access to the site, specifically around to the north side of the building. How do the semi -trucks enter the site? Show the location of the dock. Address the existing traffic flow problem with respect to the delivery trucks.

Commissioner Banks 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 26, 2007 Planning Commission Meeting**. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 8 to 0 with 1 abstention**. (Commissioner Asmus abstained from the vote as he was absent from the February 26th meeting.)

VI. PUBLIC COMMENT

RE: Sentrus Place

Petitioner:

1. Mr. Mike Doster, 17107 Chesterfield Airport Road, Chesterfield, MO stated he was available for questions.
-

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

Petitioner:

1. Mr. John King, 168 North Meramec, Clayton, MO stated he was available for questions.
-

RE; P.Z. 4-2007 Butler Investment Partnership, LP (Saturn of West County)

Petitioner:

1. Mr. Chris Kehr, Butler Investment, 11141 Clayton Road, St. Louis, MO stated he was available for questions.
-

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

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

Commissioner O'Connor, representing the **Site Plan Committee**, made a motion to approve the **House Addition**. The motion was seconded by Commissioner Sherman and **passed by a voice vote of 9 to 0**.

- B. **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.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Site Development Concept Plan and Conceptual Landscape Plan with the modification that the labels stating “three-story building” be removed from the mylar. The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 9 to 0.**

- C. **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.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 9 to 0.**

VIII. OLD BUSINESS

- A. **P.Z. 4-2007 Butler Investment Partnership, LP (Saturn of West County):** 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.

Ms. Jennifer Yackley, Project Planner, stated that there are not open issues from the Public Hearing. The Petitioner is requesting one additional permitted use.

Ms. Yackley noted that a question arose during the earlier Work Session regarding the original Traffic Study for Long Road Crossing subdivision. Staff’s research has found that there was only one Traffic Study done in 2004 in relation to Walgreen’s. This particular Traffic Study only addressed the intersection of Chesterfield Airport Road and Long Road, as well as Chesterfield Airport Road and Chesterfield Business Parkway. It did not take into consideration the conceptual uses for Long Road Crossing of the hotel or anything other than the Walgreen’s. The conclusion of that report, based on the Walgreen’s, was that there would be limited impact to Chesterfield Airport Road.

Commission O'Connor stated that it was her recollection that the Traffic Report predicted that the traffic in the future would be going to a Level D or Level F at the intersection. Ms. Yackley replied that the Study showed that at one peak time during the day the traffic level would increase; but overall, the traffic levels would not be impacted very much.

Mr. Geisel stated that the Level D or F cited by Commissioner O'Connor refers to the eastbound movement on Chesterfield Airport Road at the intersection, which fails at this point today. The change of use being requested is from an 80,000 sq. ft. hotel to a 19,000 sq. ft. showroom/sales facility for vehicles. The actual traffic generation for these two uses is less for the car dealership. The traffic for the car dealership also occurs during non-peak intervals. The use change will require a larger turning radii and flatter roads to accommodate the over-the-road vehicles. The site will need to be designed to insure that the vehicles can turn into the site without going over the top of the curb, or without having to park alongside the road to load and unload. The City needs to diligently review the Site Plan to make sure the entry geometrics work so that the trucks can enter the site. Staff will insure that a note is put on the Plan stating that loading and unloading must occur on-site and not on the public roadway.

Chair Hirsch referred to uses 1.gg. and 3.b. of the Attachment A with respect to the outdoor storage of wrecked or damaged vehicles. It was noted that Section 3.b. of the Attachment A excludes the outdoor storage of wrecked or otherwise damaged and immobilized automotive vehicles.

Commissioner Broemmer asked if a required turning radius on the entrance geometrics into the site is noted in the Attachment A. Mr. Geisel replied that the entrance geometrics will be covered when the Site Plan is submitted. The roadway geometrics have already been established on the Site Development Plan and the roads are in place.

Commissioner Perantoni asked if the original plan submitted to the Commission had the same proportion of parking spaces. Ms. Yackley indicated that the same proportion of parking spaces was submitted.

Commissioner Broemmer made a motion to approve P.Z. 4-2007 Butler Investment Partnership, LP (Saturn of West County). The motion was seconded by Commissioner Schenberg.

Commissioner Geckeler made a motion to amend the motion by amending Section I.E.3 of the Attachment A with respect to "Landscape and Tree Requirements" as follows:

~~All new required landscaping materials shall meet the following criteria:~~

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

Commissioners Broemmer and Schenberg agreed to the amendment to the motion.

Commissioner Asmus expressed concern that, along with the rezoning, the Commission would be approving site-specific items previously presented by the Petitioner – such as the type of business, the ownership, and how the building would appear. He feels that the process may be more conclusory than which he is comfortable to agreeing to at this time.

Chair Hirsch acknowledged Commissioner Asmus' concerns and pointed out that the Petitioner, during the Public Hearing, had indicated that the photographs shown at that time were an example of the type of prototype building that Saturn is considering. He felt that the Petitioner had responded favorably to the Commission's comments regarding the kind of building materials to be used and regarding screening of the ingress/egress from the service bay area. He noted that the Commission will have the opportunity to review elevations at the Site Plan stage and to review how vehicles will be displayed.

Commissioner Banks asked if the number of parking spaces is noted in the Attachment A. Ms. Yackley stated that the number of parking spaces is noted on the plan showing 311 parking stalls. It was pointed out that the number of parking spaces is not being approved at this time with the rezoning request. This would be reviewed at the Site Development stage.

Commissioner Banks expressed concern that the parking lot for the dealership could be turned into a storage lot. He would like the Attachment A to limit the parking of vehicles to the number of parking spaces authorized.

Commissioner Banks made a motion to amend the motion by amending Section I.A.1.gg. of the Attachment A regarding "Permitted Uses" as follows:

Sale, rental, and leasing of new and used vehicles, including automobiles, and trucks as well as associated repairs and necessary outdoor storage of said vehicles. **Outdoor storage of the vehicles shall be confined to parking stalls as indicated on the approved Site Plan.**

Commissioners Broemmer and Schenberg agreed to the amendment to the motion.

Commissioner Sherman asked if the 311 proposed parking spaces is based on any City criteria. Ms. Yackley replied that the City has criteria requiring 3-1/3 parking spaces for every 1,000 sq. ft. of building area, plus 3 spaces for every service bay and 71 spaces for their customers. They currently show 94 spaces for their customers with the remaining spaces for display, which is well within the requirements.

Commissioner Broemmer expressed concern that there is more parking than is required and felt this could be used for extra storage. He suggested limiting the number of parking spaces so that not so many vehicles could be stored on the site. It was suggested that parking be reviewed at the Site Plan stage; it was clarified that the number of parking spaces is not being approved with the rezoning.

Upon roll call, the vote to approve, with two amendments to the Attachment A, was as follows:

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

Nay: Commissioner Perantoni, Commissioner Asmus

The motion passed by a vote of 7 to 2.

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.

Ms. Jennifer Yackley, Project Planner, stated that no issues were raised during the Public Hearing. The Petitioner is requesting a change in its setback requirements because they would like to split the lot from north to south. The change would insure that they have a legal-conforming building after the lot has been split.

Commissioner Sherman made a motion to approve P.Z. 6-2007 Delmar Gardens Enterprises (Ordinance Amendment). The motion was seconded by Commissioner Asmus.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 9 to 0.

IX. NEW BUSINESS

Councilmember Mary Brown noted that she is not re-running for City Council and stated that this would be her last Planning Commission Meeting. She stated that she enjoyed her year serving as liaison to the Planning Commission and commended the Commissioners on the work they do.

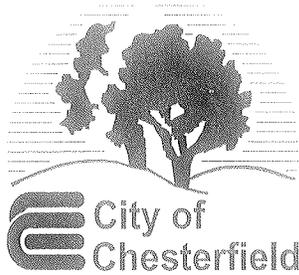
Chair Hirsch thanked Councilmember Brown for her years of service to the City and for her support to the Commission.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 8:52 p.m.

David Banks, Secretary



VILA

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

March 21, 2007

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

The Planning Commission agenda for **March 26, 2007** will include the following item for your consideration:

1283 Rouge River Court: Residential Addition on an existing home zoned "R-1A" Residence District located at 1283 Rouge River Court in the Conway Forest Subdivision.

Dear Planning Commission:

Jim Zickrick, of Landmark Construction, on behalf of Stuart and Briana Larson has submitted for your review, a request for an addition to a residential structure to exceed 500 square feet.

BACKGROUND INFORMATION

1. The property is a part of the Conway Forest subdivision, an existing residential subdivision.
2. The Petitioner has submitted a letter included in your packet for additional information concerning the consideration of the request.
3. The current home is 2 stories and 26'-6" from finished grade. The home consists of approximately 2,600 sf of living space.

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

1. The item for consideration before the Planning Commission is for the residential addition to exceed 500 square feet.
2. The addition proposed meets all other ordinance and setback requirements.
3. The addition is approximately 938 sf of usable space which does not include the deck. The deck addition is 260 sf.
4. The addition is two stories, however, does not exceed the current height of the home.

DEPARTMENTAL INPUT

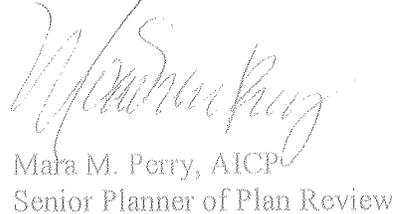
The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests approval of the Residential Addition.

Respectfully submitted,



Jarvis Myers
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Plans and elevations of the residential addition
Letter from the Homeowner

Stuart S. Larson
1283 Rogue River Court, Chesterfield, Missouri 63017

City of Chesterfield, Missouri
Planning Commission
c/o Jarvis Myers
Project Planner
690 Chesterfield Pkwy West
Chesterfield, MO 63017-0760

19 March, 2007

Dear Sirs,

My wife and I have lived in Chesterfield for the last 8 years in the same home where we are currently residing which is located at 1283 Rogue River Court. During that time our family has grown and our home needs to be enlarged and updated to preserve its utility and value. We have debated the pros and cons of remodeling versus moving for several years, and have finally decided to add an addition to the back of our home increasing the main floor by 460 sq. ft., as well as adding a new bedroom and craft (multi-purpose) room in the basement.

We have gained the approval of our neighborhood board of trustees who have signed the plans we submitted. We have also informed our adjacent neighbors of our plans to remodel and expand.

Please let us know if you have any questions.

Sincerely,



Stuart S. Larson



Briana Z. Larson

GENERAL NOTES

BUILDING CODE INFORMATION

- APPLICABLE BUILDING CODES
 - 1. ST. LOUIS COUNTY - the following code as amended by Ordinance # 22314, 2003 - International Residential Code (IRC)
- 101650 ABOUT THE PLANS & GENERAL NOTES
 - 1. The PLANS and GENERAL NOTES establish only the scope of work and contain only essential construction requirements for the building project, they do not contain all details and instructions required to complete the work.

SITE CONSTRUCTION

- 02001 FINISH GRADING:
 - 1. Keep grade 8" minimum below top of foundation.
 - 2. Slope grade 1" / 100' min. away from foundation for a distance of 8'

CONCRETE

- 03010 POURED IN PLACE CONCRETE
 - CONCRETE COMPRESSIVE STRENGTHS
 - 1. All poured in place concrete shall have a minimum compressive strength of 3500 psi and shall contain air-entrainment for exterior durability.
 - FOUNDATION WALL REINFORCING
 - 1. Slab On Grade Reinforcing - 6X6 - W4.1 X W4.1 W W F
 - 2. Rebars shall be 40 grade steel
 - 3. Maximum foundation wall height is 9'-0" as measured from the top of the footing
 - Minimum horizontal and vertical reinforcing as follows:
 - Horizontal - #4 @ 24" O.C. (minimum 4 required)
 - Vertical - #4 - @ 24" O.C. Vertical rebars shall extend to within 6" from the top of the foundation wall and 3" from the inside face of the foundation wall.
 - FOOTING REINFORCING:
 - 1. All load bearing footings must be reinforced with a minimum of 2 #4 rebars continuous, placed 3" minimum from the bottom of footing. In addition, as a minimum, place 1 #4 rebar vertically at 24" on center in the center of the footing. This vertical rebar shall have an 8" L-shaped hook as measured from the inside edge of the hook to the end of the hook. The vertical rebar hooked end (ALTERNATE HOOK END DIRECTION) shall be embedded in the footing 4" with 16" of the rebar rising above the footing
 - 2. Footings shall be keyed continuously to foundation walls
 - FOOTING HAUNCHES AND PIER BEARING.
 - 1. The haunches to the foundation wall with a minimum of 2 #4 rebars or as detailed.
 - 2. Footings and piers shall be 12" into undisturbed earth at 30" minimum below grade.
 - 03250 ANCHOR BOLTS:
 - FOUNDATION WALL PLATE ANCHOR BOLTS.
 - 1. Use galvanized anchor bolts 1/2" dia. x 9" min. length with 4" hook, keep bolts 2 1/2" (minimum) from face of concrete and embed 7" into the concrete. Fasten down wall plate with a nut over a 1 1/2" washer.
 - 2. Locate anchor bolts between 4" and 12" from each end or splice in the foundation wall plate, space anchor bolts not greater than 6' O.C.

WOOD & PLASTICS

- 05000 CARPENTRY:
 - ROUGH FRAMING shall comply with National Forest Products Association's "Manual For House Framing" (latest edition)
 - 1. Provide double joists under non bearing parallel walls
 - 06010 LUMBER:
 - 1. Lumber Design Standards per AFPA NDS-01
 - 2. Headers #2 Grade Southern Yellow Pine (SYP) @ 1050 psi fiber stress 2x12 max span 6'-0"; 2x12 max span 8'-0"
 - 3. Joists #2 Grade (SYP) 2x10 @ 1050 psi fiber stress
 - 4. Joists #2 Grade (SYP) 2x12 @ 975 psi fiber stress
 - 06060 CONNECTORS
 - 1. Provide Simpson or equal standard column bases, column caps, post and beam hangers for floor and roof framing.
 - 06300 WOOD TREATMENT:
 - 1. SILL PLATES AND BAND BOARDS AT FIRST FLOOR shall be treated
 - 06122 WALL, SUBFLOOR & ROOF SHEATHING
 - 1. ROOF SHEATHING: 1/2" plywood APA - EXP 1 with exterior glue.
 - 2. SUBFLOORING:
 - 1. Glue and screw to floor joists.
 - 2. Advantec, 3/4" T & G, EXP 1 rating.
 - 3. EXTERIOR WALL BRACING / SHEATHING
 - 1. Cover the entire structure (all exterior surfaces) with continuous 1/2" OSB or plywood sheathing attached to the stud walls with 8d nails @ 8" OC around the perimeter and 12" OC on the interior framing member of the panel.
 - 2. Outside and inside corner sheathing must overlap. Attach panel edges to the framing members with 8d nails @ 6" OC, and at 12" OC to the non edge framing members.
 - 3. Consult the code for Cripple Wall steel strap bracing requirements

- 06122 METAL PLATE CONNECTED TRUSS
 - 1. The truss manufacturer is responsible for the truss design and layout and shall submit engineer (of record) sealed plans drawn to scale, with sufficient clarity to show the nature and character of the work to be performed.
 - 2. Metal plate connected trusses shall be designed in accordance with AFPA NDS-01 and the Truss Plate Institute's (TPI 1-95) Design Specifications for Metal Plate Connected Wood Trusses and the National Forest Product Association's (NFOPA) National Design Specifications.
 - 3. Minimum roof framing design loads:
 - a) Top chord of trusses or roof rafters L.L. 20 lb. per sq. ft.
 - b) Ceiling joists D.L. 10 lb. per sq. ft.
 - c) Bottom chord of trusses D.L. 10 lb. per sq. ft.
 - d) Bottom chord of trusses over Garage D.L. 20 lb. per sq. ft.
 - Exception: If Garage ceiling is drywall reduce dead loading to 10 lb. per sq. ft.
 - 4. NOTE for attics accessed via a Scuttle where the trusses are designed for a bottom chord L.L. of 10 lb. per sq. ft.
 - a) install a warning sign (min. of 40 sq. in. constructed of a durable material) reading "WARNING-TRUSSES NOT DESIGNED FOR ATTIC STORAGE" (3/4" high letters) shall be placed on each side of the attic scuttle 36" above the bottom chord and within 18" of the opening.
 - b) install a 2x4 rafter attached to the trusses on each side of the scuttle opening 24" to 36" above the bottom chord to obstruct easy access for storage

THERMAL & MOISTURE PROTECTION

- 07000 GENERAL:
 - HOUSE WRAP Cover all exterior wall sheathing where siding or brick veneer materials are to be installed with DuPont - Tyvek HouseWrap
 - CAULKING AND SEALANTS. Caulk and seal water / air tight all exterior joints around windows, door frames, utility entrances and joints between different materials.
 - DOWNSPOUTS Direct water away from foundation
 - FLASHING. Provide corrosion resistant flashing at all roof intersections (vents and protrusions), roof and wall intersections

07100 WATERPROOFING & DAMPROOFING:

- If Groundwater Is Not Present Provide
 - FOUNDATION DRAIN TILE: Provide, under the slab, along the interior foundation perimeter a 4" perforated ADS pipe covered with an approved filter membrane. The pipe shall be placed on 2" minimum of gravel and covered with 4" minimum of gravel and shall drain to the sump pit
 - SUMP PIT: 15" in diameter by 16" deep (minimum) with fitted cover. Discharge sump above grade and direct flow away from structure. NOTE: IF THE BASEMENT IS TO BE FINISHED A SUMP PUMP MUST BE INSTALLED.
 - DAMP PROOFING UNDER ALL CONCRETE FLOOR SLABS. Install 6 mil PVC below slab, lap joints a minimum of 6" and seal per manufacturers recommendations.
 - DAMP PROOFING FOUNDATION WALLS. The exterior walls shall be dampproofed with bituminous material, 3 lb. per sq. yd. of acrylic modified cement, 1/8" coat of surface bonding mortar, or by any of the materials permitted for wall waterproofing

07200 INSULATION:

- Minimum Insulation Requirements
 - 1. Roof / Ceilings R-30 (minimum)
 - 2. Vaulted Ceilings / Crawl Spaces (under floor exposed to outside ambient air) minimum 1 1/2" air space minimum between insulation and roof / subflooring sheathing R-30 minimum.
 - 3. Wood Frame Walls and Band Boards - 2x4 wall R-13, 2x6 wall R-19
 - 4. Soffits of cantilevered floor areas shall have R-19 insulation batts
 - 5. Crawl Spaces - R-19
 - 6. Ductwork located in unheated crawl and attic spaces shall be R-6.5 min.

