CITY OF CHESTERFIELD
PLANNING AND ZONING COMMITTEE MEETING
THURSDAY, MARCH 22, 2007
CONFERENCE ROOM 101
5:30 P.M.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the March 8, 2007 Planning and Zoning Committee Meeting Summary

II. NOMINATION

A. **Landmark Preservation Committee Nomination for Leonard Blake Award:** A representative of the LPC will be announcing the nomination of Michelle Weissenborn as second recipient of the Leonard Blake Award.

III. OLD BUSINESS

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

IV. NEW BUSINESS

A. **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.

B. **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.

C. **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.

D. **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.

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE

V. ADJOURNMENT

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

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

I. A.

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Acting Director of Planning

DATE: March 12, 2007

SUBJECT: Planning & Zoning Committee Meeting Summary
March 8, 2007

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Thursday, March 8, 2007 in Conference Rooms 102/103.

In attendance were: **Chair Mary Brown** (Ward IV)**; Councilmember Barry Flachsbart,** (Ward I); **Councilmember Barry Streeter** (Ward II); and **Councilmember Dan Hurt** (Ward III).

Also in attendance were Mayor John Nations; Councilmember Bruce Geiger, Ward II; Councilmember Mike Casey, Ward III; Councilmember Connie Fults, Ward IV; City Attorney Rob Heggie; Maurice L. Hirsch, Jr., Planning Commission Chair; Wendy Geckeler, Planning Commissioner; Mike Herring, City Administrator; Ms. Libbey Simpson, Assistant City Administrator for Economic & Community Development; Mike Geisel, Acting Director of Planning; Annissa McCaskill-Clay, Assistant Director of Planning; Aimee Nassif, Senior Planner; and Mary Ann Madden, Planning Assistant.

Chair Brown called the meeting to order at 5:35 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the February 22, 2007 Planning and Zoning Committee Meeting Summary

Councilmember Streeter made a motion to approve the Meeting Summary of February 22, 2007. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3 to 0.** (Councilmember Flachsbart was not present for the vote.)

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II. NEW BUSINESS

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

Staff Report

Ms. Aimee Nassif, Senior Planner, stated that the rezoning request is for a 23.45 acre tract of land from "M3" Planned Industrial to "PI" Planned Industrial.

The Department is also reviewing the Site Development Concept Plan and Site Development Section Plan for this site. These plans will be reviewed by the Planning Commission at its March 12th meeting. The Petitioner would like the rezoning, Concept Plan, and Section Plan to be reviewed and moved forward simultaneously. The Petitioner is, therefore, asking that no recommendation be made this evening on the rezoning request.

The Public Hearing was held in January and the issues raised at that time dealt with the uses for the site and uses for Lot 4, with respect to the storage of explosives. All other issues have been addressed.

Planning Commission Report

Planning Chair Hirsch stated that the main issue addressed by the Planning Commission dealt with the bunker, which will store prototype devices. The Commission worked with the Petitioner to insure that the language in the Attachment A was adequate to limit what could be done on site by Sentrus or its successors.

DISCUSSION

Use of Explosives

Ms. Nassif stated that the Attachment A allows for the storage of explosives on the site. No manufacturing or selling of the devices is allowed on site. The storage is allowed only on Lot 4. The Petitioner will have to meet regulations of the Bureau of Alcohol, Tobacco, Firearms, & Explosives with respect to the bunker and the storage of the explosive devices.

Chair Hirsch pointed out that any changes to the bunker, changes in use, or changes in ownership beyond successor, would have to be reviewed by the City.

Since they would be first responders, Councilmember Streeter asked if the Police Department had been involved with this petition. Mr. Geisel stated that the Police Department is advised of all rezoning petitions. The Fire Department has also been advised of this petition.

Councilmember Streeter questioned the construction of a bunker in a flood plain. Mr. Geisel stated that from a regulatory standpoint, the site is not in a flood plain. He noted that there very rigorous requirements for the bunker with respect to its

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size and its reinforcement. The physical construction of the bunker is dependent upon the explosives it contains. Any energy from the blast must be contained within the boundaries of the bunker.

Permitted Uses – Restaurants, fast food
Councilmember Streeter expressed opposition to the use of fast food restaurants on this site.

Councilmember Streeter made a motion to amend Section I.B.1.j. of the Attachment A with respect to "Permitted Uses" as follows:

~~**j. Restaurants, fast food**~~

The motion was seconded by Councilmember Hurt and **passed by a voice vote of 2 to 1.** (Chair Brown voted "nay"; Councilmember Flachsbart was not present for the vote.)

Councilmember Hurt asked if there are any differences between "PI" zoning and "PC" zoning with respect to restaurant uses. Ms. Nassif replied that there are no differences.

Mr. Geisel pointed out that the Committee's packet includes a diagram of "Select Permitted Uses" west of Long Road for property that has been rezoned within the last six years.

Sentrus Road
It was noted that Sentrus Road will be a public street.

Cross Access to the West of the Site
Discussion was held on whether cross access to the west of the site should be required. Councilmembers Streeter and Hurt felt that cross access to the west should be required.

Mr. Geisel stated that a corridor would have to be defined where the cross access would be provided. Development would not be permitted in any area where land is being preserved for cross access. As lots develop along the west side, the City could accommodate a corridor by making sure setbacks are established that would allow a thru-roadway.

(Councilmember Flachsbart joined the meeting at this point.)

Mr. Mike Doster, representing the Petitioner, asked that they be given an opportunity to review the cross access issue and present their proposal at the next meeting.

Councilmember Streeter made a motion to hold P.Z. 01-2007 Sentrus (17947 Chesterfield Airport Road) until the next meeting of the Planning & Zoning Committee. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4 to 0.**

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

Comments from the Executive Director of St. Louis County Economic Development Commission

Chair Brown introduced Mr. Dennis Coleman, Executive Director of the St. Louis County Economic Development Commission.

Mr. Coleman stated he wanted to applaud the great public partnership the County has with the City of Chesterfield through Mayor Nations, City Administrator Mike Herring, and Libbey Simpson, Assistant City Administrator for Economic & Community Development. The County is also very pleased with the development team of Gundaker Commercial and Duke Realty.

Mr. Coleman noted that the development will add improved ingress and egress to Spirit Airport via the exit and entrance ramps onto I-64, which have become a part of the subject development. The road improvements will provide greater access to the subject site and to the whole western end of the Valley.

He feels that the Class A office space being developed is particularly exciting because currently there is a dearth of that kind of space throughout the County.

Mr. Coleman requested that the Committee consider expediting review of the petition.

Staff Report

Ms. Nassif stated that the subject petition is for the old jail site, which is currently zoned "M3" Planned Industrial. The request is for a rezoning to "PC" Planned Commercial. The Public Hearing for the petition was held on February 12, 2007. The majority of issues, which arose from the Public Hearing, dealt with uses.

Ms. Nassif noted that the Attachment A has the uses divided into two sections. There is one list of uses for those lots within 600' of Chesterfield Airport Road; and a separate list of uses for the remaining parcel.

Planning Commission recommended approval by a vote of 7 to 0.

Planning Commission Report

Chair Hirsch stated that the Commission was impressed with the proposed development and how it would allow better ingress and egress to I-64 and how it would benefit the City in terms of the ball fields on the other side of the highway.