07270 FIRESTOPPING

- FLAME SPREAD RATINGS:
 - 1. Interior finish materials shall not exceed 200
 - 2. Bath or Blanket insulation including the vapor retarder, breather paper, or other coverings shall not be left exposed in unfinished basements unless the material has a flame spread rating of 25 or less and a smoke develop rating of 450 or less.
- PARA-FIRESTOPPING:
 - 1. Drop Soffits & Ceilings suspended below wood joists or trusses shall be draft stopped at 500 S.F. intervals and parallel to main framing member
- GARAGE FIRESTOPPING:
 - 1. Walls separating garage from dwelling areas shall have two layers of 5/8" fire shield "X" drywall on Garage side of all stud walls and shall extend up to the underside of the roof sheathing, U.L. U309 for 2HR
 - 2. Door between house and garage - steel clad solid core door with steel frame and shall be clearly marked with a 90 minute fire rating tag affixed to the door sill must be at least 4" above garage floor

07310 ROOFING

- DAMPING UNDERLAYMENT
 - 1. Apply Type 1 min (#15 asphalt felt) underlayment per ASTM D226-95 over all roof sheathing, underlayment shall extend 18" beyond a roof or hip from eave direction
- FLAT GLASS SHINGLES
 - 1. Shingles shall be 30-year limited warranty or roof slopes greater than 4:12

07720 ROOF ACCESSORIES

- CRAWL SPACE ACCESS Minimum access opening of 18" x 24"
- ATTIC ACCESS Minimum access opening 22"x30" to all attic areas having a clear height exceeding 30"
- ROOF VENTING
 - 1. VENTILATION REQUIREMENTS. Minimum free area of vent shall be 1 SF / 150 SF of area served. Two vents minimum are required and shall be remotely located from each other

DOORS & WINDOWS

- 08610 WOOD WINDOWS:
 - 1. Numbers shown on drawings are Andersen Corporation units
 - 2. All bedrooms must have one window for emergency escape meeting the following minimum requirements:
 - Max. sill height 44" Min. clear width 20"
 - Min. clear height 24" Min. clear opening area 5.7 sq. ft.
 - Exception: windows less than 6 feet above grade may have a minimum clear opening of 5.0 sq. ft.
 - The emergency escape window shall be operable from the inside without the use of special tools or knowledge, or require greater force than normal to operate
- 08640 GLAZED PATIO DOORS:
 - 1. Numbers shown on drawings are Andersen Corporation units.
- 08810 GLASS:
 - 1. SAFETY GLAZING. Tempered glass in bathroom windows, shower doors, patio / sliding doors and any other glazed panel, fixed or operable, that meets all of the following criteria:
 - a) individual panes greater than 9 sq. ft.
 - b) bottom edge less than 18" above floor.
 - c) top edge more than 36" above floor
 - d) walking surface within 36" horizontally

FINISHES

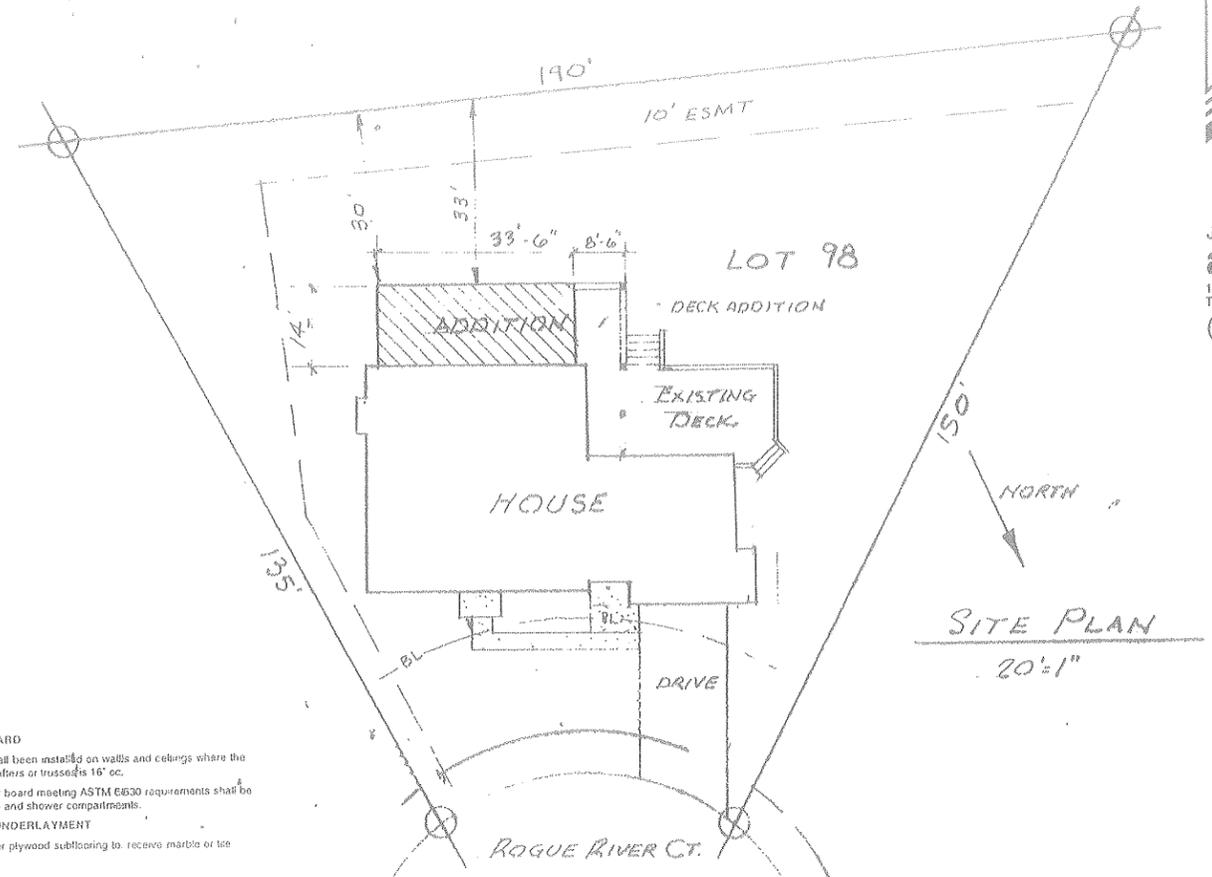
- 09250 GYPSUM BOARD
 - 1. 1/2" gypsum board shall be installed on walls and ceilings where the spacing of the studs, rafters or trusses is 16" oc.
 - 2. Water resistant backer board meeting ASTM E630 requirements shall be installed in all bath and shower compartments.
- 09795 FLOORING UNDERLAYMENT
 - 1. 1/2" cement board over plywood subflooring to receive marble or tile

MECHANICAL

- 15445 FITTINGS, TRIM & ACCESSORIES:
 - WATER PIPING:
 - 1. Water piping shall be Copper Type K (lead solder prohibited)
 - 2. Whipool tub 3/4" (minimum)
 - 3. Faucets & Fixtures 1/2"
 - FAUCETS & FIXTURES
 - 1. Water-saving sprig aerators are required.
 - 2. Toilets shall use 1.6 gallons per flush
 - 3. Shower Head flow shall not exceed 1.6 gallons per minute
 - 4. Hose Bibs (exterior) are to be freeze proof and anti-siphon type
 - 5. Shower and bathtub walls and floors shall be smooth, non-porous, lead resistant waterproof materials to a height of 72" above the floor
 - 15500 HEATING AND AIR CONDITIONING
 - 1. GAS PIPING, COMBUSTION AIR & FLUES
 - a) Each appliance must have a gas shutoff valve and ground union joint. A sediment trap is required at each appliance or group of appliances
 - b) Flues vents to extend 3" minimum above any roof surface within 10 feet
 - c) Gas appliances shall have a minimum clearance of 18" from combustibles, unless the LISTED manufacturer permits less.
 - d) Gas appliances shall have access to sufficient volumes of made or outside air for combustion as follows:
 - 1. 1 sq. in. / 1000 BTU/hr, but not less than 100 sq. inches
 - 2. 1 sq. in. / 2000 BTU/hr for direct venting
 - 3. 1 sq. in. / 2000 BTU/hr for ducted venting
 - 2. GAS APPLIANCES
 - 1. CLOTHES DRYER: Gas supply shall be independent of all other systems, vent dryer air to the exterior
 - 2. FURNACE: Gas fired heating unit shall be high efficiency rated above 90% AFUE (Annual Fuel Utilization Efficiency)
 - 3. DUCTWORK
 - 1. Flex ducts shall be limited to undeformed 14" runs per M 306.3
 - 2. Insulate ducts in unheated Crawl Spaces R-6.5 min.
 - 3. Balance all systems after completion of installation.

ELECTRICAL

- 16140 WIRING DEVICES:
 - ELECTRIC SERVICE:
 - 1. Main Panel: Upgrade main panel or add subpanel as required.
 - 2. Sub-panels shall not be installed in baths or closets.
 - 3. Maintain 3' clear in front of all panels.
 - 4. Grounding to be in accord with NEC Sections 250-81 or 250-83
 - GFI RECEPTACLES
 - 1. Bedrooms, Bathrooms, Garage, WP outdoor, Unfinished Basement Areas, Crawl Spaces.
 - 2. Exterior receptacles marked "WP" shall have a weatherproof cover
 - 16500 ELECTRICAL FIXTURES
 - 1. FIXTURES IN CLOSETS:
 - a) Fixtures shall have fully shielded bulbs and be located to maintain a 12" clearance from storage (6" for recessed or fluorescent fixtures).
 - 2. RECESSED FIXTURES:
 - a) Recessed fixtures shall be "IC" rated.
 - 3. EXHAUST FANS
 - a) Vent fans to the exterior
 - b) Kitchen Range Hood 100 CFM minimum
 - c) Baths and Toilet Areas 50 CFM minimum.
 - d) Laundry Drier vent to exterior. Provide backflow damper at exterior.
 - 16720 ALARM & DETECTION SYSTEMS
 - 1. SMOKE DETECTION:
 - a) Smoke detectors shall be interconnected, A.C. powered, U.L. approved with battery backup and installed per NFPA 72-96
 - b) Smoke detectors shall be on each floor level below and above grade as follows:
 - a) in each bedroom
 - b) in halls within 10 feet of Bedrooms
 - c) in rooms with vaulted ceilings within 36" of the top.
 - d) in unfinished Basement areas
 - e) in every room in a finished Basement



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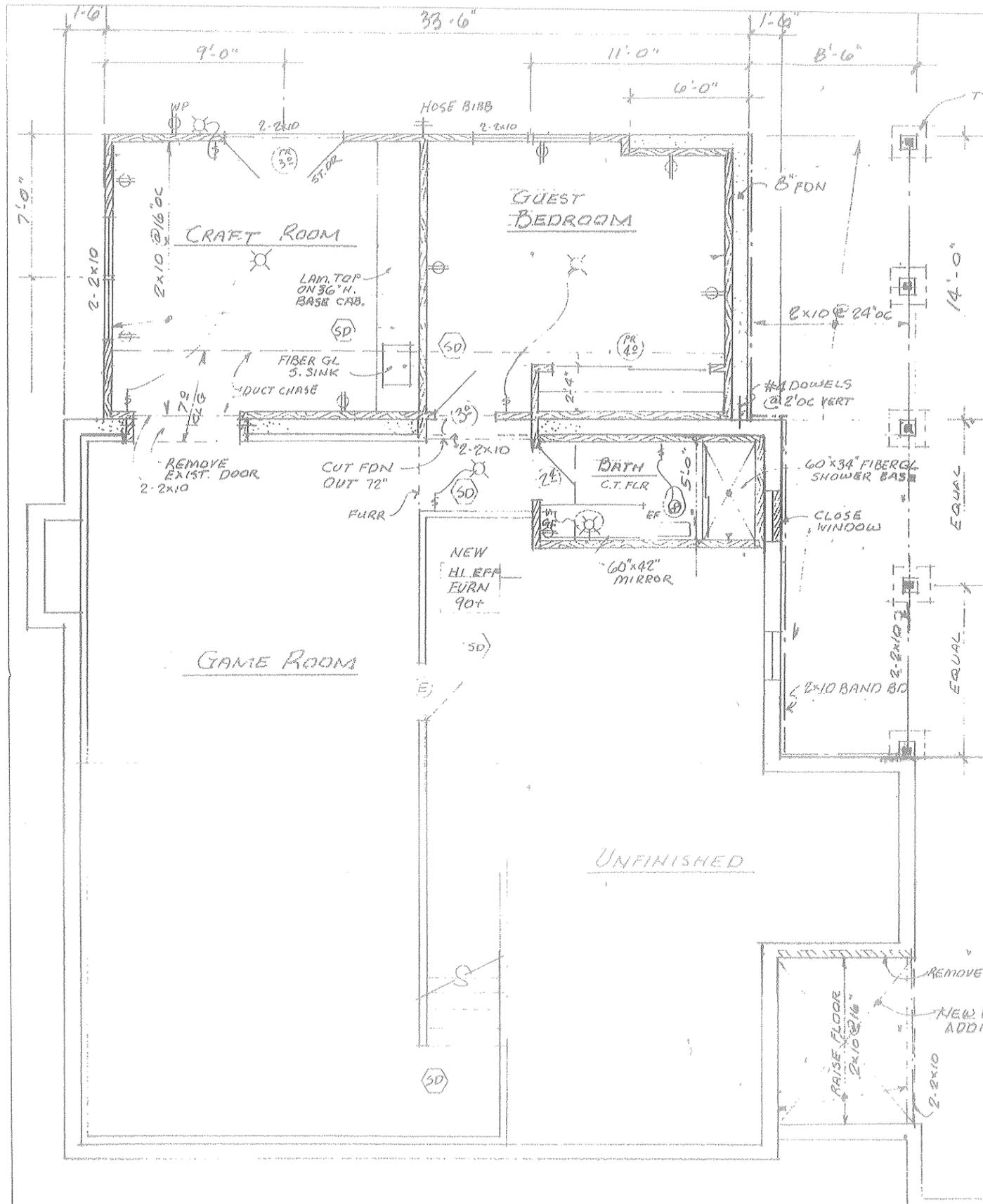
Conway Forest Residents Association
 P.O. Box 4462
 Chesterfield, MO 63006
 Revised and approved by
 Trustees Board, on Feb 13, 2007.
 Katherine Skipp, Trustee



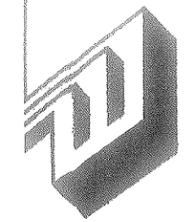
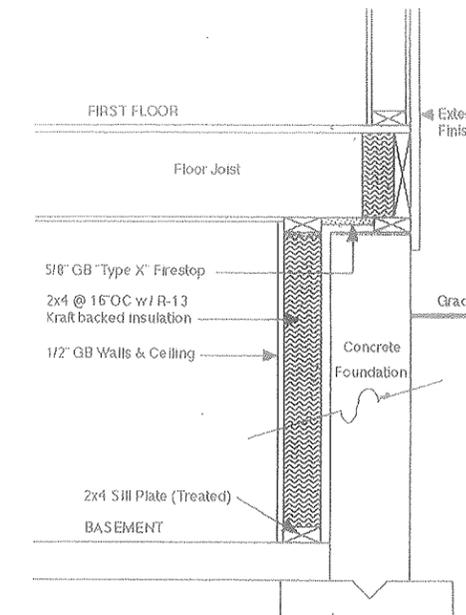
Addition & Alterations To The Residence Of
BRIANA & STUART LARSON
 1283 Rogue River Ct.
 Chesterfield, MO 63017

December 1, 2005

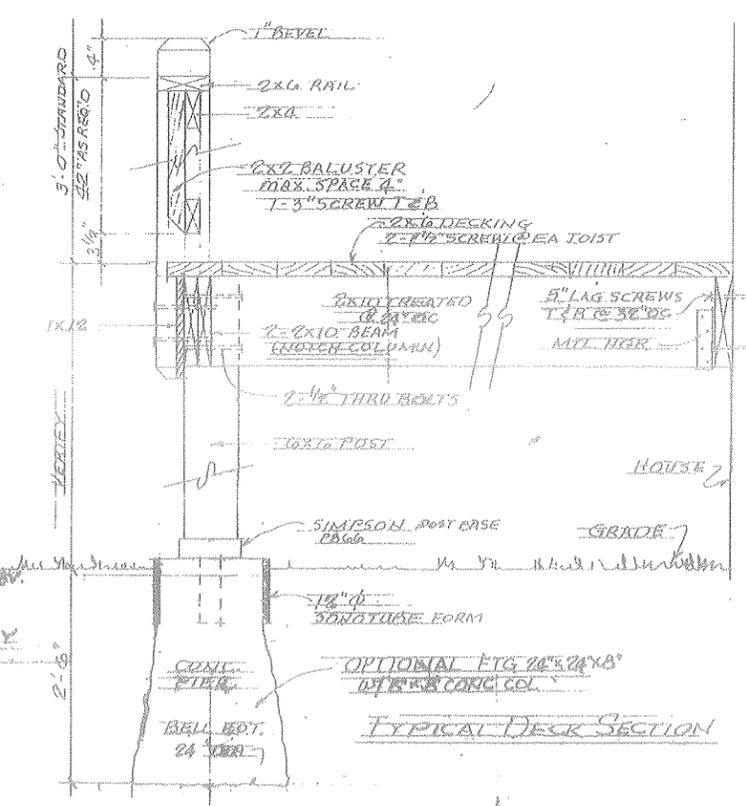
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First stop exterior basement walls (see detail).