Uses were the main issue and the Commission sorted them down to what they felt was an acceptable level.

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Comments from the Mayor

Mayor Nations stated that he was delighted to see this project come forward. It has been a priority of his to have this site developed. He noted that the County has been great to work with throughout the process that started two years.

Mayor Nations pointed out that there is a timing issue involved with the development and requested that the petition be expedited.

Chair Brown stated that she will be asking for first and second readings of the petition at the next City Council meeting. Mayor Nations noted that the Council does not meet on the first Monday in April, which requires the two readings at the next meeting in order for the petitioner to meet his deadlines.

DISCUSSION

Road Improvements – Spirit of St. Louis Blvd.

Councilmember Streeter asked if Spirit of St. Louis Boulevard will be improved, especially from the site's west exit to Chesterfield Airport Road. He noted that the road will be handling a lot more traffic with this development.

Mr. Geisel replied that Spirit of St. Louis Boulevard will be improved. In order to get the ramp onto the highway, there will be widenings and turn lanes involved to allow the thru-movement. The specific improvements are shown on the plans and will be part of the entire permitting process with MoDOT. The ramp improvements, as well as the interior road improvements, are noted both in the Attachment A and in the Traffic Study provided by Crawford, Bunte, Brammeier, which, too, is referenced in the Attachment A.

Councilmember Streeter asked if the Traffic Study indicates that traffic generated by the proposed development can be handled by Spirit of St. Louis Boulevard. Mr. Geisel replied that the road will be able to handle the traffic comfortably.

Councilmember Streeter made a motion to amend Section I.M. of the Attachment A regarding "Traffic Study" as follows:

> **Road improvements shall be made in accordance with the Crawford, Bunte, Brammeier Traffic Study, dated February 9, 2007.**

The motion was seconded by Councilmember Flachsbart and **passed by a voice vote of 4 to 0.**

Private Streets within the Development

Since the streets within the development do not serve any public purpose, other than for this site, the City will not accept them. This is in keeping with the City's policy of not accepting the burden of streets that are site improvements.

Proposed Uses – Vehicle Service Facilities

Discussion was held on the following uses:

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k. Not more than one (1) filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
l. Not more than one (1) vehicle repair facilities for automobiles.
m. Not more than one (1) vehicle service centers for automobiles.
n. Not more than one (1) vehicles washing facilities for automobiles.

Concern was expressed that the Attachment A allows for four types of facilities that deal with vehicles.

Councilmember Streeter made a motion to amend Section I.B.1. of the Attachment A regarding "Permitted Uses" by adding the following:

o. No more than two uses, from use k., l., m., or n., are permitted.

The motion was seconded by Councilmember Hurt.

The Petitioner indicated that they do not have a major issue with the amendment.

Councilmember Hurt stated that, in the past, the Council had discussed that development west of Long Road would be primarily Planned Industrial. He expressed concern over some of the proposed uses on those lots within 600' of Chesterfield Airport Road.

Councilmember Fults stated that, although some past discussions took place, none of the uses were ever deleted from the available choices that are allowed under the Planned Commercial zoning.

Chair Brown noted that there was a disagreement on the Council about development west of Long Road – not everyone agreed that it should be primarily "PI".

Councilmember Flachsbart made a motion to amend the above motion as follows:

o. ~~No more than two~~ Zero uses, from use k., l., m., or n., are permitted.

The motion to amend died due to the lack of a second.

The motion to amend Section I.B.1. of the Attachment A **passed by a voice vote of 3 to 1.** (Councilmember Flachsbart voted "nay".)

Proposed Uses – Fast-Food Restaurants
Councilmember Streeter made a motion to amend Section I.B.1. of the Attachment A regarding "Permitted Uses" as follows:

~~h. Restaurants, fast food~~

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The motion was seconded by Councilmember Flachsbart.

Mayor Nations stated that thought needs to be given to how the buildings operate and the synergy they create. He felt that if fast food restaurants are not allowed as a use in connection with the proposed buildings, the traffic on Chesterfield Airport Road will be increased. He feels that the restaurant use would almost become an ancillary use of the proposed buildings.

Chair Brown agreed with Mayor Nations and questioned why the Committee members would want to put more traffic on Chesterfield Airport Road for people traveling to lunch.

Councilmember Streeter felt it was Council's intent to keep restaurants east of Long Road; and to keep light industrial west of Long Road. He felt that if one fast-food restaurant is allowed, more fast-food restaurants will be proposed.

Responding to the Mayor's comments, Councilmember Flachsbart stated that cafeterias and sit-down restaurants are allowed on this site.

Mr. Mike Hejna, Gundaker Commercial, stated that this area of the City is currently grossly under-served for food services. To the extent that there's a market for highest and best use from a real estate standpoint, they will be proposing fast-food restaurants for this location to service the marketplace. Restaurants on the site would limit the amount of traffic heading east into the other already-congested area for restaurant use. Not allowing fast-food restaurants would de-value the property and they would be opposed to an amendment prohibiting fast-food restaurants.

Councilmember Streeter did not feel there is a problem with expecting employees of the subject site to drive east to the Valley for lunch.

Councilmember Flachsbart felt the real issue is the amount of additional traffic that would be generated from places, other than the subject site, that would be using the fast-food restaurants. He felt fast-food restaurants are not in character for this area and would make the area "look junky".

Chair Brown stated that she didn't feel that all the restaurants in front of Chesterfield Commons "looked junky". It was noted that, by the City's definition, most of these restaurants are classified as "fast-food". The Planning Commission and Architectural Review Board give attention to the elevations and landscaping for these restaurants to keep them attractive.

Councilmember Fults pointed out that there are already fast-food restaurants west of Long Road and she didn't feel this Petitioner should be denied this use.

Councilmember Casey pointed out that the Westport area has integrated restaurants in its development to accommodate people who work in that area. He

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felt this is a good concept and stated that he not opposed to fast-food restaurants west or east of Long Road.

Ms. Nassif stated that the American Planning Association defines "fast-food restaurant" as a restaurant that serves its food on disposable products. It was noted that St. Louis Bread Co. would be defined as "fast-food".

The motion to eliminate "restaurants, fast-food" passed by a vote of 3 to 1. (Chair Brown voted "nay".)

Councilmember Hurt made a motion to forward P.Z. 05-2007 Spirit of St. Louis Corporate Center (18199 and 18299 Chesterfield Airport Road), as amended, to City Council with a recommendation to approve. The motion was seconded by Councilmember Streeter and **passed by a voice vote of 3 to 1**. (Councilmember Flachsbart voted "no".)

Note: One bill, as recommended by the Planning Commission, will be needed for the March 19, 2007 City Council Meeting. See Bill #

[Please see the attached report, prepared by Mike Geisel, Acting Director of Planning, for additional information on P.Z. 05-2007 Spirit of St. Louis Corporate Center (18199 and 18299 Chesterfield Airport Road).]