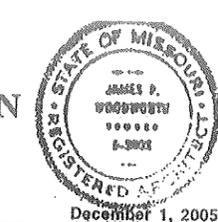
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BASEMENT PLAN

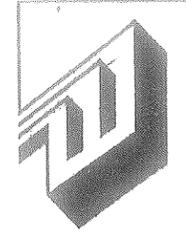
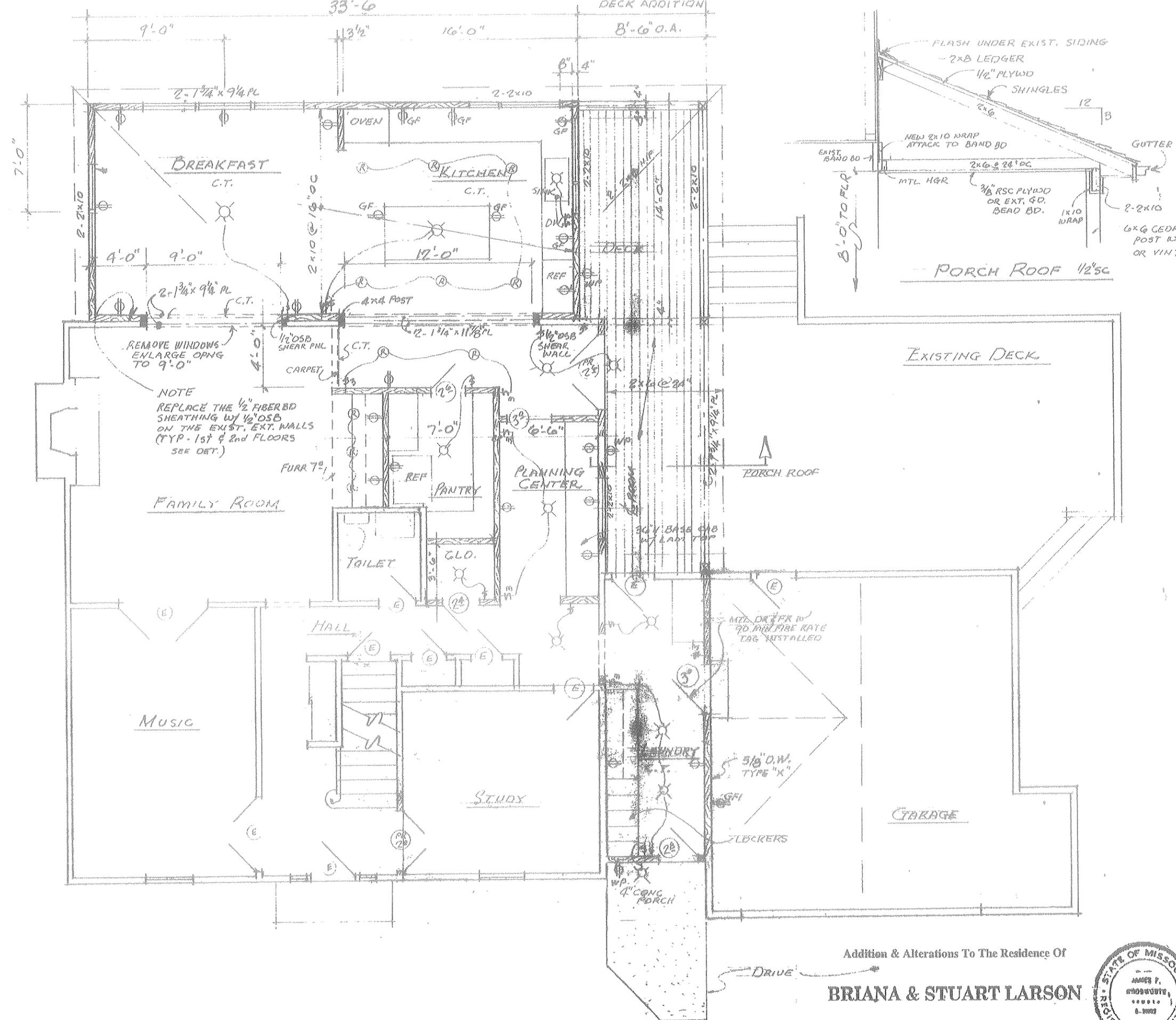
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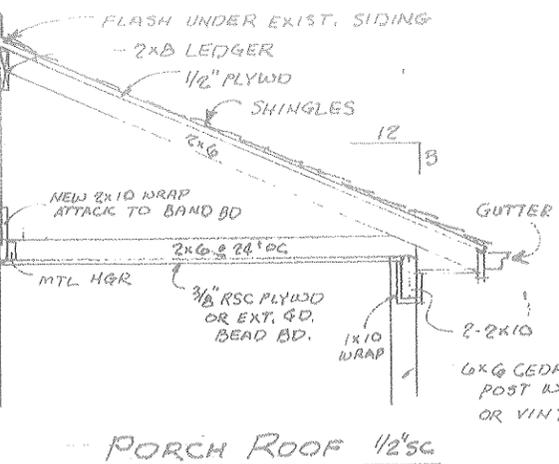


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REMOVE WINDOWS
 ENLARGE OPNG
 TO 9'-0"

NOTE
 REPLACE THE 1/2" FIBERBD
 SHEATHING W/ 1/2" OSB
 ON THE EXIST. EXT. WALLS
 (TYP. 1st & 2nd FLOORS
 SEE DET.)

Addition & Alterations To The Residence Of

BRIANA & STUART LARSON

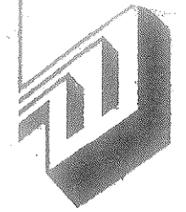
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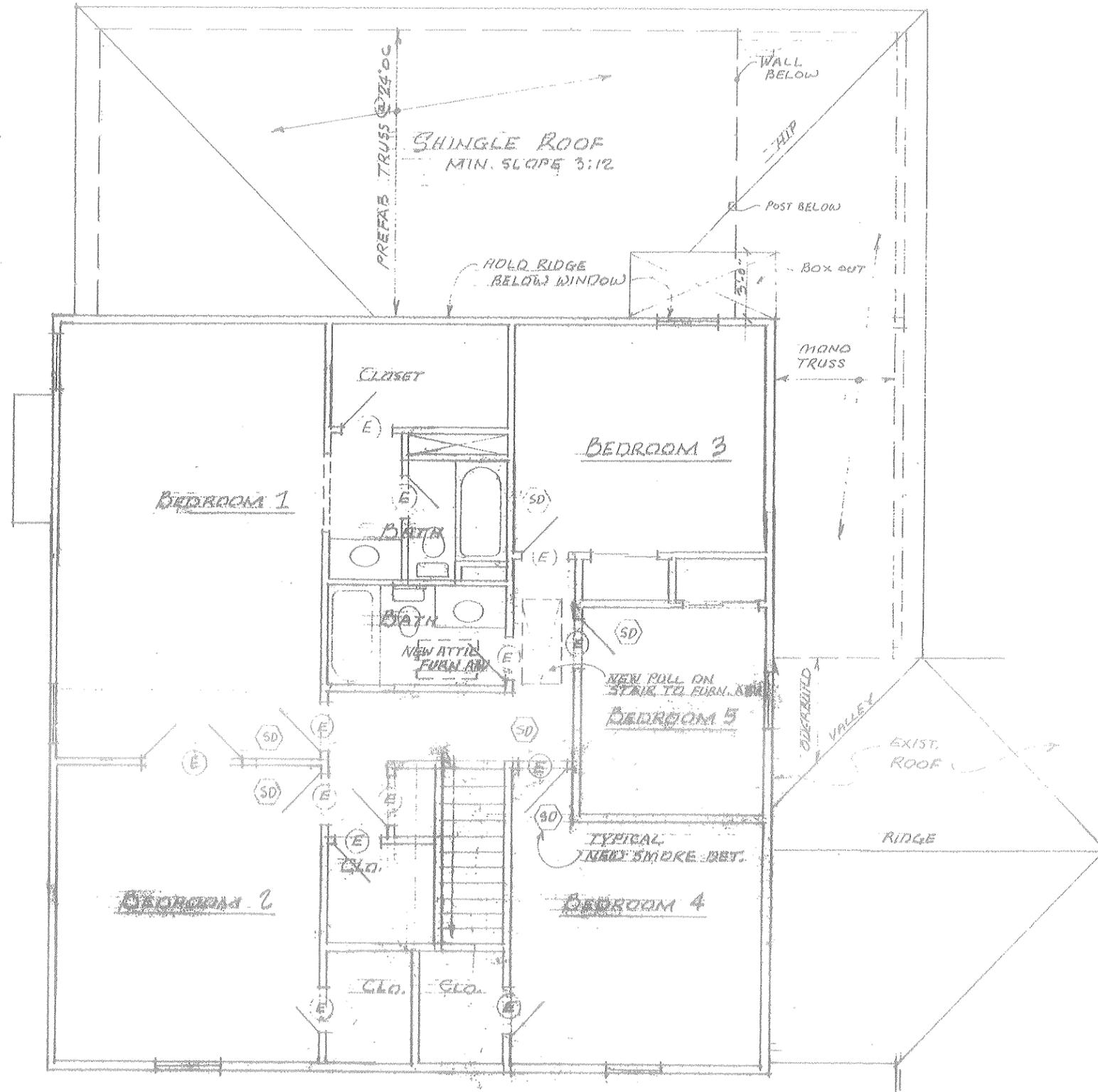
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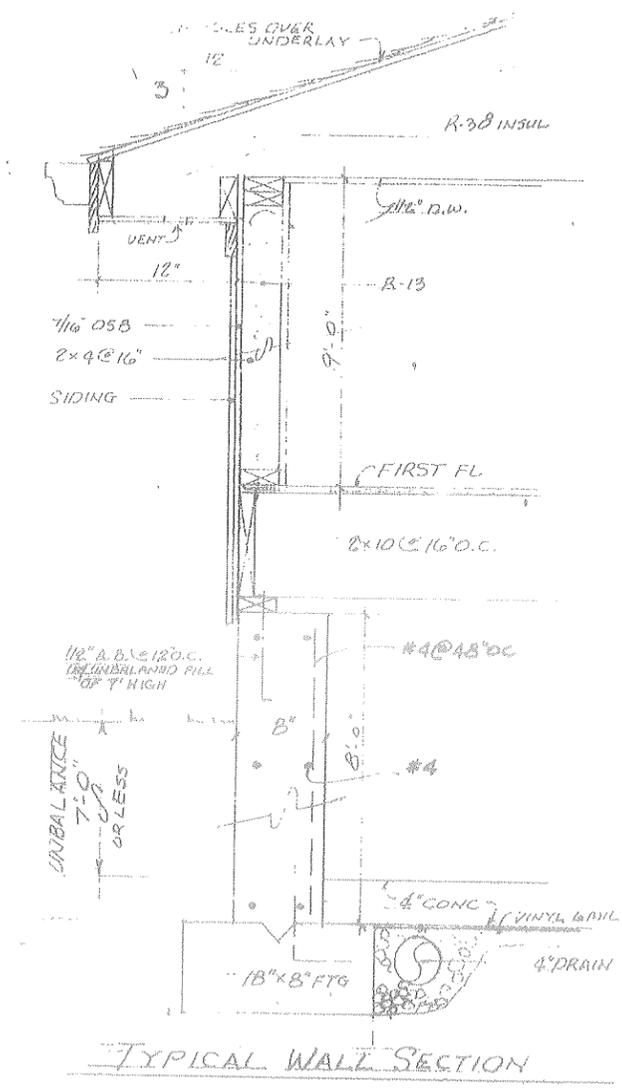
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SECOND FLOOR



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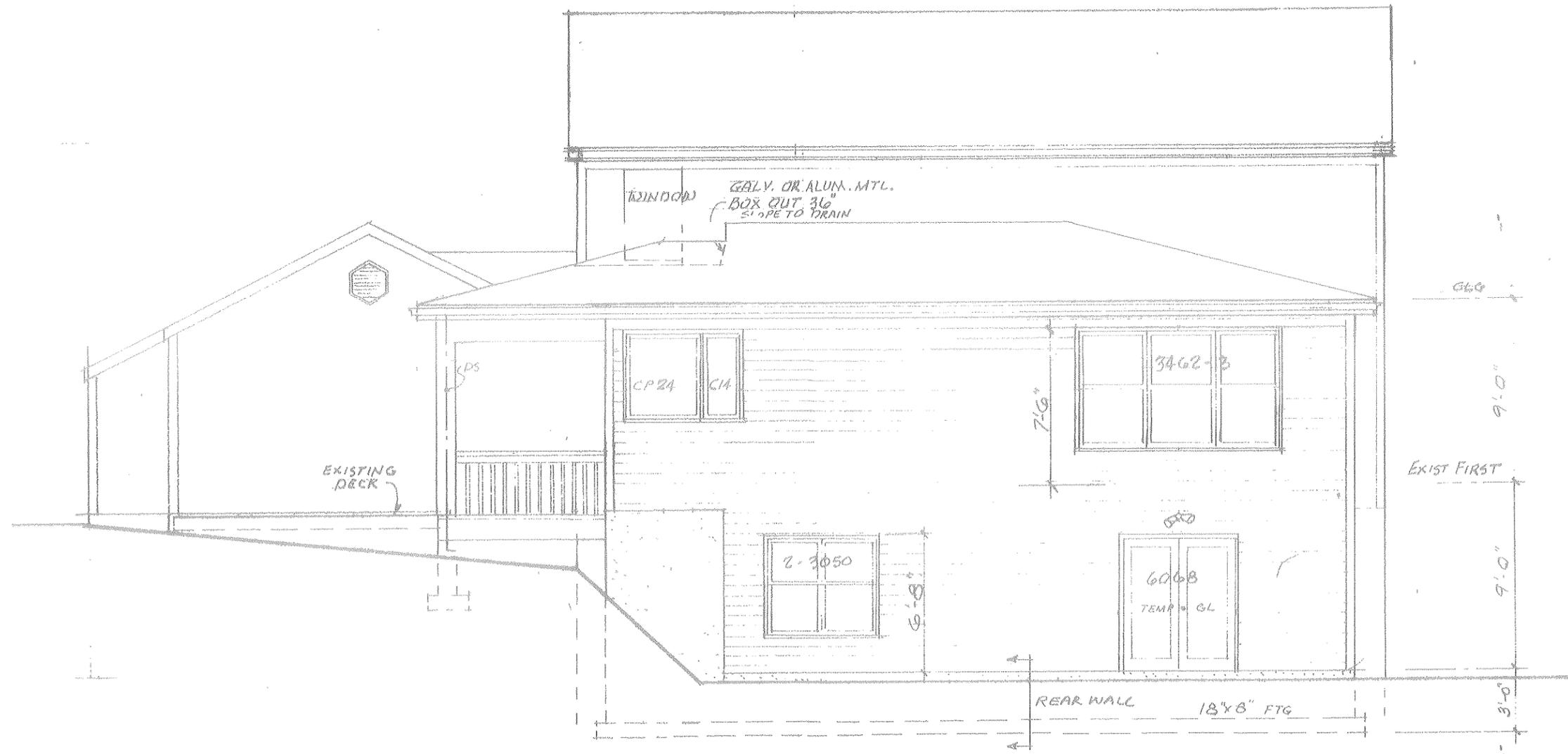
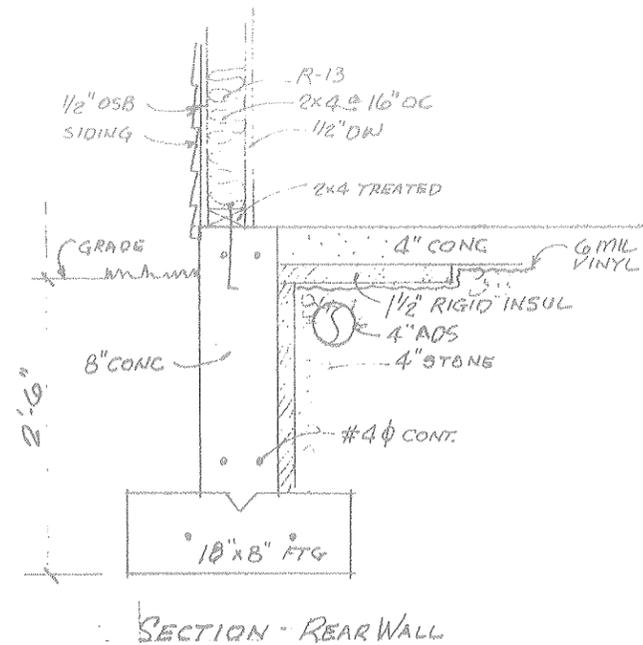
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REAR ELEVATION (SOUTH)