III. PROTEST PETITION HEARING

A. P.Z. 5-2005 Winter Wheat Place (Dollar Building Company): A request for a change of zoning from "NU" Non-Urban District to E-One Acre for a 4.0 acre tract of land located on Winter Wheat Road, 3000 feet southeast of the intersection of Wild Horse Creek Road and Long Road. (18U220092)

PETITIONER'S PRESENTATION:
Mr. Mike Doster, representing the Petitioner, gave a slide presentation and stated the following:

- The subject site is not part of a platted subdivision.
- The zoning for the surrounding subdivisions was noted as follows:
  - Country Place to the west – R1
  - Bentley Place to the north – R1/R1A
  - Westchester Manor – E3
  - Chesterfield Estates to the east – R1
  - The subdivision where Tom Fleming resides - NU
- The average lot size of the surrounding developments was noted as follows:
  - Chesterfield Estates (partial) – 0.65 acres
  - Country Place (partial) – 1.05 acres
  - Bentley Place – 0.72 acres

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- Westchester Manor – 0.60 acres

- The three lots being proposed for Winter Wheat are two at 1.30 acres and one at 1.40 acres, which are significantly greater than the average lot size of the surrounding subdivisions.
- The City's Land Use Plan shows the subject site to be in the area designated as "Residential Single-Family, One Acre Density". The subject proposal complies with this designation.

Councilmember Flachsbart stated that the average lot size noted in the slide presentation does not mean the required density of the developments. Mr. Doster stated that if density requirements were compared, Winter Wheat would be superior to the surrounding subdivisions.

Councilmember Hurt noted that of the subdivisions presented in the slide show, only one (Country Place) touches the subject site. He noted that the other properties that do touch the subject site are zoned "NU" and are 3-4 acres in size. Mr. Doster stated that they limited their study to those properties that have been developed. They view "NU" as not being a legal zoning category so they did not think it was appropriate to compare the subject site to "NU" property. Mayor Nations stated that the City recognizes "NU" as a holding category, as established by the County's 1965 zoning ordinance.

SPEAKERS IN OPPOSITION:

1. Mr. Tom Fleming, Trustee for Wild Horse Ridge subdivision, stated the following:
   - His subdivision is considered a "hybrid" being a product of St. Louis County. All of the lots in his neighborhood were developed by the organization known as "The Wild Bunch". Half-way through the sale of these lots, County changed its requirements from a metes and bounds requirement to a platted subdivision.
   - Some lots were sold as platted while the rest remained unplatted – but they were all basically part of the same neighborhood.
   - Their neighborhood consists of all 3-plus acre lots. The character of the subdivision has been in place for about 30 years.
   - Wild Horse Ridge subdivision consists of 8 residences, all of which are on 3 or more acres.
   - They feel one-acre zoning would be inconsistent with the character of their existing neighborhood.
   - The Department of Public Works has evaluated the topography of the remaining area, directly south of the site, and has indicated that, due to the challenging terrain, it would be difficult to achieve density of one acre lots.
   - Because the entire subdivision of 61 acres is not participating in the subject petition, but only 4 acres, they consider it "spot zoning".
   - The Protest Petition has been filed with a significant majority of the contiguous property owners, within 185 feet, signing the petition.

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- Both the Planning & Zoning Committee and City Council voted unanimously to deny the Mayer Homes petition for E-One zoning on 4-plus acres, which is directly north of the subject site.
- The subject site is closer to Wild Horse Ridge than Mayer Homes.
- Using the same logic used to deny the Mayer Homes development, they are asking that this petition be denied also.
- The residents of Wild Horse Ridge will be moving forward to try to have all of their properties rezoned to "Large Lot Residential".

2. Col. Lee McKinney, Bentley Place Subdivision, stated the following:
   - He appreciates the decision the Committee made with respect to Mayer Homes. He commended the Committee in maintaining the character of the neighborhood by denying that petition.
   - He urged the Committee to deny the subject petition.

3. Mr. Michael Jette, Rooster Ridge Road, stated the following:
   - He purchased his lot with the understanding he was purchasing in a large lot neighborhood. He was never told that his property was at risk.
   - He feels the subject petition would change the character of the neighborhood and affect the current wildlife.
   - He asked that the Committee deny the petition.

The Protest Hearing was closed at this time.

IV. OLD BUSINESS

A. P.Z. 5-2005 Winter Wheat Place (Dollar Building Company): A request for a change of zoning from "NU" Non-Urban District to E-One Acre for a 4.0 acre tract of land located on Winter Wheat Road, 3000 feet southeast of the intersection of Wild Horse Creek Road and Long Road. (18U220092)

Staff Report

Ms. Annissa McCaskill-Clay, Assistant Director of Planning, gave a PowerPoint Presentation and stated that the Public Hearing for the project was held on June 13, 2005. Vote on the petition did not occur until January 22, 2007 – the Planning Commission recommended approval by a vote of 6 to 1.

The Petitioner is requesting one-acre zoning and is proposing three detached homes on four acres. The average lot size in the Attachment A is 1.30 acres. They are proposing 39% tree retention on the site. Access to the site would be via an improved Cripple Creek Road and Winter Wheat Road.

The original Attachment A of 2006 had been prepared previously to the Mayer Manors proposal coming forward. Once Mayer Manors came forward, the Public Works Department revised the improvements to incorporate some of the things that would have to be done for the entire section. This is reflected on page 4 of the Attachment A.

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Since Mayer Manors was denied, Chair Brown asked how the road improvements for the subject petition would be affected. Mr.Geisel replied that as a stand-alone development, the proposed three homes are required to construct the improvements to Cripple Creek Road and Winter Wheat Road along its western boundary. They are not required to improve the access all the way up to Bentley Place. The requirements are half-width along the east/west road and full-width along the north/south road.

Planning Commission Report

Chair Hirsch stated that the Planning Commission was aware of the Planning & Zoning Committee's action on Mayer Manors. He had reported to the Commission the arguments made at the Protest Hearing and the Committee's vote of 4 to 0 to deny that petition.

The Planning Commission had the same issues they had with Mayer Manors but felt the subject petition is a reasonable zoning for this area and recommended approval by a vote of 6 to 1.

Commissioner Wendy Geckeler stated she was unable to attend the Planning Commission meeting when the vote was taken on the subject petition. She is opposed to the petition and would have voted against it.

DISCUSSION

Councilmember Streeter stated that on the Mayer Manors petition, he voted against it because he felt it was not in keeping with the surrounding neighborhoods. He recognizes Wild Horse Ridge as "a neighborhood" and agrees with those residents that Mayer Manors, and the subject petition, would change the character of the area.

Based on the fact that the subject petition is not in character with the majority of the surrounding neighborhoods, Councilmember Flachsbart made a motion to deny P.Z. 5-2005 Winter Wheat Place (Dollar Building Company) with a recommendation that the Petitioner consider LLR zoning. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4 to 0.**

V. PENDING PROJECTS/DEPARTMENTAL UPDATE - None

VI. ADJOURNMENT

The meeting adjourned at 6:55 p.m.

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II.A.

March 14, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

Dear Planning and Zoning Committee:

At the March 8, 2007 meeting of Landmarks Preservation Committee, the Committee voted to nominate Michelle Weissenborn for the Leonard Blake Chesterfield Ancient History Award. The Landmarks Preservation Committee is requesting that this nomination be forwarded to the City Council.