Addition & Alterations To The Residence Of

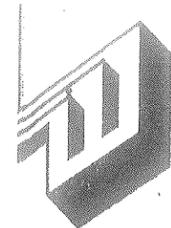
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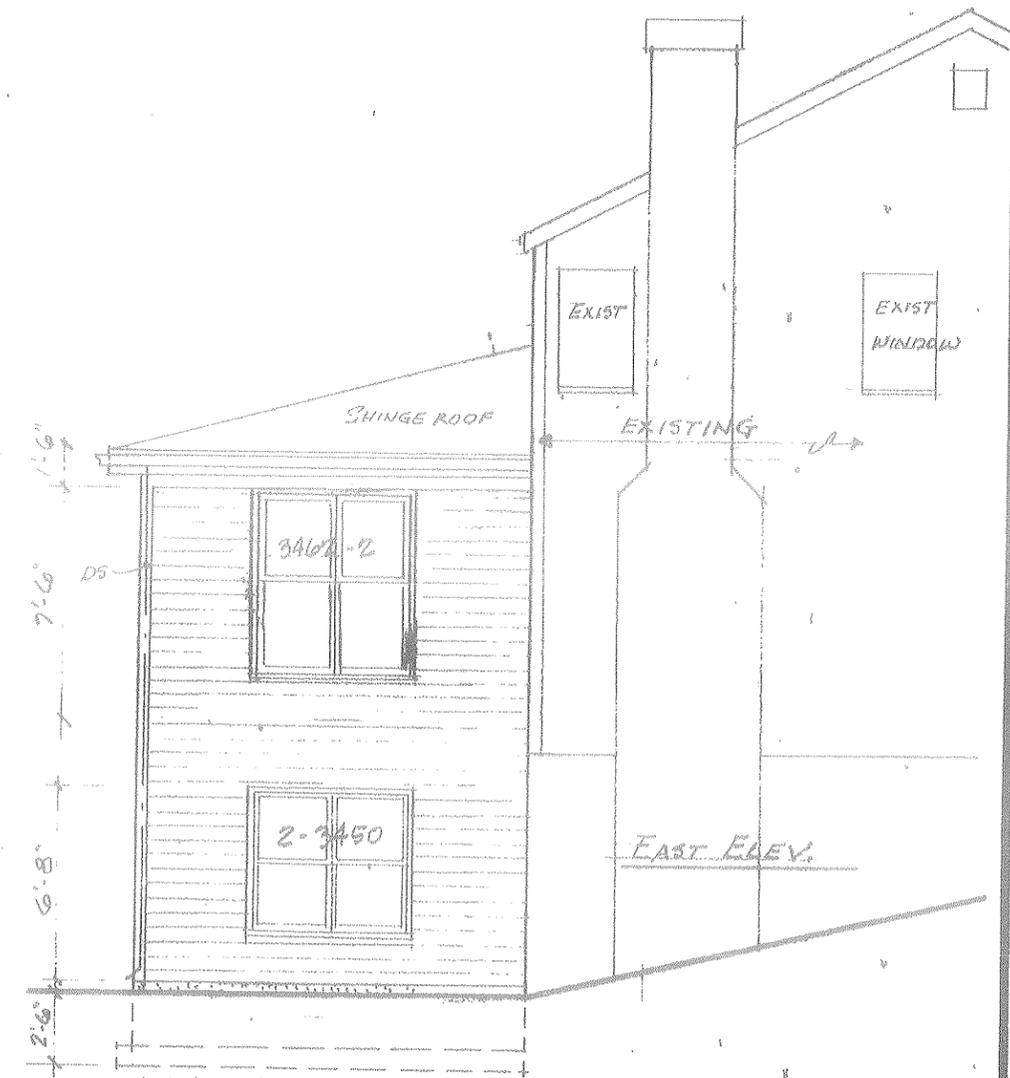
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WEST ELEVATION



Addition & Alterations To The Residence Of

BRIANA & STUART LARSON

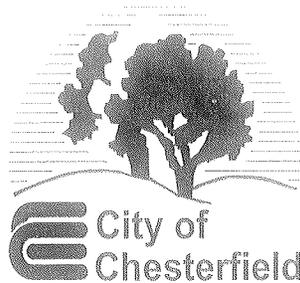
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December 1, 2005

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VILB

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

March 21, 2007

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

The Planning Commission agenda for **March 26, 2007** will include the following item for your consideration:

1296 Luray Drive: Residential Addition on an existing home zoned “R-1A” Residence District located at 1296 Luray Drive in the Shenandoah Subdivision.

Dear Planning Commission:

Steve Schaaf, of Good Neighbors LLC, on behalf of Don and Denise Kirkham has submitted for your review, a request for an addition to a residential structure to exceed 500 square feet.

BACKGROUND INFORMATION

1. The property is a part of the Shenandoah subdivision, an existing residential subdivision.
2. The Petitioner has submitted a letter included in your packet for additional information concerning the consideration of the request.
3. The current home is 1 story and 18’ from finished grade. The home consists of approximately 2,160 sf of living space.

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

1. The item for consideration before the Planning Commission is for the residential addition to exceed 500 square feet.
2. The addition proposed meets all other ordinance and setback requirements.
3. The addition is approximately 665 sf of usable space which does not include the deck. The deck addition is 264 sf.
4. The addition is one story and, does not exceed the current height of the home.

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,



Jarvis Myers
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:

Plans and elevations of the residential addition
Letter from the Homeowner

Attn: Jarvis Myers
Chesterfield Planning Commission

Re: Home addition for Don & Denise Kirkham, 1296 Luray Drive.

Per your request

I am planning on adding a bedroom to my house so my 3 children will each have their own room. I am adding on to my dining room and kitchen for more living space. I am also replacing the screen in porch which has become dated and adding a larger deck.

I have received the following email from our residents association approving the plans

March 18, 2007

Dear Mr. & Mrs. Kirkham,

The Trustees of the Shenandoah Residents Association are pleased to approve the plans you submitted for improvements to your home at 1296 Luray, Chesterfield MO 63017.

Sincerely,
Donna Giamalva, President
Shenandoah Residents Association

I have also discussed these plans with my neighbors and they agree with them also.

Don Kirkham

A handwritten signature in cursive script that reads "Don Kirkham". The signature is written in dark ink and is positioned below the typed name.

GENERAL NOTES:

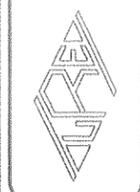
- ALL CONSTRUCTION TO COMPLY WITH ALL ST. LOUIS COUNTY AND CHESTERFIELD BUILDING AND FIRE CODES.
- ALL WORK SHALL BE DONE IN A WORKMAN LIKE MANNER.
- REMOVE BEAMS, FENCE, CONCRETE PATIO AND BRICKS WHERE REQUIRED
- REMOVE THE THREE EXISTING DOORS AND FRAME IN OPENINGS.
- SLOPE FINISH GRADE 4" DROP WITHIN 10'-0".
- ALL FOOTING MINIMUM 30" BELOW FINISH GRADE. SEE DRAWING FOR SIZES. ALL CONCRETE SHALL HAVE MINIMUM COMPRESSION STRENGTH 2500 PSI FOOTINGS - 3,000 PSI FOUNDATION WALLS - 3500 PSI PATIOS. ALL SURFACES BELOW FINISH SHALL BE COATED WITH APPROVED DAMPPROOFING MATERIAL.
- CONCRETE SLABS MINIMUM 3-1/2" THICK WITH 6X6 18X18 W/W OVER 4" COMPACTED GRAVEL FILL AND 6 MIL POLYETHYLENE VAPOR BARRIER.
- 1/2" 40" ANCHOR BOLTS WITH 1-1/2" WASHER AND NUT TO BE INSTALLED AT A MAXIMUM OF 6'-0" O.C. AND A MINIMUM OF 7" INTO CONCRETE WITH AT LEAST TWO PER SILL PLATE AND WITHIN 1'-0" OF EACH END OR CORNER.
- SILL PLATES TO BE 2X6 PRESSURE TREATED LUMBER INSTALLED ON TOP OF CONCRETE FOUNDATION GROUTED LEVEL.
- ALL STRUCTURAL LUMBER TO BE A MINIMUM OF 1900 F.S. E1,300,000. ALL WOOD IN CONTACT WITH CONCRETE TO BE CCA PRESSURE TREATED.
- ALL ELECTRICAL, HVAC, AND PLUMBING TO BE DONE BY LICENSED CONTRACTORS WHO SHALL BE RESPONSIBLE FOR PREPARING ALL CALCULATIONS AND DESIGN AN ADEQUATE SYSTEM TO MEET BUILDING CODES AND TO OBTAIN ALL NECESSARY PERMITS, INSPECTIONS, AND APPROVALS REQUIRED.
- UL LISTED SMOKE DETECTORS SHALL BE INSTALLED ON EACH FLOOR LEVEL WITHIN 15 FEET OF BEDROOM DOORS (BEDROOM HALLWAY) AND WITHIN EACH BEDROOM. ALL SMOKE DETECTORS TO BE AC POWERED INTERCONNECTED WITH BATTERY BACKUP AND SHALL MEET NFPA 72 9D.
- MINIMUM 100cfm EXHAUST FAN OR DUCTLESS RANGE HOOD INSTALLED IN KITCHEN VENTED TO THE EXTERIOR.
- JOISTS TO BE NAILED TOGETHER WITH THREE 10D NAILS, THREE 8D NAILS TO BE USED TO NAIL JOIST TO PLATE. ALL FRAMING LUMBER TO BE NAILED IN ACCORDANCE WITH IRBC-2003 NAILING SCHEDULE.
- ROOT TRUSSES ENGINEERED AND DESIGNED BY MANUFACTURER TO ACCOMMODATE SPANS INDICATED TO CARRY LOADS PRESCRIBED BY BUILDING CODE AND LOCAL CONDITIONS.
- INSULATION CEILING 12" R-30 UNFACED BATTS OR BLOWN FIBERGLASS. FLOOR OVER UNHEATED AREAS FIBERGLASS 9" BATTS R-24. EXTERIOR WALLS 2X4 WALLS 3-1/2" FIBERGLASS BATTS R-13 OR 2X6 WALLS 6" FIBERGLASS BATTS R-19.
- VAPOR BARRIER BETWEEN HEATED AND UNHEATED SPACES AND EXTERIOR WALLS TO BE 8 MIL POLYETHYLENE.
- ALL DRYWALL ASSEMBLIES TO BE FIRE STOPPED AT MIDPOINT MAXIMUM 8'-0" HEIGHT. FIREBLOCKING REQUIRED AT ALL SOFFITS AND DROPPED CEILING.
- EXTERIOR OF HEATED SPACES SHALL BE WRAPPED WITH A WINDSEAL (TYVEK).
- WALL SHEATHING TO BE SECURED IN ACCORDANCE WITH IRBC 2003 NAILING SCHEDULE.
- EXTERIOR WALL STUDS TO BE 2X4-16 O.C.
- DRYWALL TO BE INSTALLED IN ACCORDANCE WITH GYPSUM ASSOCIATION RECOMMENDED PRACTICES AS TO NAILING AND TAPING OR CORRECT STUD SPACING. WALLS TO BE 1/2" THICK AND CEILING TO BE 1/2" THICK.
- ALL INTERIOR FINISH MATERIALS SHALL NOT HAVE A FRAME SPREAD RATING EXCEEDING 200 OR A SHORE DEVELOPMENT INDEX EXCEEDING 450.
- ALL PLUMBING FIXTURES SHALL HAVE INDIVIDUAL SHUT OFF VALVES WITHIN HEATED SPACES.
- APPROVED FLASHING - 24 GAUGE ALUMINUM TO BE INSTALLED AT ALL ROOM INTERSECTIONS, CHANGES IN ROOF SLOPE OR DIRECTION, AROUND ALL ROOF OPENINGS, INTERSECTIONS WITH CHIMNEYS, INTERSECTIONS OF EXTERIOR WALLS AND PORCHES AND DECKS, ETC. VALLEY FLASHING SHALL BE INSTALLED PER R905.2.8
- ALL EXPOSED MATERIALS TO BE APPROVED EXTERIOR GRADE.
- 24 GAUGE ALUMINUM OR VINYL GUTTERS AND DOWNSPOUTS TO BE INSTALLED ON ALL ROOFS. DOWNSPOUTS TO BE ELBOWED. SPLASHBLOCKS TO BE PROVIDED FOR ALL DOWNSPOUTS. DOWNSPOUTS ARE NOT TO BE CONNECTED TO SANITARY SEWER.
- WINDOWS TO BE DOUBLE GLAZED. EXTERIOR DOORS TO BE WEATHERSTRIPPED.
- EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS, AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED AND CAULKED IN AN APPROVED MANNER.
- OWNER TO SELECT ALL FINISH MATERIALS, DOORS, WINDOWS, SIDING, SHINGLES, CABINETS, COLORS ETC.

JOB # 7145
SCALE 1/4" = 1'-0"

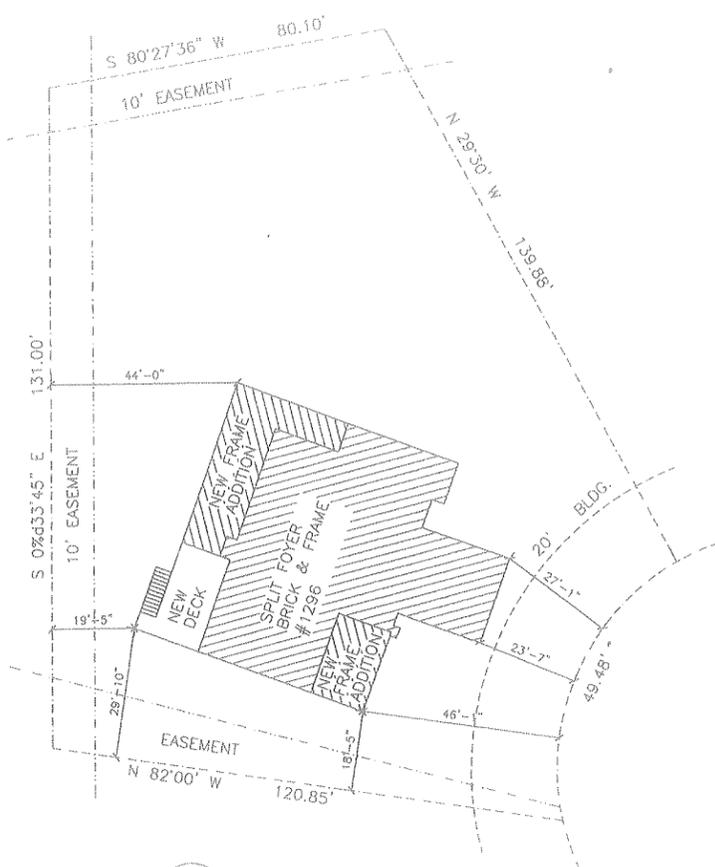
CONTRACTOR GOOD NEIGHBORS
ADDRESS
DATE 2/2/07
DRAWN BY Larry C. Ralston