Sincerely,

Aimee Nassif,
Senior Planner of Zoning Administration

Cc: Rob Heggie, City Attorney
Michael G. Herring, City Administrator
Michael O. Geisel, Director of Public Works / City Engineer/Acting Director of Planning

III.A.

February 28, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

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

Dear Planning and Zoning Committee:

At the March 8, 2007 Planning and Zoning Committee meeting, the Petitioner requested that the above referenced project be held until the March 22, 2007 meeting when the Site Development Concept Plan and Site Development Section Plan would be considered.

At the last meeting, there was discussion regarding the possibility of having cross access with the development to the west. In addition, a motion was made for the removal of the "restaurant, fast food" use in Section B.1, page 1 of the Attachment A.

Attached is a letter from the Petitioner addressing both of these issues.

Respectfully submitted,

Aimee E. Nassif
Senior Planner of Zoning Administration

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Public Works / City Engineer/Acting Director of Planning

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Michael J. Doster
mdoster@dostermickes.com

Reply to St. Louis Office

March 14, 2007

HAND DELIVERED

Ms. Mary Brown, Chairperson
Planning & Zoning Committee
Chesterfield City Council
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

Re: P.Z. 1-2007 ----- Sentrus Place

Dear Ms. Brown:

At the March 8, 2007, Planning and Zoning Committee meeting Petitioner asked for a "hold" for the purpose of allowing the Site Development Concept Plan and Section Plan to be acted upon by the Planning Commission. On March 12, 2007, the Planning Commission unanimously (9-0) approved the Concept and Section Plans, and those Plans will be on the Committee's agenda for the March 22nd meeting. The City, at all levels, has been cooperative in processing the Petition and the Plans in "parallel" in order to address the unique circumstance of national security presented by this development.

We have three requests for consideration of the Committee:

First, we respectfully request restoration of the "restaurant, fast food" use. Staff has presented you with a study of that use along Chesterfield Airport Road West of Long Road that shows the use has been approved in this area in a number of locations. We also find no Comprehensive Plan guideline or policy that restricts this use West of Long Road. Both the "PI" and "PC" Zoning Districts have this use as a permitted use. There is more development coming on line West of Long Road and a trend toward more office use West of Long Road. The people that will work in those developments will create more demand for "restaurant, fast food" in proximity to the workplace, and it therefore seems reasonable that this use be permitted in this area. Finally, we note that Attachment "A" does restrict this use to lots within six-hundred (600) feet of Chesterfield Airport Road. This restriction is acceptable to Petitioner.

Second, the Committee requested Petitioner and Petitioner's development team to look at the possibility of cross-access to the West. We believe that such cross-access is unnecessary given the existence of a completed development to the West (that will in the near

future have a signalized access via Goddard Avenue and Chesterfield Airport Road) and the existence of Long Road Crossing that affords two signalized access points to Chesterfield Airport Road. Sentrus Place will not have a signalized access at Chesterfield Airport Road. We respectfully request that a cross access to the West not be required under these circumstances.

Third, we respectfully request that the Committee recommend to the full Council that two readings of the Bill and vote occur at the April 16, 2007, meeting. There is only one meeting in April because of the municipal election. Petitioner recognizes that but for the "hold" on March 8, two readings could have occurred by April 16. However, the City's appreciation of the unique circumstance of this Petition has allowed an acceleration of the normal process with the understanding (at least on our part) that you would see the Attachment "A", the Concept Plan and the Section Plan together. It was for that reason that we requested a "hold". I do not recall the last time I asked for two readings at one meeting -- it is rare, as it should be. From the beginning Petitioner and Petitioner's representatives have explained, to the extent permitted by secrecy agreement with the United States Government, the importance of timing to national security. It heartens me, my client and the members of the development team that the City, at all levels, has responded.

Thank you for your consideration.

Respectfully submitted,
Doster Mickes James Ullom Benson & Guest L.L.C.

By _____
Michael J. Doster

cc: Richard Weinstein, Phase II Investments, LLC
George Stock, Stock & Associates Consulting Engineers, Inc.

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. Information to be shown on the Site Development Concept Plan shall adhere to conditions specified under General Criteria-Concept Plan. Site Development Plans and Site Development Section Plans shall adhere to specific design criteria.

B. PERMITTED USES

1. The uses allowed in this "PI" Planned Industrial District shall be:

   a. Business, professional, and technical training schools.

   b. Business service establishments.

   c. Financial Institutions.

   d. Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
      i. Facilities producing or processing explosives or flammable gases or liquids;
      ii. Facilities for animal slaughtering or rendering;
      iii. Sulpher plants, rubber reclamation plants, or cement plants; and
      iv. Steel mills, foundries, or smelters.

   e. Medical and Dental offices.

   f. Offices or Office buildings.

   g. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.

   h. Printing and duplicating services.

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

   j. Restaurants, fast food.

k. Restaurants, sit down.

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

m. Warehousing, storage, or wholesaling of manufactured commodities, excluding live animals, explosives, or flammable gases and liquids; except storage of explosives shall be permitted only on the northeast corner lot depicted as Lot 4 of the preliminary plan/site development concept plan.

2. The following Ancillary Uses shall be permitted:

a. Automatic vending facilities for:

i. Ice and solid carbon dioxide (dry ice);
ii. Beverages;
iii. Confections.

b. Cafeterias for employees and guests only.

3. The above uses shall be restricted as follows:

a. For use “m.”, devices that have explosives may be stored in a secure underground bunker, 30 feet by 20 feet by Sentrus Government Systems Division, Inc. or its successors, constructed, secured and accessed pursuant to the Bureau of Alcohol, Tobacco, Firearms, and Explosives regulations and requirements. This limited permission only extends to devices used for demonstration, prototyping, support purposes and does not extend to inventory or general warehousing of explosives.

b. Uses “j.”, “k.”, and “l.” shall be limited to those lots within six hundred (600) feet of Chesterfield Airport Road.

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

1. HEIGHT

a. Any building exceeding thirty (30) feet in height shall be reviewed in accordance with the City’s Architectural design review including conformance to the sky exposure plane guideline.

2. BUILDING REQUIREMENTS

a. A minimum of thirty percent (30%) openspace is required for this development.

D. 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. Thirty (30) feet from the eastern property line of this development.

b. Twenty five (25) feet from the western property line of this development.

c. There shall be a twenty five (25) foot setback from the northern, eastern, and western property lines bordering 17V520082.

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

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

2. PARKING SETBACKS

a. No parking stall or loading space will be located within the following setbacks:

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

ii. Ten (10) feet from the internal property lines, with the exception of shared driveways.

iii. Fifteen (15) feet from the principal internal street.

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

v. Thirty (30) feet from the east and west property lines of this development.

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

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

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

iii. Thirty (30) feet from the east and west property lines of this development.

E. 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 Chesterfield Airport Road right of way.

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

F. LANDSCAPE AND TREE REQUIREMENTS

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

G. SIGN REQUIREMENTS

1. Sign package submittal materials shall be required for this development. All sign packages shall be reviewed and approved by the City of Chesterfield Planning Commission.

2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

H. LIGHT REQUIREMENTS

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

I. 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, elevation, and material 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.

J. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Chesterfield Airport Road shall be restricted to one (1) 3-lane street approach with two (2) outbound and one (1) inbound lane, located to provide required sight distance and constructed to Saint Louis County standards as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield. The street shall generally align with Cepi Drive, which lies on the south side of Chesterfield Airport Road.

2. Provide cross access easement(s) as required to ensure the parcel at 17909 Chesterfield Airport Road, three (3) sides of which are contiguous to this development, has reasonable access to a proposed road in this development per the standards outlined in Chapter 26, Article III, Driveway Access Location and Design Standards, of the City Code.

K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Extend Long Road Crossing Drive from its existing terminus east of the site, providing a connection to Chesterfield Airport Road via public right-of-way.

2. Provide a forty (40) foot right of way with a minimum of ten (10) foot roadway improvement, maintenance, utility and drainage easements on both sides for all interior roadways. Minimum roadway sections shall provide a twenty six (26) foot travelway with seven (7) foot shoulders on both sides and appurtenant storm drainage facilities as required by the Department of Public Works.

3. Road improvements shall be constructed prior to or concurrently with construction on the first lot developed and completed prior to the occupancy of any building on that lot. Building permits shall not be issued for more than one lot prior to completion of the road improvements.

4. Provide additional right of way and improvements, along Chesterfield Airport Road as required by the Department of Public Works and/or the St. Louis County Department of Highways and Traffic.

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

6. Construct a westbound right turn lane two hundred (200) feet in length on Chesterfield Airport Road at Sentrus Place with a 10:1 inbound taper as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.

7. Construct a ten (10) foot wide shoulder adjacent to Chesterfield Airport Road along the frontage of the tract, except where it is located adjacent to the right turn lane where its width shall be six (6) feet wide, to Saint Louis County standards, as directed by Saint Louis County Department of Highways and Traffic and the City of Chesterfield.

8. Parking shall be prohibited along both sides of principal internal street for a distance of at least two hundred (200) feet from Chesterfield Airport Road right-of-ways. The principal internal street shall not have stop signs or speed bumps for a distance of

at least two hundred (200) feet from the Chesterfield right-of-ways. Minor driveways shall not intersect the main driveways closer than one hundred and fifty (150) feet from Chesterfield Airport Road right-of-ways. These setbacks are as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic.

9. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Highways and Traffic.

L. POWER OF REVIEW

The City Council shall review and provide final approval of the Site Development Concept Plan for the proposed development subsequent to Planning Commission review.

M. STORMWATER

1. Per the Chesterfield Valley Master Storm Water Plan, a ten (10) foot wide flat bottom ditch has been constructed along the north property line of this site, with drainage from this site directed to the east to the pump station at Long Road. The developer shall extend the existing ditch on this site to the west to connect to the existing ditch on the adjacent parcel to provide positive drainage. The developer shall coordinate construction of the required storm water improvements with the owners of the properties affected by construction of the required improvements.

2. Provide any additional Chesterfield Valley Storm Water Easement along the north and east property lines as required and directed by the Department of Public Works to accommodate the Chesterfield Valley Master Storm Water Plan channel in that area, and depict the channel on the Site Development Plan and improvement plans. Maintenance of the required channel shall be the responsibility of the property owner.

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

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

5. Any improvements within MoDOT's right-of-way will require a permit. The drainage design shall be in accordance with MoDOT standards.

6. 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.

7. All drainage detention storage facilities shall be placed outside of the standard governmental agency planning and zoning setbacks, or fifteen (15) feet from the new or existing right-of-way line, whichever is greater.

8. Storm water shall be controlled as required by the Chesterfield Valley Master Facility Plan.

N. SANITARY SEWER

1. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, in accordance with the Metropolitan St. Louis Sewer District Conceptual Sewer Master Plan for Chesterfield Valley.

O. GEOTECHNICAL REPORT.

1. Prior to Site Development Section 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.

P. MISCELLANEOUS

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

2. Prior to the issuance of an occupancy permit, any existing stormwater channel located on this site and between this site and the pump station to which it should drain shall be regraded to restore the channel to the line and grade of the original design.

3. This project is in the Caulks Creek Surchage area and is subject to a surcharge of $2,750 per acre.

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

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

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

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

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

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

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance. Substantial construction means final grading for roadways necessary for first approved plat or phase of construction and commencement of installation of sanitary storm sewers.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

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

1. All information required on a sketch plan as required in the City of Chesterfield Subdivision Ordinance.

2. Provide a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Provide a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

1. All information required on a sketch plan as required in the City of Chesterfield Subdivision Ordinance.

2. Provide a landscape plan in accordance with the City of Chesterfield Code.

3. Provide a lighting plan in accordance with the City of Chesterfield Code.

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

V. TRUST FUND CONTRIBUTION

Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

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

Roads
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 differ from those listed, the Department of Highways and Traffic will provide rates.

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

roadway improvement contribution that remains, following completion of road improvements as 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 (SUP) by the Saint Louis County Highways and Traffic. Funds shall be payable to the "Treasurer, Saint Louis County."

Trust fund contributions shall be deposited with Saint Louis County in the form of a cash escrow prior to the issuance of building permits.

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 that 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 St. Louis County Department of Highways and Traffic. The deposit shall be made before approval of the Site Development Plan by St. Louis County Highways and Traffic. Funds shall be payable to the "Treasurer, Saint Louis County".

Stormwater

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and MSD. The amount of 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 (SUP) by Saint Louis County Department of Highways and Traffic. Funds shall be payable to the "Treasure, 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 MSD 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 St. 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 the Saint Louis County Department of Highways and Traffic 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, St. Louis County Department of Highways and Traffic 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 Concept and Section Plans approved by the City of Chesterfield and the terms of this Attachment A.

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

City of Chesterfield

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

IV. A.

March 19, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

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

Dear Planning and Zoning Committee:

At the March 12, 2007 City of Chesterfield Planning Commission meeting, a recommendation for approval of the above-referenced matter was approved by a vote of 9-0 with the amendment of the removal of labels designating three stories on all the proposed buildings.

Attached please find a copy of the Department report as approved by the Planning Commission.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Reveiw
Attachments

Cc: Rob Heggie, City Attorney
Michael G. Herring, City Administrator
Mike Geisel, Acting Director of Planning

City of Chesterfield

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

VII. B.

March 7, 2007

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

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

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

Dear Planning Commission:

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

BACKGROUND

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

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

SUBMITTAL INFORMATION

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

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

DEPARTMENTAL INPUT

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

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

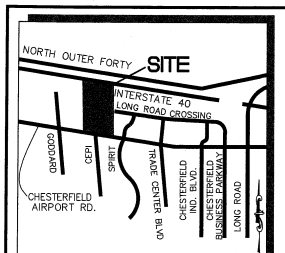
Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Site Development Concept Plan
Landscape Plan

PRELIMINARY PLAN/SITE DEVELOPMENT CONCEPT PLAN
SENTRUS PLACE

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

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



LOCATION MAP
(NOT TO SCALE)

ABBREVIATIONS

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

LEGEND

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

PERTINENT DATA

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

GENERAL NOTES

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

SURVEYOR'S CERTIFICATION

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

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

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

STATE OF MISSOURI DONALD W. STATLER NUMBER L-2041

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

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

_____ Michael O. Geisel, Director of Planning

_____ Marty DeMoy, City Clerk

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

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

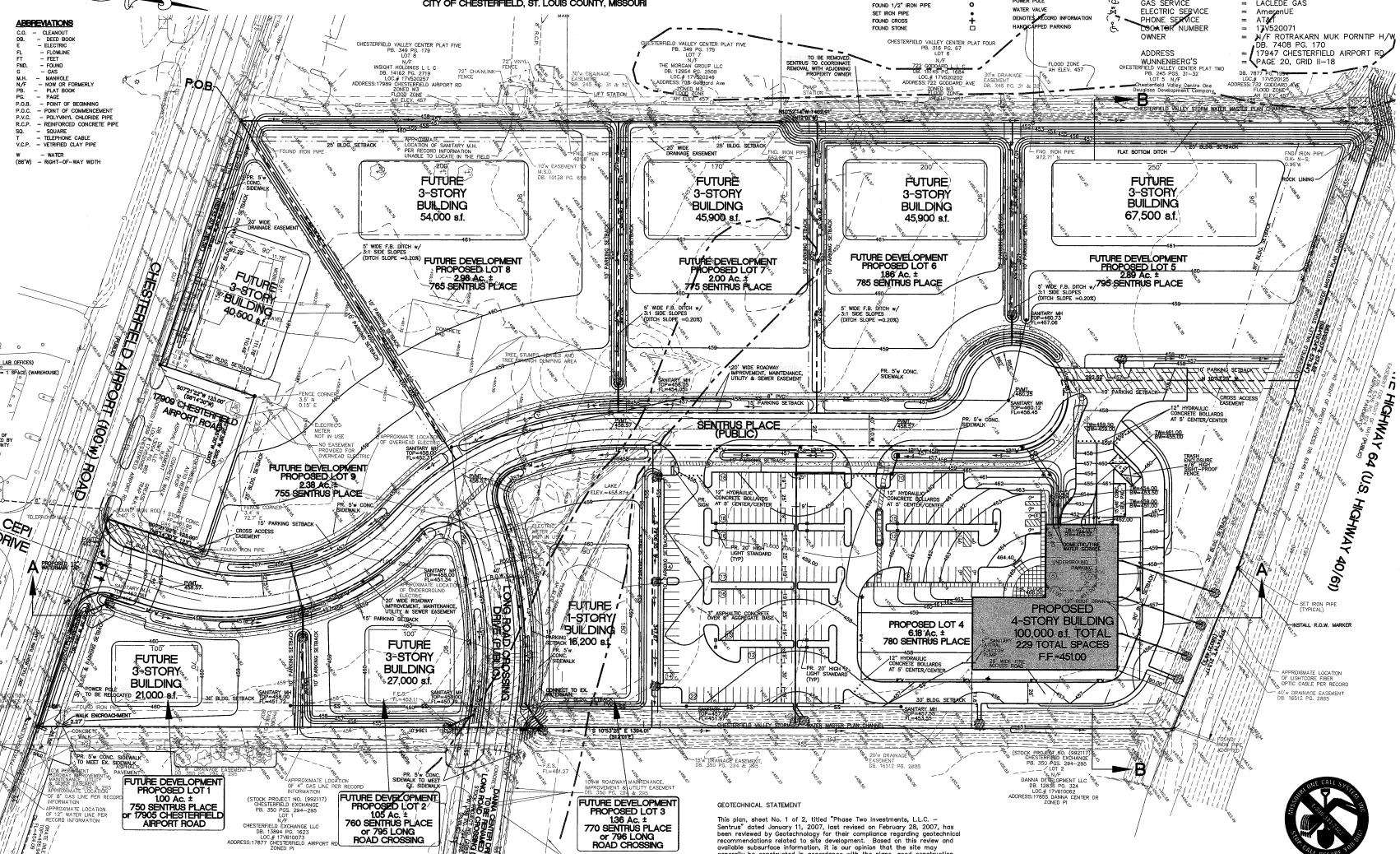
Note: The above zoning was provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.

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

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

ST. LOUIS COUNTY BENCHMARK

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



Property Description

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

GEOTECHNICAL STATEMENT

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

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

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

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

STATE OF MISSOURI DENNIS FREDERICK BOLL NUMBER E-22700

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

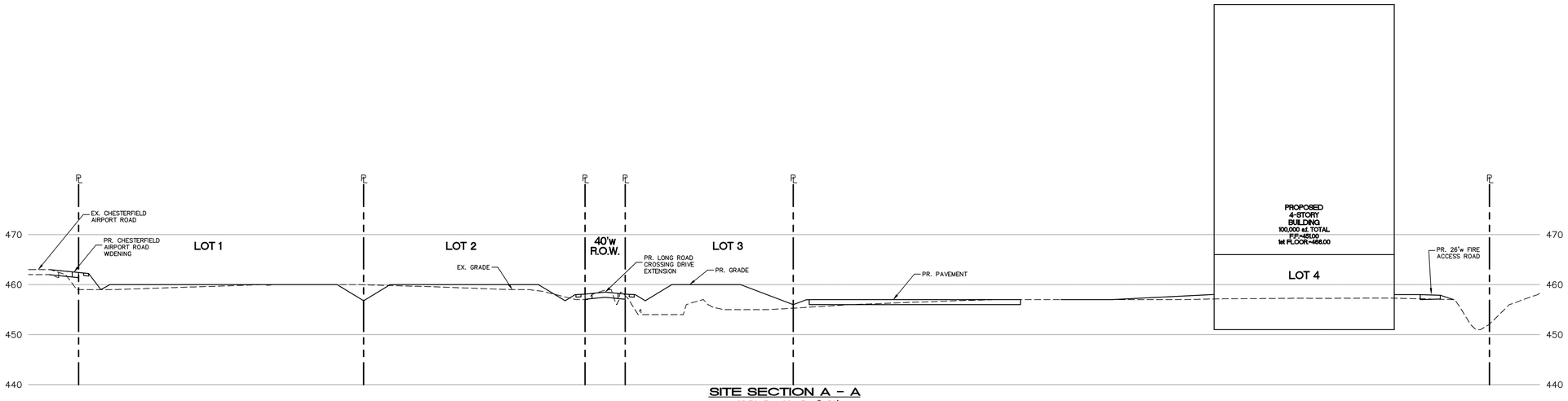
ST. LOUIS CO.
H&T NO. 1105
M.S.D. P# _____
BASE MAP # U-17