RESIDENCE DON & DENISE KIRKHAM
1296 LURAY DRIVE
CHESTERFIELD, MO 63017

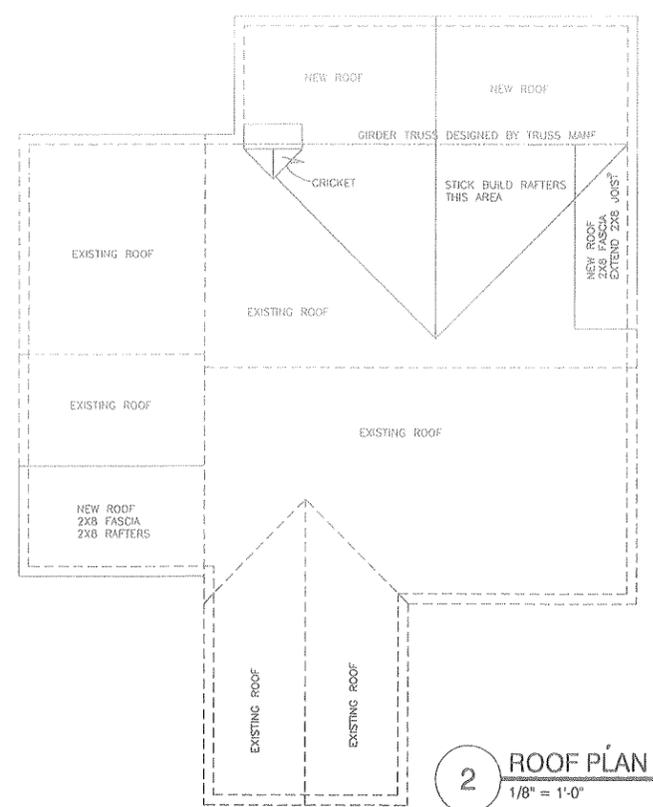
LARRY RALSTON
DRAWING & DESIGN SERVICE
906 DOVERFALLS DRIVE
MANCHESTER MO 63021
PH. (636) 225-3653



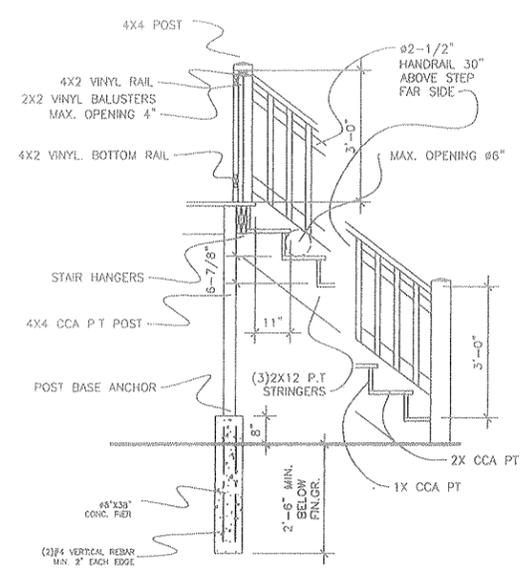
SHEET 1 OF 4



1 SITE PLAN
1" = 20'-0"



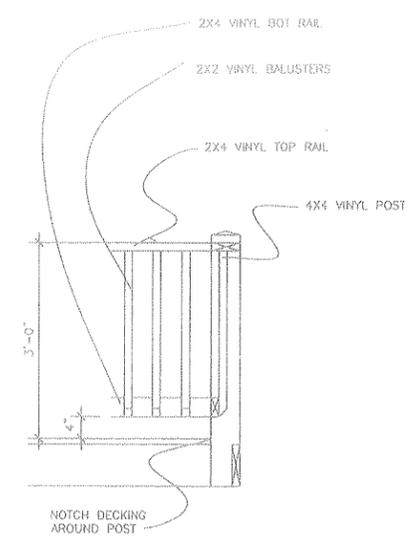
2 ROOF PLAN
1/8" = 1'-0"



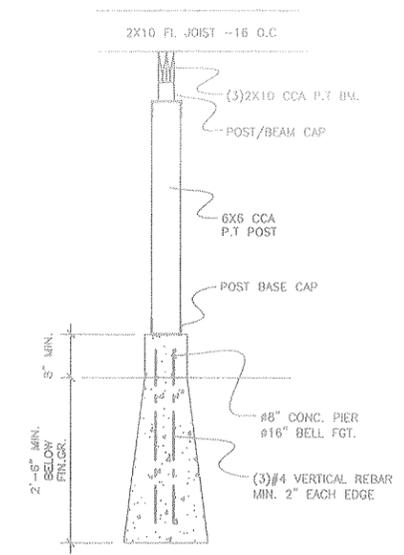
2 STAIR DETAIL
1/2" = 1'-0"

STAIR DIMENSIONS

LENGTH	= 11'-0"
RISER COUNT	= 13"
RISER HEIGHT	= 6-7/8"
THREAD	= 11"



3 DECK RAIL DETAIL
3/4" = 1'-0"



4 POST/BEAM DETAIL
3/4" = 1'-0"

CONTRACTORS AND SUBCONTRACTORS TO VERIFY DIMENSIONS AND MAKE ALL WORK AGREE

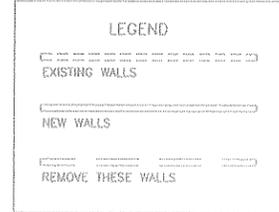
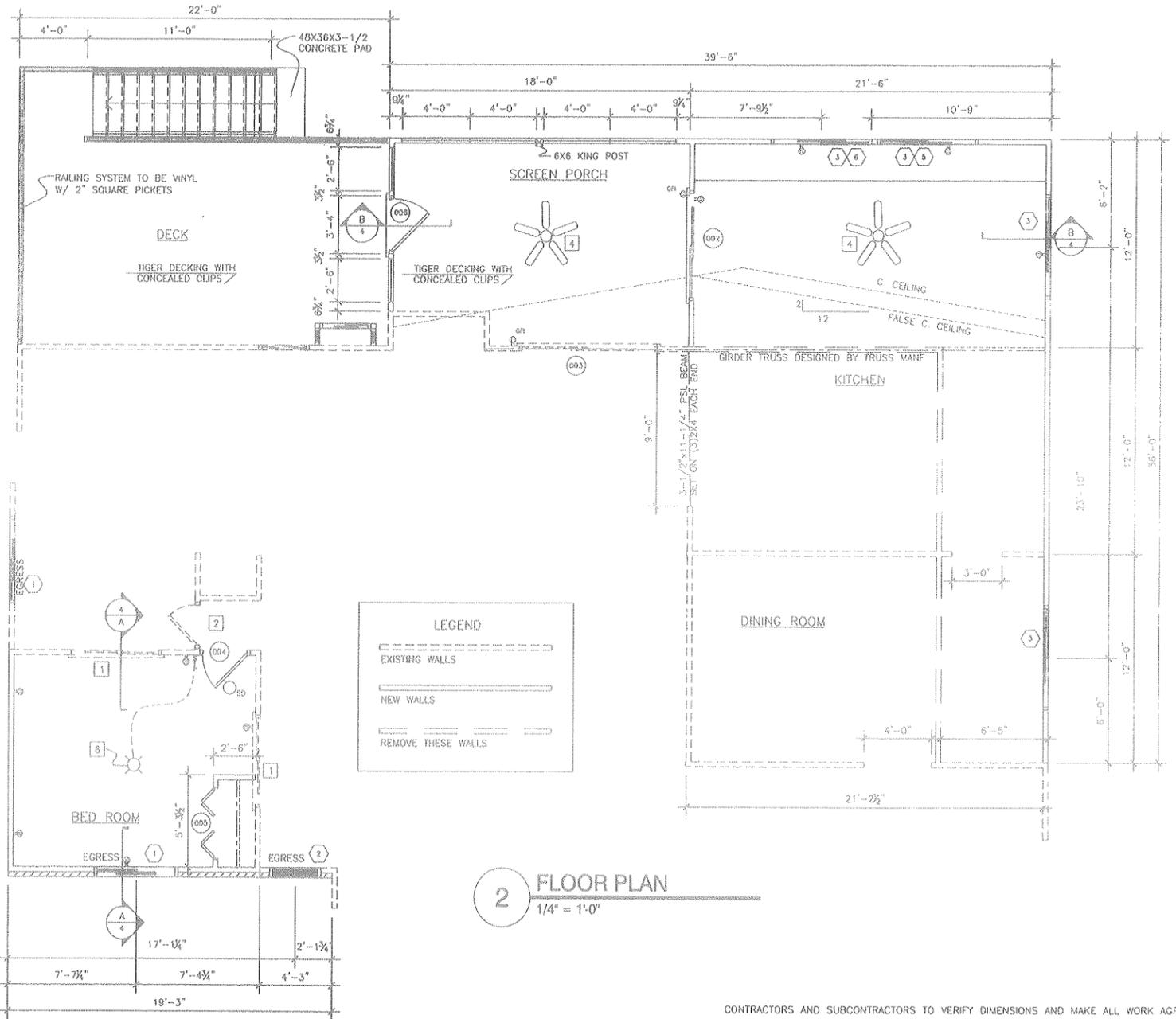
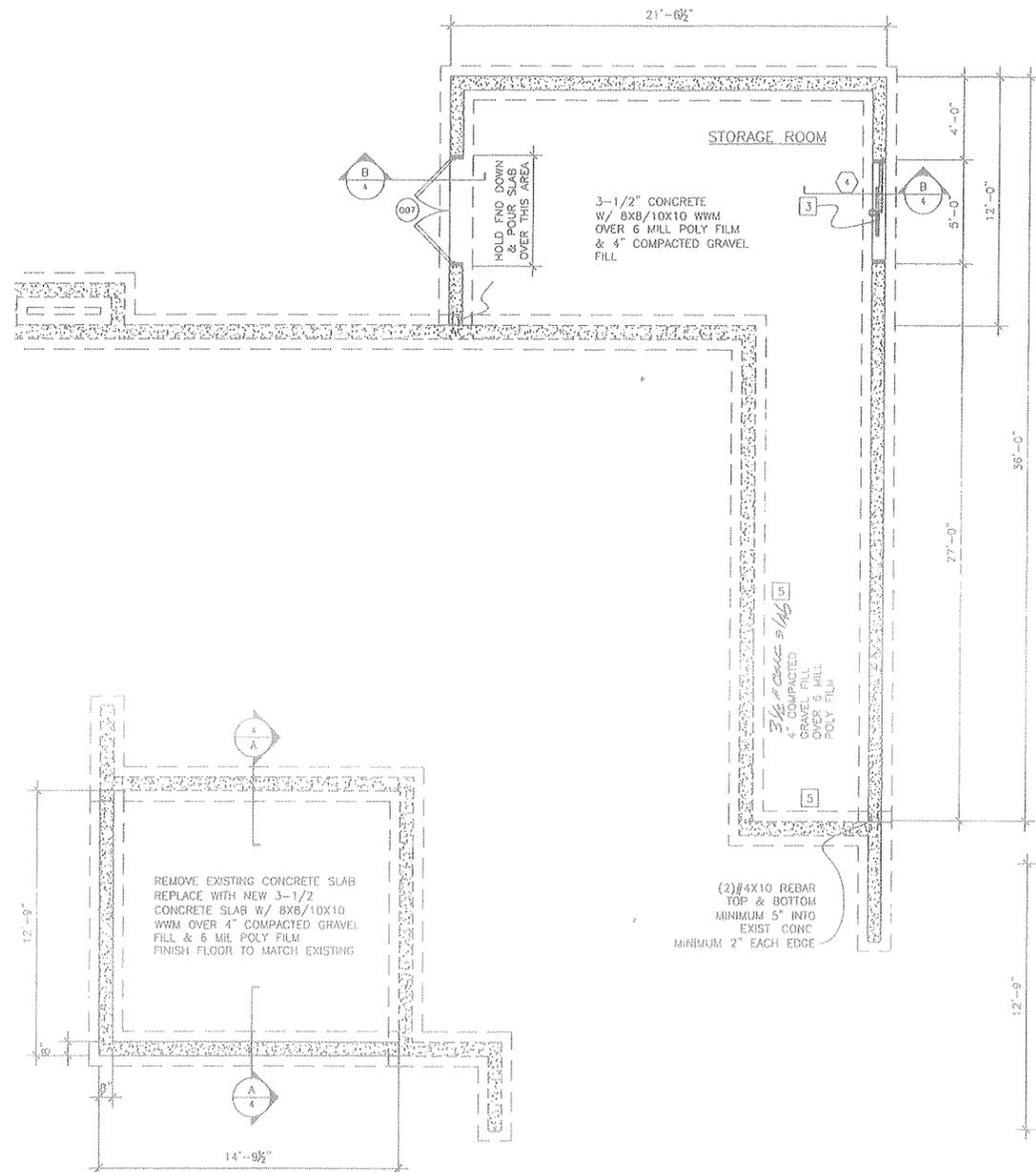
THESE PLANS ARE DESIGNED AND PREPARED FOR THE OWNER(S) AND ARE FOR THEIR EXCLUSIVE USE. THE OWNER(S) WILL OCCUPY THE RESIDENCE FOR A PERIOD OF AT LEAST ONE (1) YEAR

OWNERS SIGNATURE _____ DATE _____
OWNERS SIGNATURE _____ DATE _____

DOOR SCHEDULE									
MARK	QUAN.	MANUFACTURER	TYPE	SWING DIR.	SIZE			MATERIAL	NOTES
					WD	HGT	THK		
002	1	STANELY OR EQUAL	SLIDING PATIO	RIGHT	6'-0"	6'-8"	1 1/4"	---	DEAD BOLT LOCK
003	1	EXISTING	SLIDING PATIO	RIGHT	8'-0"	6'-8"	1 1/4"	---	EXISTING
004	1	STANELY OR EQUAL	6 PANEL	LEFT	2'-8"	6'-8"	1 3/4"	WOOD	PRIVACY LOCK
005	1	STANELY OR EQUAL	BI-FOLD CLOSET	LEFT	PR 2'-0"	6'-8"	1 3/4"	WOOD	---
006	1	STANELY OR EQUAL	SCREEN DOOR	RIGHT	3'-0"	6'-8"	1 3/4"	WOOD	PURCHASED BY OWNER
007	1	STANELY OR EQUAL	DBL EXTERIOR	RIGHT	PR 2'-6"	6'-8"	1 3/4"	FIBERGLASS OR STEEL	DEAD BOLT LOCK
	6								

WINDOW SCHEDULE									
MARK	QUAN.	MANUFACTURER	STYLE	CAT #	SIZE		MATERIAL	NOTES	
					WIDTH	HEIGHT			
1	2	SIMONTON	GLIDER	GW5040	5'-0"	4'-0"	VINYL	LOW E GLASS 1/2 SCREENS	
2	1	SIMONTON	DOUBLE HUNG	DH3049	3'-0"	4'-9"	VINYL	LOW E GLASS 1/2 SCREENS	
3	4	SIMONTON	GLIDER	GW6050	6'-0"	5'-0"	VINYL	LOW E GLASS 1/2 SCREENS	
4	1	SIMONTON	GLIDER	GW5030	5'-0"	5'-0"	VINYL	LOW E GLASS 1/2 SCREENS	
5	1	SIMONTON	PICTURE -- TRAPEZOID	CUSTOM	6'-0"	2'-0"	VINYL CLAD	LOW E GLASS	
6	1	SIMONTON	PICTURE -- TRAPEZOID	CUSTOM	6'-0"	3'-1"	VINYL CLAD	LOW E GLASS	
	10								

- KEYED NOTES**
- 1 FRAME UP AND DRYWALL EXISTING DOORS
 - 2 REPLACE EXISTING DOOR
 - 3 WINDOW PURCHASED BY OWNER INSTALLED BY GOOD NEIGHBOR
 - 4 CEILING FAN OR LIGHT PURCHASED BY OWNER INSTALLED BY GOOD NEIGHBORS
 - 5 POWER SPRAY THE TWO EXISTING CONCRETE WALLS