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

STATE OF MISSOURI GEORGE MICHAEL STOCK NUMBER E-25116

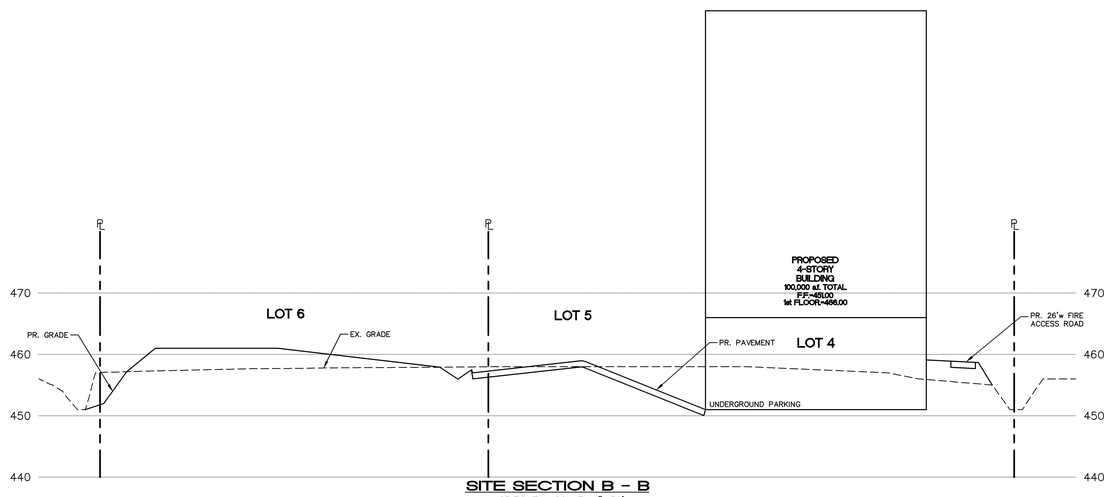
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

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



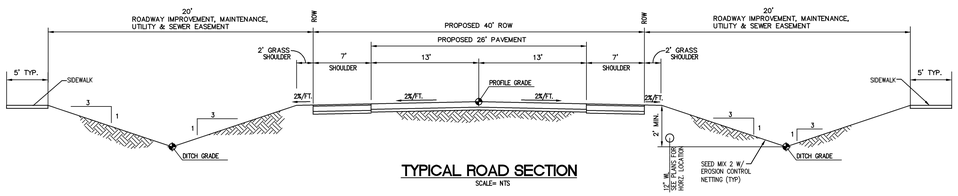
SITE SECTION A - A

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



SITE SECTION B - B

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



TYPICAL ROAD SECTION

SCALE= NTS

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

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

SITE SECTIONS

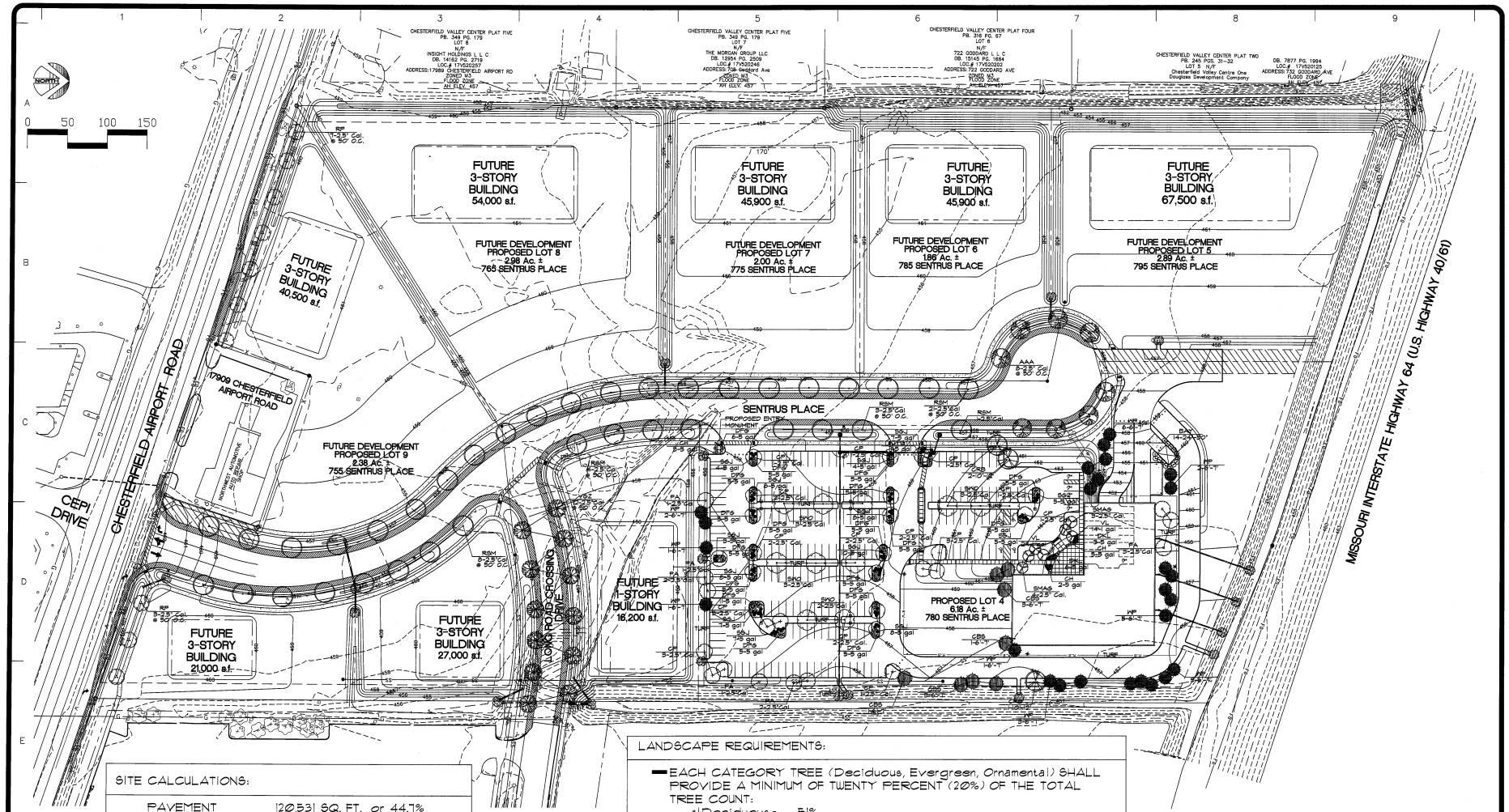
PHASE TWO INVESTMENTS, L.L.C. – SENTRUS

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

GEORGE M. STOCK E-25116

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

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



SITE CALCULATIONS:

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

LANDSCAPE REQUIREMENTS:

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

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

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

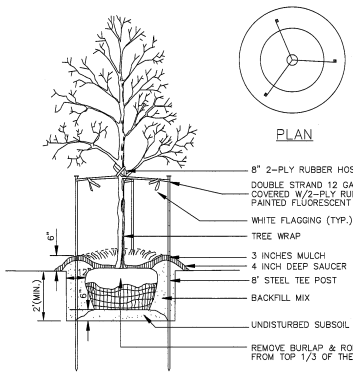
CONCEPTUAL LANDSCAPE PLAN FOR THE PROPOSED

Sentrus Place

111 SENTRUS PLACE CHESTERFIELD, MISSOURI

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

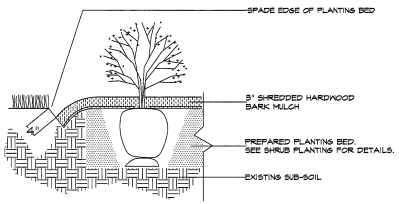
OF TWO SHEETS



NOTE: USE SHREDDED BARK MULCH ONLY

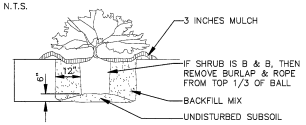
DECIDUOUS TREE PLANTING

N.T.S.