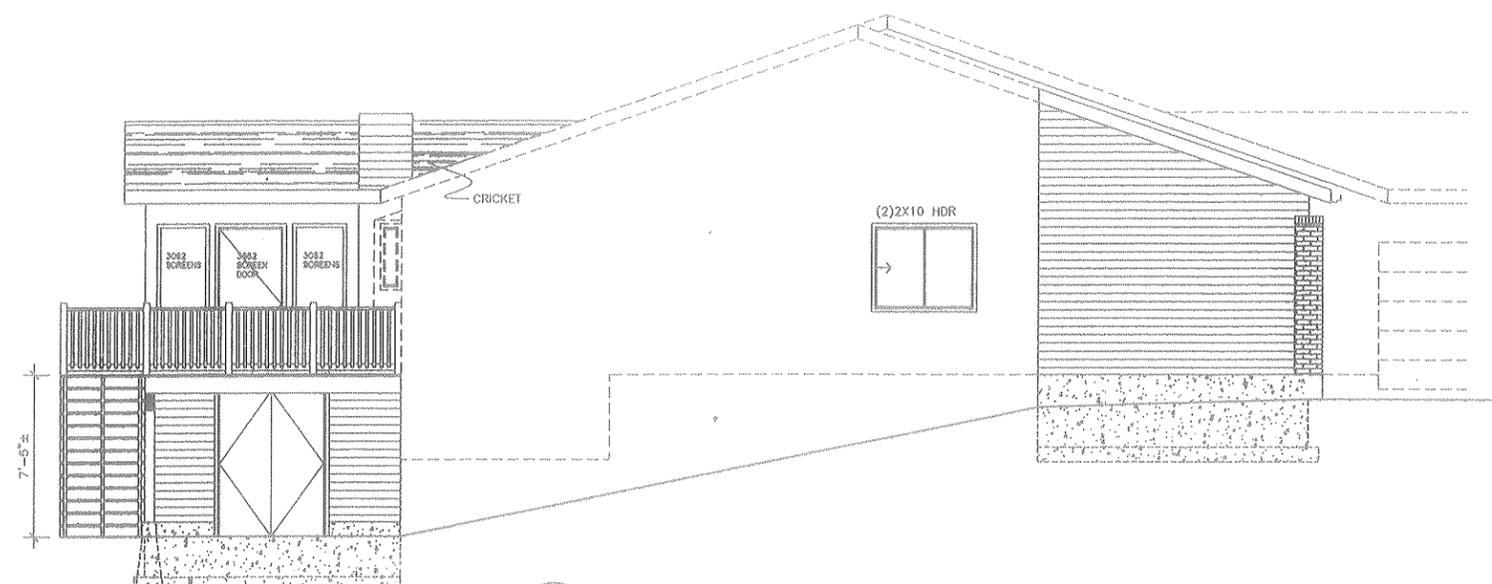


CONTRACTORS AND SUBCONTRACTORS TO VERIFY DIMENSIONS AND MAKE ALL WORK AGREE

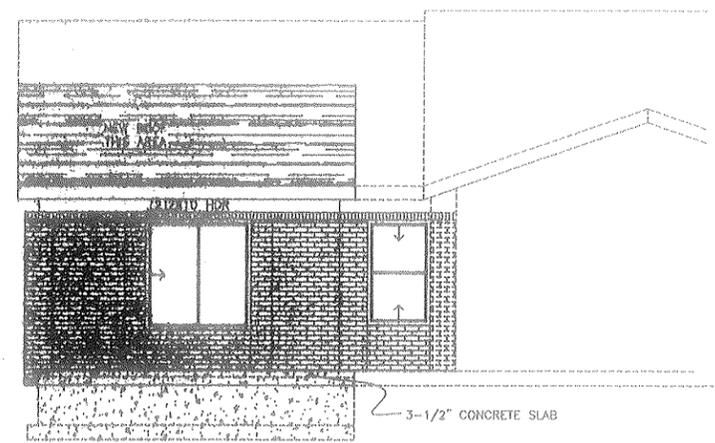
THESE PLANS ARE DESIGNED AND PREPARED FOR THE OWNER(S) AND ARE FOR THEIR EXCLUSIVE USE. THE OWNER(S) WILL OCCUPY THE RESIDENCE FOR A PERIOD OF AT LEAST ONE (1) YEAR

OWNERS SIGNATURE _____ DATE _____

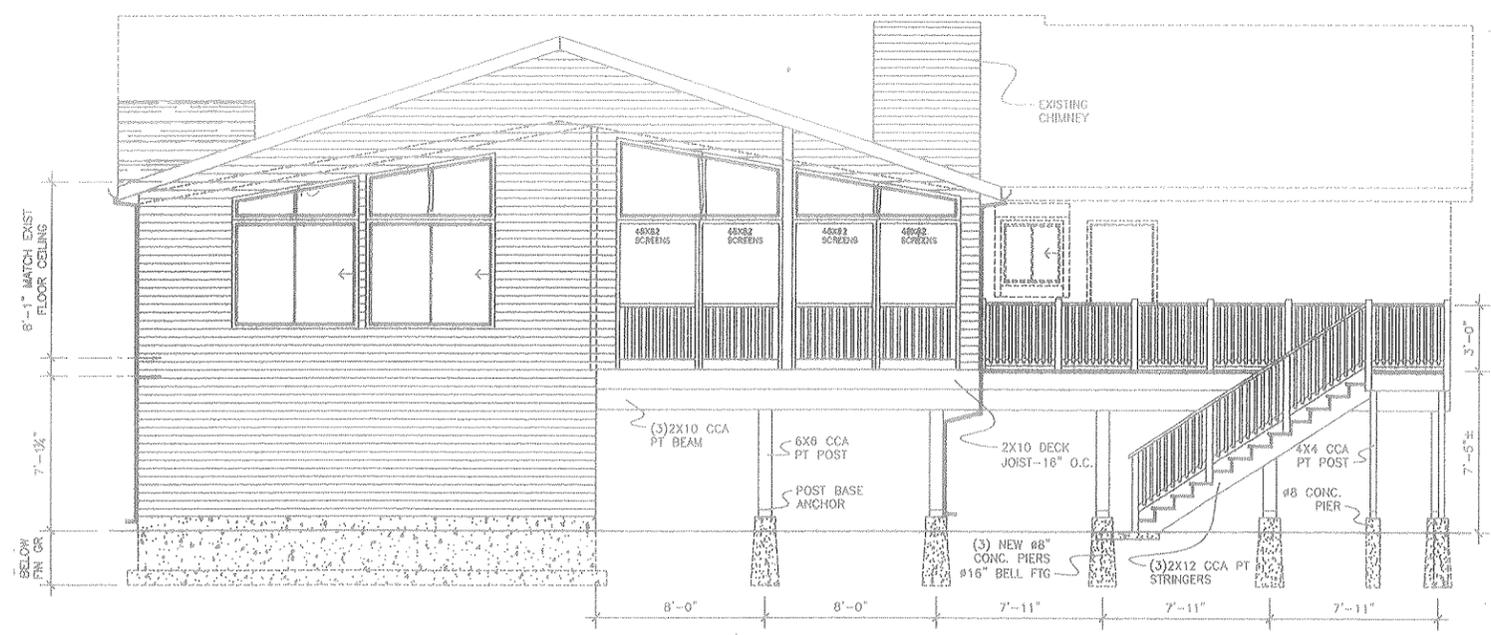
OWNERS SIGNATURE _____ DATE _____



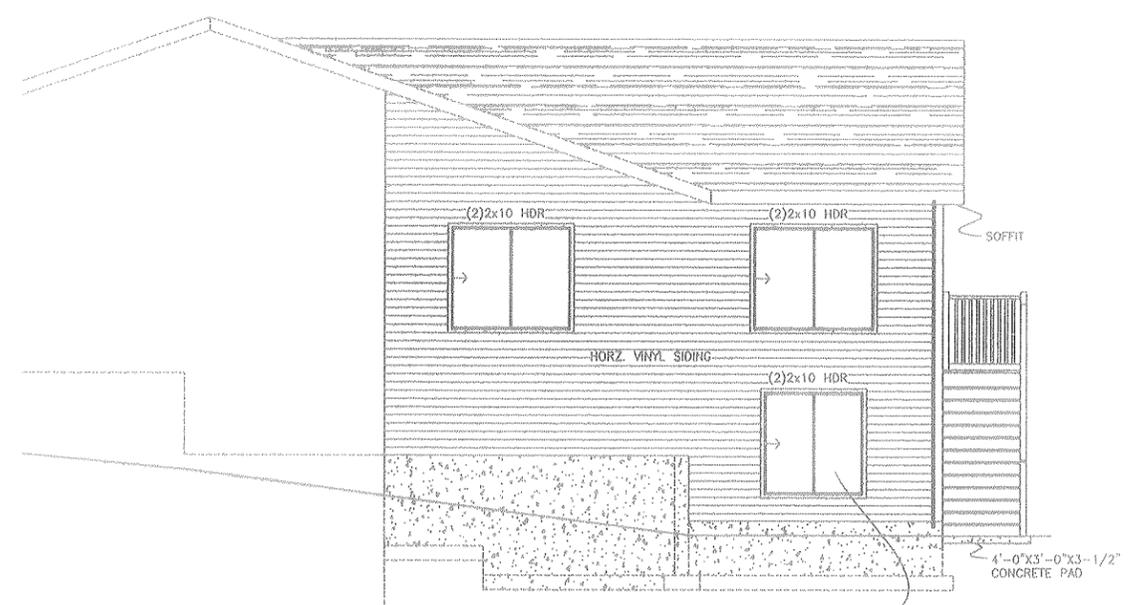
1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

CONTRACTORS AND SUBCONTRACTORS TO VERIFY DIMENSIONS AND MAKE ALL WORK AGREE
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OWNERS SIGNATURE _____ DATE _____
OWNERS SIGNATURE _____ DATE _____

JOB # 7145
SCALE 1/4" = 1'-0"

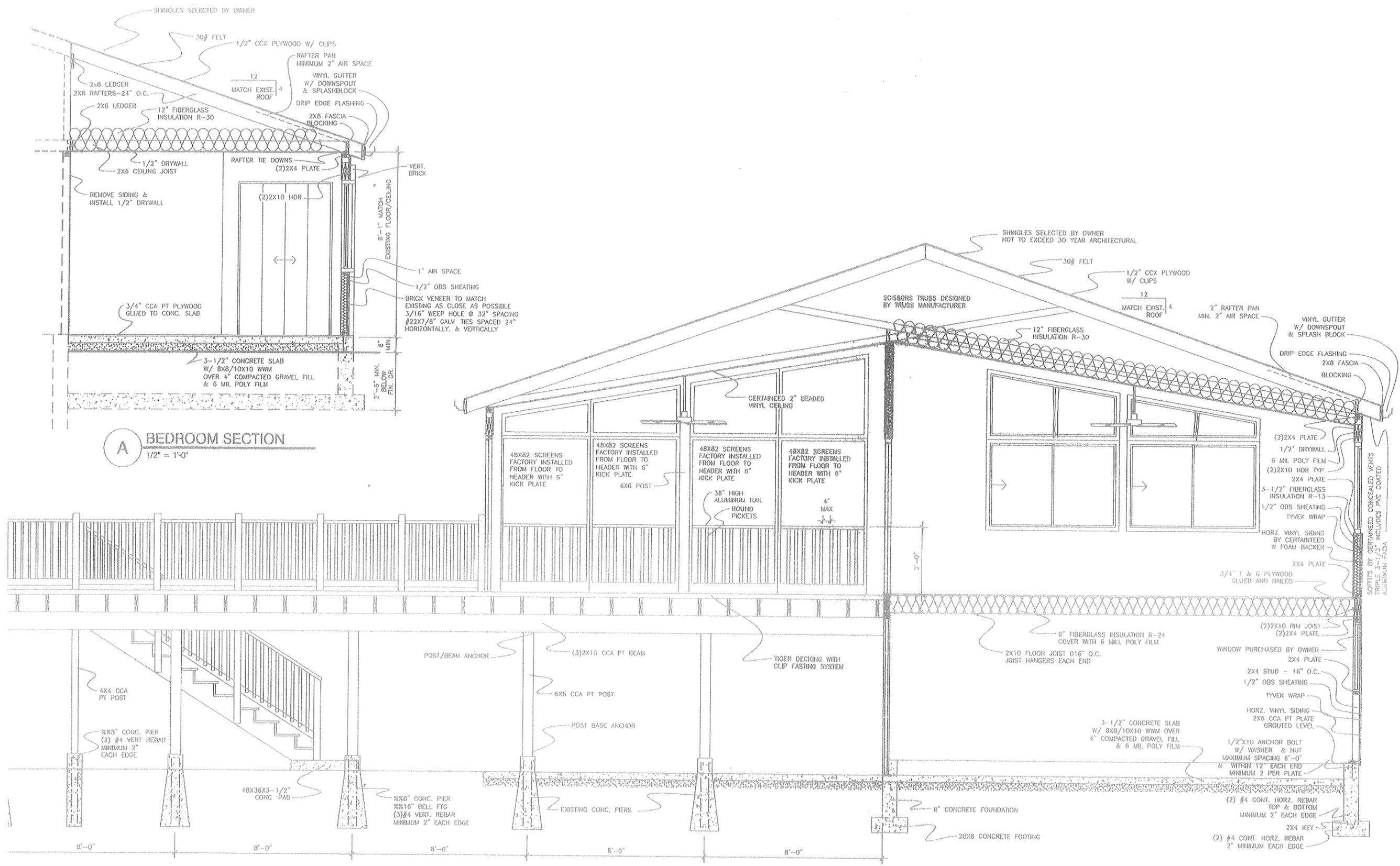
CONTRACTOR GOOD NEIGHBORS
BALLWIN MO 63011
DATE 2/02/07

DRAWN BY Larry E. Ralston

RESIDENCE DON & DENIS KIRKHAM
1296 LURAY DRIVE
CHESTERFIELD, MO 63017

LARRY RALSTON
DRAFTING & DESIGN SERVICE
908 DOVERFALLS DRIVE PH. (636) 225-3853
MANCHESTER MO 63021

SHEET 3 OF 4



A BEDROOM SECTION
1/2" = 1'-0"

B REAR SECTION
1/2" = 1'-0"

CONTRACTORS AND SUBCONTRACTORS TO VERIFY DIMENSIONS AND MAKE ALL WORK AGREE
THESE PLANS ARE DESIGNED AND PREPARED FOR THE OWNER(S) AND ARE FOR THEIR EXCLUSIVE USE. THE OWNER(S) WILL OCCUPY THE RESIDENCE FOR A PERIOD OF AT LEAST ONE (1) YEAR

OWNERS SIGNATURE _____ DATE _____
OWNERS SIGNATURE _____ DATE _____



VII. C.

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

March 21, 2007

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

The Planning Commission agenda for **March 26, 2007** will include the following item for your consideration:

St. John's Mercy: A request to approve a Sign Package for the St. John's Mercy Rehabilitation Hospital, at 14561 North Outer Forty Rd. A 6.048-acre "PC" Planned Commercial District located South of Conway Road, approximately 900 feet east of Still House Creek Road.

Dear Planning Commission:

General Sign Company, Duke Realty, has submitted for your review, a sign package for the St. Johns Mercy Rehabilitation Hospital. The Department of Planning has reviewed this submittal and submits the following report.

BACKGROUND

1. The subject tract was originally zoned "NU" Non-Urban District by St. Louis County in 1965 and consisted of three (3) parcels. The northeastern-most parcel contained a single-family residence. One of the other parcels was only five (5) feet wide and was created in conjunction with a water line easement.
2. A site plan for the West County Seventh Day Adventist Church was approved for a portion of the subject tract by the Planning Commission on January 22, 1990. The proposed 7,200 square foot church was to be built on 3.5 acres fronting North Outer 40 Road. The church was never constructed.
3. A Boundary Adjustment Plat was subsequently approved which combined two (2) lots into one (the lot fronting on North Outer 40 Road and the adjacent lot fronting on Conway Road) for a total of 5.25 acres.
4. On August 12, 1991, an Amended Site Plan was approved by the Planning Commission for the total site, which incorporated the Westwood School. The school opened in the residence in 1991/1992.

5. In 1999, a petition was brought forward to zone the parcel "PC" Planned Commercial District, however, the portion immediately adjacent to Conway Road was zoned "R3" Residence District with the remaining portion being zoned "PC."
6. A Site Development Plan for the subject site was approved by the City Council on October 3, 2000 concurrent with approval of Ordinance 1669.
7. On March 26, 2006 the City of Chesterfield repealed Ordinance 1669 and replaced it with Ordinance 2251, establishing the additional hospital use on the site.
8. On July 30, 2006 an Amended Site Development Plan was approved by the Planning Commission.

SUBMITTAL INFORMATION

1. The property is located in the Forty West II subdivision, and is zoned "PC" Planned Commercial
2. City of Chesterfield Ordinance 2251 which governs the site states that all sign packages shall be reviewed by the City of Chesterfield Council.
3. The request is for one 2'-8" x 90'-6 5/16" wall mounted building sign on the south side of the building, and one 10' x 12' monument sign along North Outer Forty.
4. The monument sign is proposed to be in the same location as shown on the approved Site Development Plan (Approved 07-30-06).

DEPARTMENTAL INPUT

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

Respectfully submitted,



Charlie Campo
Project Planner

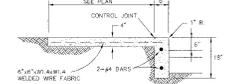
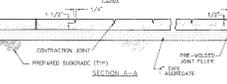
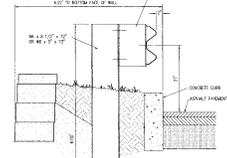
Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Plan Review

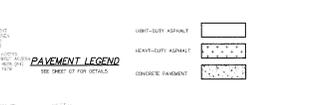
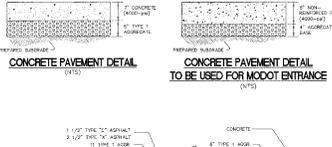
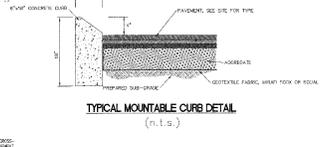
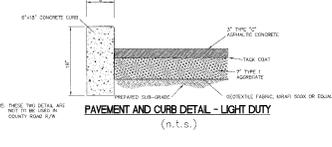
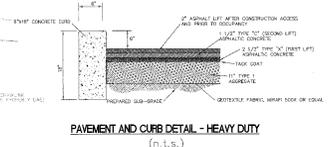
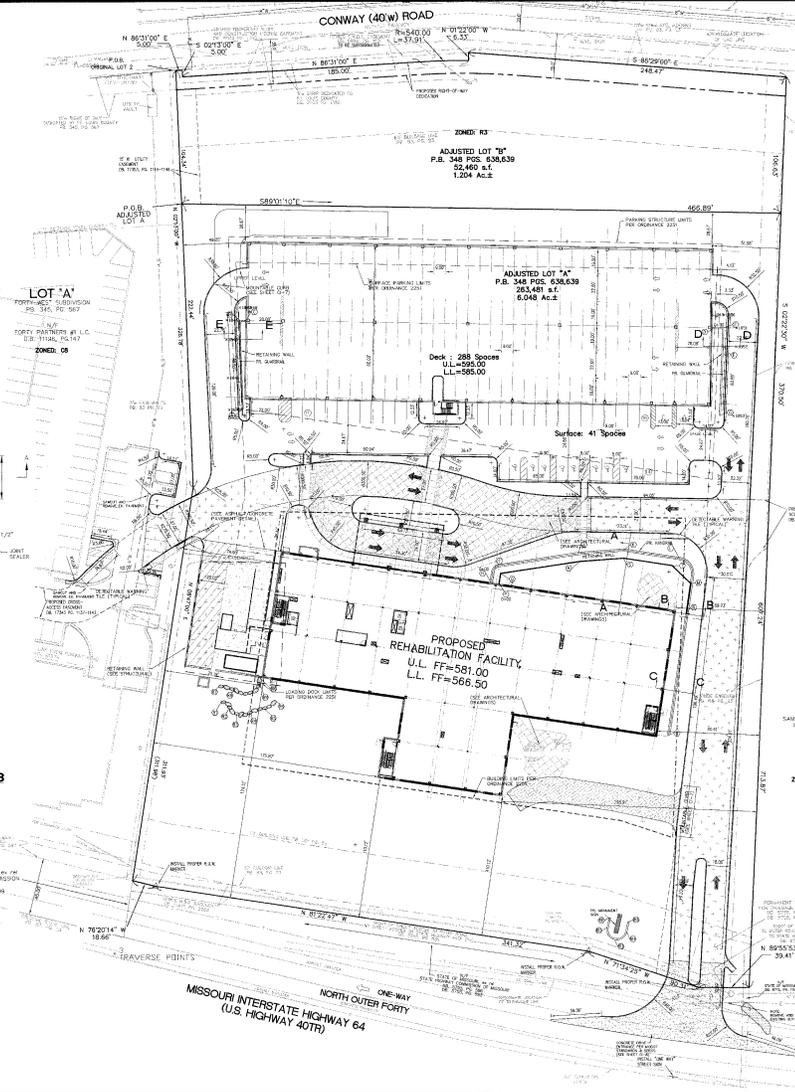
Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Sign Elevations
Site Plan
Landscape Plan



NOTE: EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN THE JOINT FOR ITS FULL WIDTH AND DEPTH AT INTERVALS OF APPROX. 12'-0" CONTROL JOINTS AT INTERVALS OF 15'-0" TIMES ITS WIDTH.

INTEGRAL CONCRETE SIDEWALK & CURB

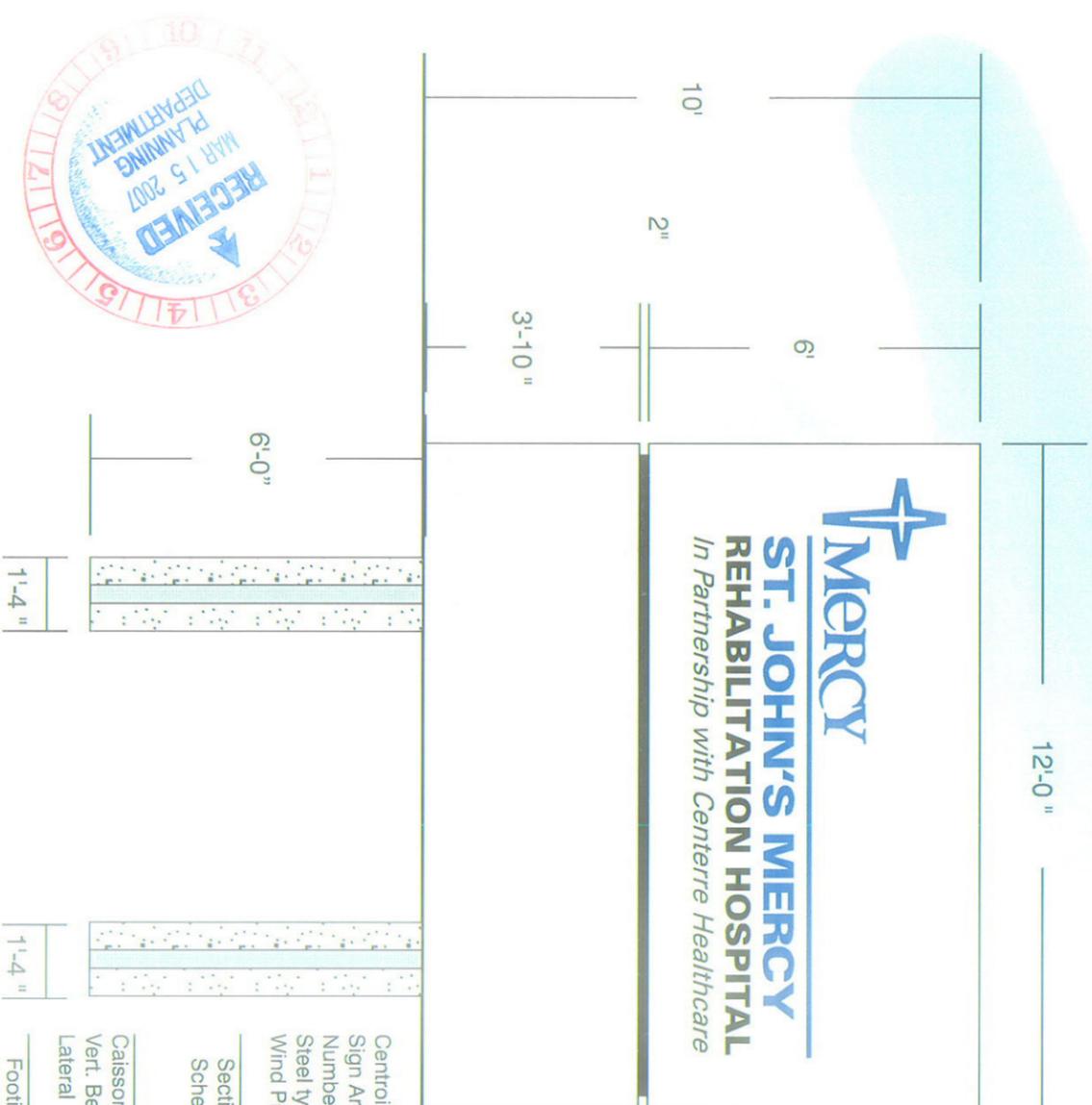


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INTERNALLY ILLUMINATED D/F MONUMENT SIGN

GX12 EXTRUDED ALUMINUM ALUMINUM SIGN CABINET
 .090 ALUMINUM FACES, ROUTED & BACKED W/ ACRYLIC
 1ST SURFACE APPLIED 3M GRAPHICS
 FLUORESCENT ILLUMINATION
 FACE BKGD COLOR: MATCH BUILDING COLOR
 3M COLORS: 230-127 INTENSE BLUE
 220-12 PERFORATED BLACK
 ALUMINUM REVEAL, BLACK

THE ILLUMINATION FROM THIS SIGN WILL NOT TRESPASS ONTO THE ADJOINING PROPERTIES.



LANDSCAPING FOR THIS SIGN CAN BE LOCATED ON SHEET L-1

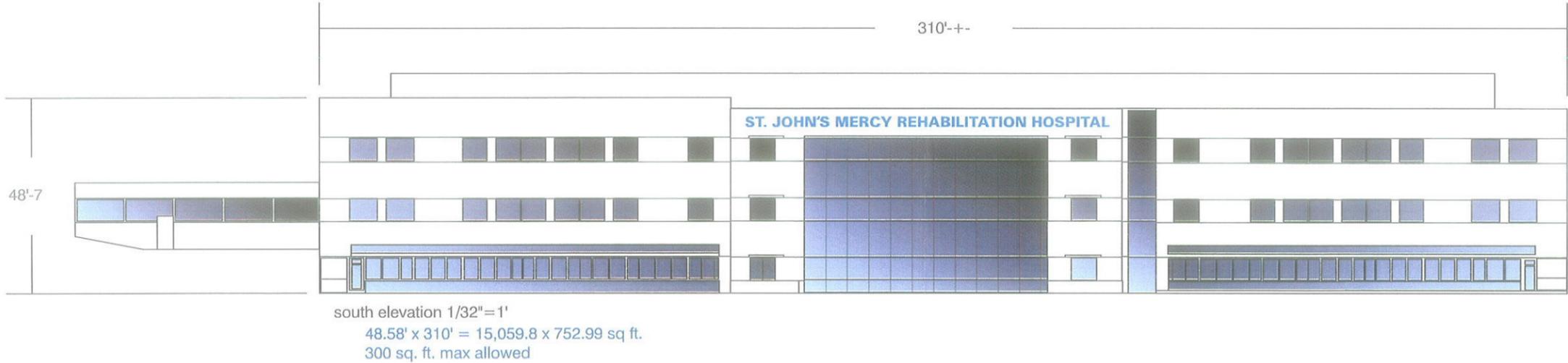
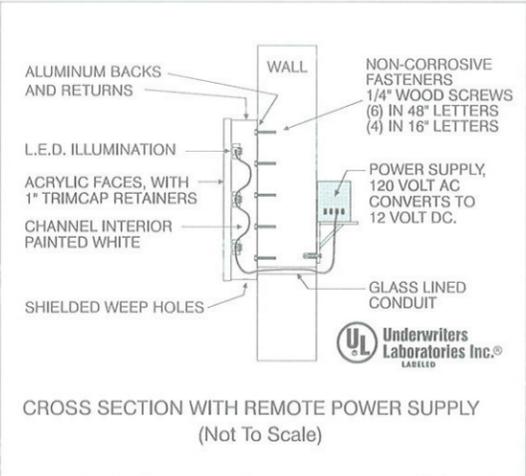
Centroid Height: 3.280 ft
 Sign Area: 131.000 sq ft
 Number of Support Columns: 2
 Steel type: new
 Wind Pressure: 28.400 lbs/ sq ft
 Section Modulus: 2.441 per column
 Schedule 40 pipe : 4.5" OD X .237" each column
 Caisson type: Circular
 Vert. Bearing Soil Pressure: 2000
 Lateral Bearing Soil Pressure: 200
 Footing Depth: 6.000 ft per column
 Valid Footing Diameter: 1.333 ft per column
 Concrete Yards: 0.293 yards
 per column x 2 = 0.585 yards total



Note: All Dimensions shown on this drawing are nominal and may vary on the finished product due to fabrication tolerances.
 Note: Every attempt is made to match colors as closely to 3M films and/or PANTONE matching system colors. However no color matching scheme can guarantee an exact match, due to printing limitations, environmental and other characteristics that affect how we perceive color.

<p>CUSTOMER APPROVAL _____ DATE _____</p>	4857 COUNTY ROAD 218, P.O. BOX 999 CAPE GIRARDEAU, MO 63702-0999 (573) 334-5041 1-800-325-0205 FAX: 573-334-9578		DESIGNED FOR: ST. JOHN'S MERCY HEALTHCARE	
	13546 NW INDUSTRIAL DR., ST. LOUIS, MO. 63044 (314) 298-0400 1-800-737-1102 FAX: 314-291-SIGN		PROJECT LOCATION: 14561 NORTH OUTER FORTY RD, CHESTERFIELD	
		PROJECT NO: 9585GG	SALES PERSON: GARY GROSSE	DATE: 9/13/06
		DRAWN BY: B.MOUSER	SCALE: NOTED	SAVED AS: MERCY14561NOUTERF

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INTERNALLY ILLUMINATED CHANNEL LETTERS
 FABRICATED ALUMINUM CHANNELS W/ ACRYLIC FACES, TRIMCAP RETAINERS & LED ILLUMINATION POWERED BY REMOTE POWER SUPPLYS
 INSIDE OF CHANNELS PAINTED M.A.P. GLOSS WHITE, 42-202, FULL COVERAGE TYPICAL

FACES: 2447 WHITE W/ 1ST SURFACE APPLIED 230-127 INTENSE BLUE FILM
 RETURNS: MATCH FASCIA BACKGROUND, TO BE DETERMINED
 TRIMCAP RETAINERS : SILVER
 LEDS: WHITE
 THE ILLUMINATION FROM THIS SIGN WILL NOT TRESPASS ONTO THE ADJOINING PROPERTIES.



Note: All Dimensions shown on this drawing are nominal and may vary on the finished product due to fabrication tolerances.
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	SALESPERSON: GARY GROSSE	SCALE: NOTED
	PROJECT NO: 9585GG	DRAWN BY: B.MOUSER
	SAVED AS: MERCY14561NCD	

CUSTOMER APPROVAL DATE

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VIII.A.

Planning Commission Staff Report

Subject: Ordinance Amendment Vote Report

Meeting Date: March 26, 2007

From: Aimee Nassif, Senior Planner of Zoning Administration

Location: 17501 North Outer Forty Road

Petition: P.Z. 08-2007 Chesterfield Valley Power Sports

Proposal Summary

John Williams, of Chesterfield Valley Power Sports, has submitted an application for an ordinance amendment to allow for a two story building in lieu of the current requirement of one story. The site is located at 17501 North Outer Forty Road.

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 ordinance amendment request.

Ordinance Amendment Analysis

The petitioner is requesting the amendment to allow an addition to the existing building thereby increasing the building height to increase to two stories.

The public hearing for this development was held on March 12, 2007. At that time, the petitioner also requested an amendment to permit outdoor storage and display of equipment and vehicles in the front of his building facing North Outer Forty Road. Language has been added to the Attachment A which would permit outdoor storage and display provided that the location of said storage and display would be approved on the Site Development Plan by the Planning Commission. In addition, the display would be limited to six (6) vehicles only.

Surrounding Land Use and Zoning

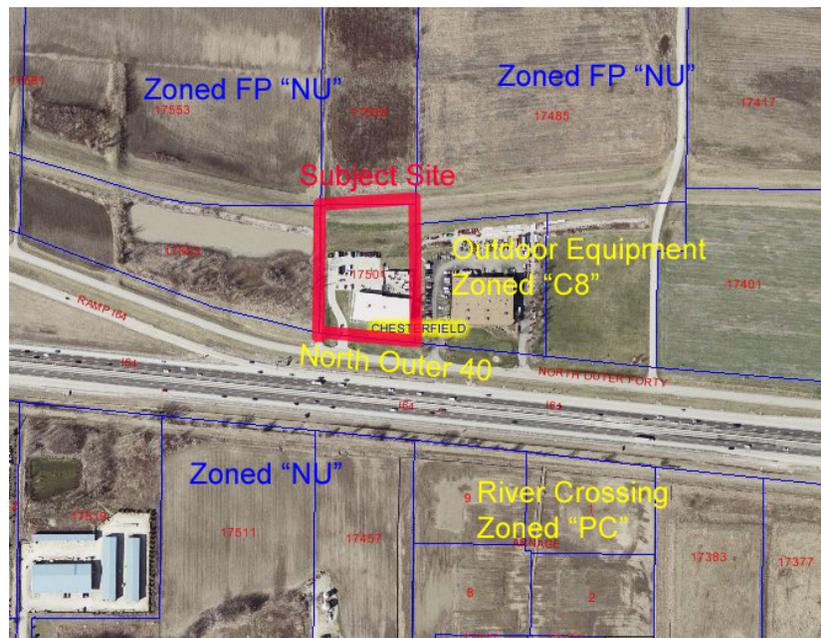
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is the Monarch-Chesterfield Levee and is zoned "FPNU" Flood Plain Non-Urban.

South: To the south is North Outer Forty Road and U.S. Highway 40 & 61.

East: The property to the east is known as Outdoor Equipment and is zoned "C8" Planned Commercial District.

West: The property to the west is zoned "NU" Non-Urban District.



View looking north towards Subject Site from North Outer Forty Road.

Comprehensive Plan Analysis

The subject site is located within Sub Area 4 of the Chesterfield Valley. The Comprehensive Plan calls for this area to be Mixed Commercial. As this site is located within a sub area, there are additional development requirements which have been incorporated into the Attachment A.

Site Area History

The subject site was zoned "FPC8" Floodplain Planned Commercial and "C8" Planned Commercial by St. Louis County in 1987. In 1998, the City of Chesterfield approved an ordinance amendment to allow for the use of sales, storage, and services of motorcycles, motor scooters, all-terrain vehicles, personal watercraft boats, jet boats and trailers.

Issues

A public hearing was held on this request on March 12, 2006. At the hearing, several issues were identified. Those issues along with the Petitioner's responses are attached.

Staff was asked to research how many vehicles are permitted to be displayed outside at the Lynch Hummer dealership located at 17371 North Outer Forty Road. The ordinance which governs this site requires that the location of any display be shown on the Site Development Section Plan and approved by the Planning Commission. The Site Development Section Plan was approved showing 124 parking stalls for outdoor storage and display. The site also depicts pedestals and additional light standards for the outdoor display.

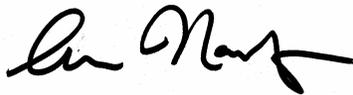
The petition before you for Chesterfield Valley Power Sports is not requesting any additional construction, pavement, or installation of lighting for the outdoor display. The petitioner is only requesting that six (6) vehicles be permitted to be displayed outdoors on the existing pavement. The exact location will be shown on the Amended Site Development Plan and be reviewed for approval by this Planning Commission.

There was also discussion whether or not the paved area along the front of the building was designed for pedestrian access. This paved area located along the front of the building was not developed or intended for pedestrian access. East/West pedestrian access parallel to North Outer Forty is to be provided for via the Chesterfield Levee trail system which will begin construction this summer. Chesterfield Power Sports has provided the required easements and rights of way for this purpose. Construction of a pedestrian way adjacent to, in close proximity to the outer road is not desirable due to the required roadside drainage systems, the large pump station and reservoir to be constructed immediately west of this site, as well as the shallow lots which provide small front building setbacks, forcing any such walk to be closer to the higher speed, higher volume outer roadway system. The levee trail will provide a superior east-west pedestrian way in a far safer and more aesthetically pleasing fashion.

Request

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

Respectfully submitted,



Aimee Nassif
Senior Planner of Zoning Administration
Attachments

1. Attachment A
2. Preliminary Plan
3. Response Letter from Petitioner
4. Agency Comments

Chesterfield Valley Power Sports
17501 North Outer Forty Road
Chesterfield, MO 63005



March 13, 2007

City of Chesterfield
Planning Commission

RE: March 12, 2007 Public Hearing Issues

Dear Planning Commission Members:

I would like to address the following four issues that were identified at the public hearing meeting March 12, 2007.

#1 - Address the concern that the sidewalk will be used for display and storage. The front concrete area (Hwy 40 side) will never be used for storage. I would like to be given the opportunity to display, no more than, six powersport vehicles during business hours on this concrete area. These vehicles will be new and current model year. I would not object to the ordinance amendment including these requirements (no more than six vehicles, displayed only during business hours, new and current model year vehicles).

#2 - Address the pedestrian circulation traveling in an east/west direction at this site.

There are no public sidewalks at this site or along North Outer Forty. This is a state maintained road and pedestrian traffic is infinitesimal. The site does have a ten foot sidewalk on the south side of the building, but it is only in front of the showroom.

#3 - How do delivery trucks get into this area and where are the docks?
Please view the Proposed Truck Route document attached. With the proposed expansion delivery truck traffic will flow in a systematic and orderly manner.

#4 - Address the traffic concerns and traffic flow issues with these trucks when deliveries are being made.

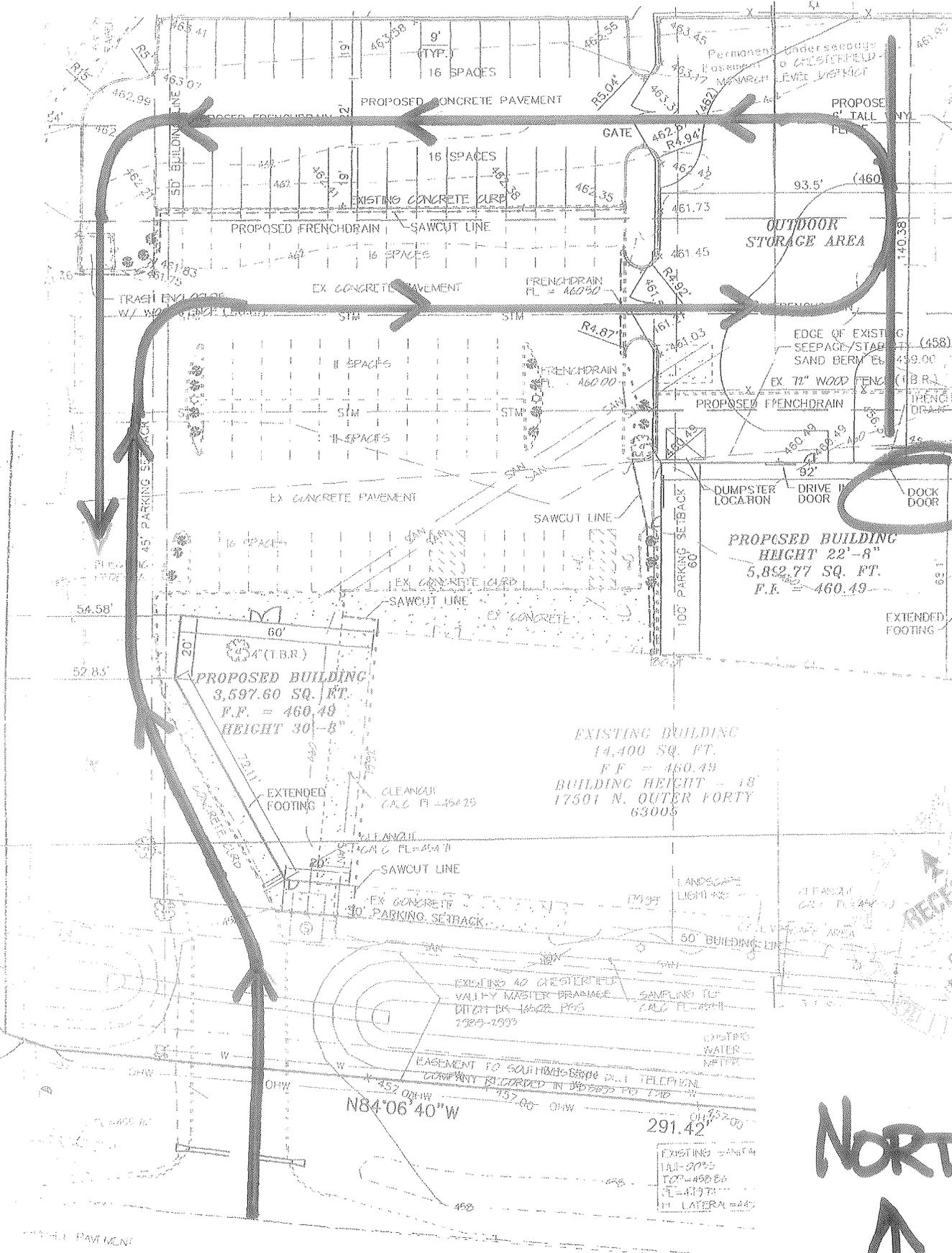
There will be none. Delivery trucks will immediately proceed to the warehouse area and unload. They will not block or impede traffic flow.

Thank You,


John Williams

#3

PROPOSED TRUCK ROUTE - CVPS



NORTH
↑

NORTH OUTER FORTY RD

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "C8" Planned Commercial District shall be the sales and service of new and used motorcycles, motor scooters, all-terrain vehicles, personal watercraft boats, jet boats and trailers.

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

1. BUILDING REQUIREMENTS

- a. A maximum of two (2) structures/buildings shall be permitted in this development.
- b. A minimum thirty percent (30%) openspace requirement is required for this site.

2. HEIGHT

- a. No building shall exceed two (2) stories in height.

3. OUTDOOR STORAGE AND DISPLAY AREAS

- a. A paved storage area shall be permitted in the southeast portion of the site, which shall maintain a fifty (50) foot setback from the southern property line, ten (10) feet from the eastern property line.
- b. Outdoor storage or display of equipment shall be at locations depicted on the Site Development Plan and approved by the Planning Commission. No more than six (6) vehicles will be permitted to be displayed during business hours only.
- c. Sight-proof fencing and/landscaping shall be located between the buildings, which shall be a minimum of six (6) feet in height at the time of installation. Sight-proof fencing shall be as approved by the Planning Commission on the Site Development Plan.

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. Fifty (50) feet from the right-of-way of North Outer Forty Road.
- b. Ten (10) feet from the eastern property line.
- c. Fifty (50) feet from the western property line.
- d. Forty (40) feet from the northern property line, unless further required by the Chesterfield Levee District.

2. PARKING SETBACKS

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

- a. Fifty (50) feet from the right-of-way of North Outer Forty Road.
- b. Thirty (30) feet from the northern property line, unless further required by the Chesterfield Levee District.
- c. Forty five (45) feet from the eastern property line.
- d. Forty five (45) feet from the western property lines.

3. No internal driveway, or roadway, except points of ingress or egress will be located within the following setbacks:

- a. Twenty (20) feet from the western property line.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- 2. No construction related parking shall be permitted within the North Outer Forty Road right-of-way.
- 3. Provide adequate temporary off-street parking for construction employees. Parking on non surface areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

1. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.
2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
3. One free standing business sign shall be permitted on North Outer Forty Road. If said sign is taller than six (6) feet in height, said sign shall be a minimum of twenty five (25) feet from the right-of-way of North Outer Forty Road.
4. No advertising signs shall be permitted.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. No light standard shall exceed twenty four (24) feet in height.

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. Access to this development shall be from North Outer forty Road as directed by the Missouri Department of Transportation and the Department of Public Works.
2. No direct access will be granted to Interstate 64, U.S. Highway 40/61.
3. Provide cross access easements and temporary slope construction licenses or other appropriate legal instruments or agreements guaranteeing permanent access between this site and adjacent properties as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

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 Missouri Department of Transportation. 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. Trust fund contributions shall be deposited with St. Louis County through standard escrow procedure prior to the issuance of building permits. The trust fund contribution shall be deposited with St. Louis County in the form of a cash escrow.
4. Any improvements within MoDOT's right-of-way will require permit. The entrance geometrics and drainage design shall be in accordance with MoDOT standards.
5. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right-of-way.

K. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. The Monarch-Chesterfield Levee District retains a Permanent Underseepage Berm Easement for the area covered by the seepage berm. Any use or improvements proposed within the Permanent Underseepage Berm Easement are subject to Protective Restrictions.
2. Improvements to the site shall not be permitted if they hinder the flood protection system operation and maintenance.
3. Parking and roadway areas may be permitted when designed to accommodate all seepage forces and flows.
4. Temporary storage may be possible subject to review and approval from the Monarch Chesterfield Levee District and 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 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 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 (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-foot flat bottom ditch with 3:1 side slopes is to be constructed along the south property line of this site. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities that provide positive drainage.
4. Provide a Chesterfield Valley Storm Water Easement along the south property line to accommodate the Chesterfield Valley Master Storm Water Plan improvements in that area, and depict the improvements on the Site Development Plan and improvement plans. Maintenance of the required channel shall be the responsibility of the property owner.
5. All storm water shall be discharged at an adequate natural discharge point by means of bleeder ditches and/or construction of portions of the main channel as outlined in the Chesterfield Valley Master Drainage Plan or by other means that may be approved by the City of Chesterfield. This may require extensive off-site storm sewer ditch work and appropriate easements.
6. All drainage detention storage facilities shall be placed outside of the standard governmental agency planning and zoning setbacks, or 15 feet from the new or existing right-of-way line, whichever is greater.
7. Certification will be required from the City of Chesterfield that stormwater will be controlled as required by the Chesterfield Valley Master Facility Plan.

N. GEOTECHNICAL REPORT.

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public 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

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 developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
3. The Underseepage Berm Area is subject to the following restrictions:
 - a. No use that would alter, diminish, damage or interfere with the Monarch-Chesterfield Levee or the Underseepage Berm Area is permitted.
 - b. No excavation, penetration, or exploration hole which extends below the surface of the Underseepage Berm Area by more than one (1) foot is permitted. Material shall not be removed from the Underseepage Berm Area.
 - c. Additional fill over and above the surface of the Underseepage Berm Area is permissible at any time.
 - d. Subject to obtaining a permit as required below, the following uses are generally permitted in the Underseepage Berm Area: farming, parking lots, and roadways.
 - e. Requests to construct any improvements or to use the Underseepage Berm Area for any purpose, including those uses provided for in paragraph 4 above, shall be subject to review and approval of the Monarch Chesterfield Levee District prior to initiating construction of the proposed improvements or use of the Underseepage Berm Area, which approval shall not be unreasonably withheld. Prior to initiating any construction of the proposed improvements or use of the Underseepage Berm Area, the applicant must receive written approval of the request. Upon receipt of the request to construct any improvements or to use the Underseepage Berm Area, the Monarch Chesterfield Levee District shall forward said request to the U.S. Army Corps of Engineers (the "Corps") for review and comment.

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

- A. The developer shall submit a concept plan within 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 Plans.

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

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

2. Location map, north arrow, and plan scale. The scale shall be no greater than 1 inch equals 100 feet.
3. Outboundary plat and legal description of the property.
4. Density Calculations.
5. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
6. Provide open space percentage for overall development including separate percentage for each lot on the plan.
7. Provide Floor Area Ratio (F.A.R.).
8. A note indicating all utilities will be installed underground.
9. A note indicating signage approval is separate process.
10. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
11. Specific structure and parking setbacks along all roadways and property lines.
12. Indicate location of all existing and proposed freestanding monument signs.
13. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
14. Floodplain boundaries.
15. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
16. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
17. Indicate the location of proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

18. Depict existing and proposed contours at intervals of not more than two (2) foot, and extending 150 feet beyond the limits of the site as directed.
19. Address trees and landscaping in accordance with the City of Chesterfield Code.
20. Provide a lighting plan in accordance with the City of Chesterfield Code.
21. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.
22. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
23. Compliance with Sky Exposure Plane.

V. CHESTERFIELD VALLEY TRUST FUND

The developer shall be required to contribute to the Chesterfield Valley Trust Fund.

Roads

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	\$4,986.59/acre

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

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

Credits for roadway improvements required will be awarded as directed by Saint Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development shall be retained in the appropriate Trust Fund.

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 Saint Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, 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 the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before approval of the Site Development Plan by the Saint Louis Department of Highways and Traffic. Funds shall be payable to "Treasurer, Saint Louis County".

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 or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, Saint Louis County".

Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek Impact Fee.

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

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 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. VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE

Prior to any Special Use Permit being issued by St. Louis County Department of Highways and Traffic, a special cash escrow, or a special escrow supported by an Irrevocable Letter of Credit, must be established with this Department to guarantee completion of the required roadway improvements.

VIII. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

- A. Prior to the issuance of foundation or building permits, all approvals from all applicable agencies and the Department of Public Works, as applicable, must be received by the City of Chesterfield Department of Planning.
- B. Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, the Missouri Department of Transportation, St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District and the Metropolitan St. Louis Sewer District must be received by the St. Louis County Department of Public Works.

IX. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development 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.



VIII. B.

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

Planning Commission Staff Report

Meeting Date: March 26, 2007

From: Charlie Campo, Project Planner

Subject: Rezoning Vote Report

Location: 14401 and 14415 Olive Boulevard

Petition: P.Z. 09-2007 City of Chesterfield (Beckemeier Property)

Proposal Summary

The City of Chesterfield has submitted an application for a change of zoning from “NU” Non-Urban District to a “PS” Park and Scenic District per the regulations of the City of Chesterfield Zoning Ordinance Section 1003.103. The location of this site is along the north side of Olive Boulevard, directly west of The Mansions at Spyglass Summit subdivision.

Staff Recommendation

The request is for a change of zoning to “PS” Park and Scenic District which is a straight zoning procedure, therefore no Attachment A will be written. Staff recommends approval of the change of zoning from “NU” Non-Urban District to “PS” Park and Scenic District.

Zoning Analysis

No preliminary plan is required when rezoning to a straight zoning district, and no plan has been submitted. If a site plan is ever submitted for the property it will be reviewed against the City of Chesterfield Zoning Ordinance as well as any other applicable ordinance such as the City of Chesterfield Tree Manual.

Surrounding Land Use and Zoning

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

- North: The area to the Northwest is zoned "FPNU" Flood Plain Non-Urban. The North side of the site is bordered by the City of Maryland Heights.
- South: There are single and multi-family residential developments zoned "R-2" Residence District located across Olive Blvd to the south.
- East: The Mansions at Spyglass Summit subdivision is located to the east and is zoned "R2" and "R3" Residence District.
- West: The Old River Woods subdivision is directly to the west and is zoned "R1" Residence District.



Looking east, along Olive Blvd.



Looking southwest across Olive Blvd.

Comprehensive Plan Analysis

The subject site is located within Ward 1 of the City of Chesterfield. The Comprehensive Plan calls for this area to be park/recreation. 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 1997 Minna Waldmann donated the tract of land to the Missouri Department of Conservation. The tract will be known as the August G. Beckemeier Conservation Area. The City of Chesterfield has brought forth this petition in an effort to preserve this location as an open space for the residents of Chesterfield and the State of Missouri.

Request

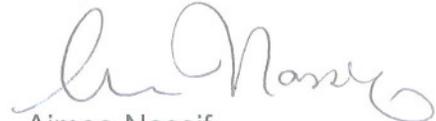
Staff recommends approval of the change of zoning from "NU" Non-Urban District to a "PS" Park and Scenic District.

Respectfully submitted,



Charlie Campo
Project Planner

Respectfully submitted,



Aimee Nassif
Senior Planner of Zoning
Administration