SPADE-CUT EDGE DETAIL

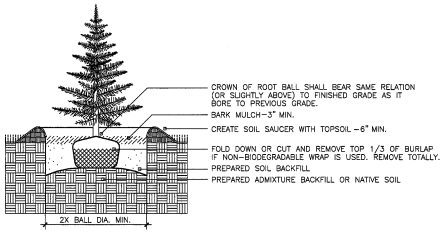
N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

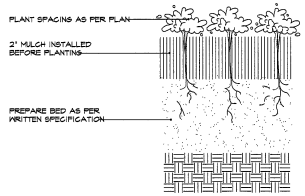
SHRUB PLANTING

N.T.S.



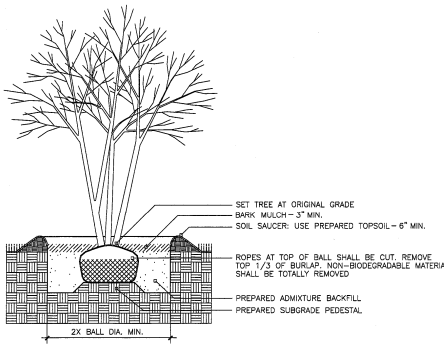
EVERGREEN TREE PLANTING

N.T.S.



PERENNIAL / ANNUAL PLANTING

N.T.S.



MULTI-STEM TREE PLANTING

N.T.S.

LANDSCAPE SCHEDULE-LOT 4:

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

LANDSCAPE SCHEDULE-STREET TREES:

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

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
2.) The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
11.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

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

MULCH:

1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Myrafi fabric shall be used beneath all gravel mulch beds.
3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

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

TOPSOIL:

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

MISC. MATERIAL:

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

TURF:

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

WARRANTY:

1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

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

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

CONCEPTUAL LANDSCAPE PLAN FOR THE PROPOSED

Sentrus Place

111 SENTRUS PLACE CHESTERFIELD, MISSOURI

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

City of Chesterfield

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

IV. B.

March 19, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

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

Dear Planning and Zoning Committee:

At the March 12, 2007 City of Chesterfield Planning Commission meeting, a recommendation for approval of the above-referenced matter was approved by a vote of 9-0.

Attached please find a copy of the Department report as approved by the Planning Commission.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Reveiw
Attachments

Cc: Rob Heggie, City Attorney
Michael G. Herring, City Administrator
Mike Geisel, Acting Director of Planning

City of Chesterfield

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

VII. C.

March 7, 2007

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

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

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

Dear Planning Commission:

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

BACKGROUND

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

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

SUBMITTAL INFORMATION

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

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

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

ARB RECOMMENDATIONS

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

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

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

DEPARTMENTAL INPUT

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

Respectfully submitted,

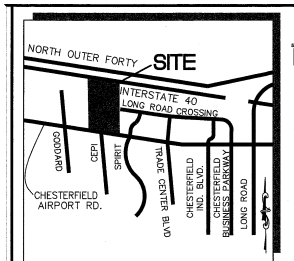
Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

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

SITE DEVELOPMENT SECTION PLAN
SENTRUS PLACE

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



LOCATION MAP
(NOT TO SCALE)

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

ABBREVIATIONS

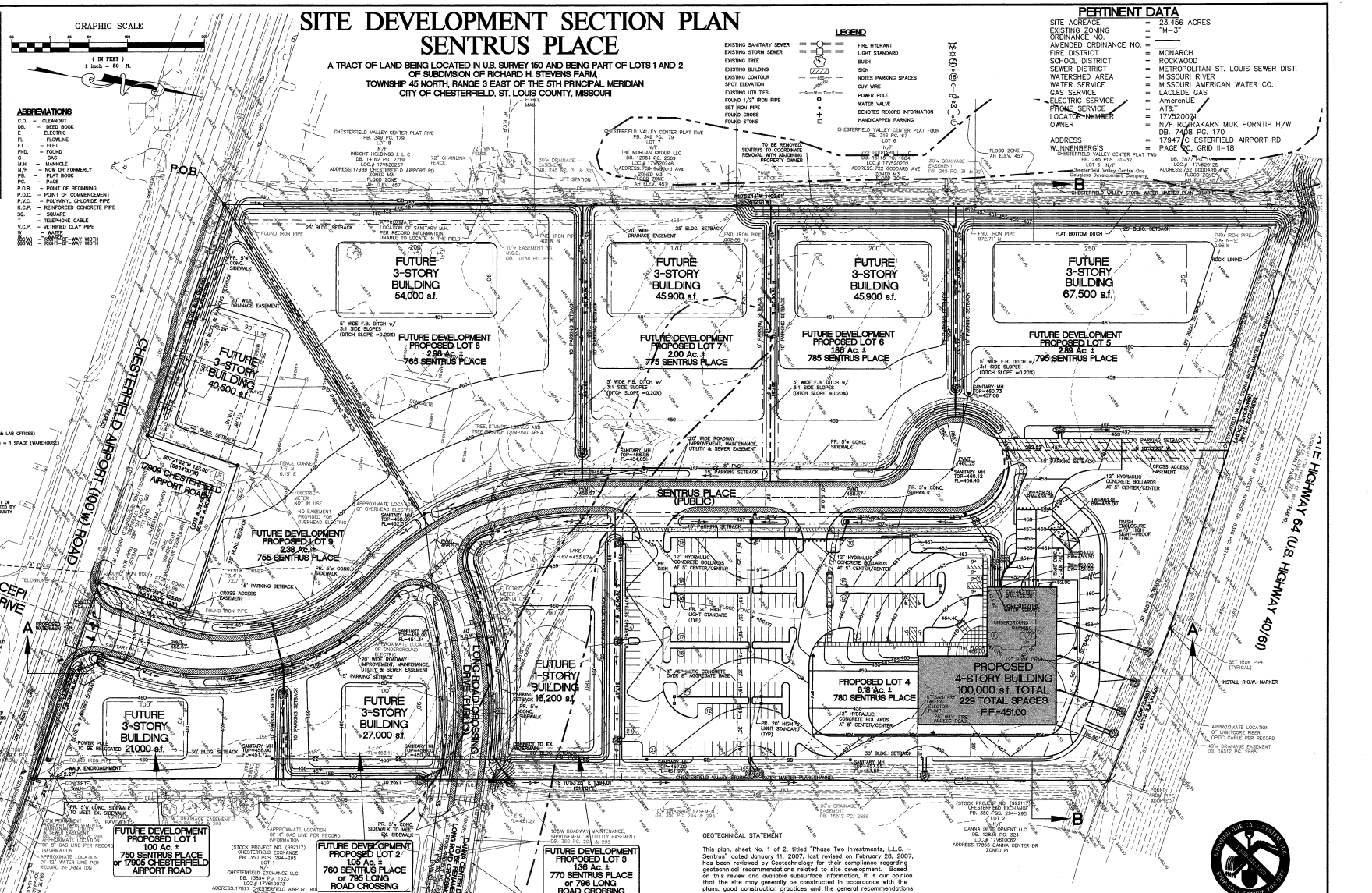
C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
PB. – PLAT BOOK
PG. – PAGE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.V.C. – POLYVINYL CHLORIDE PIPE
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE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

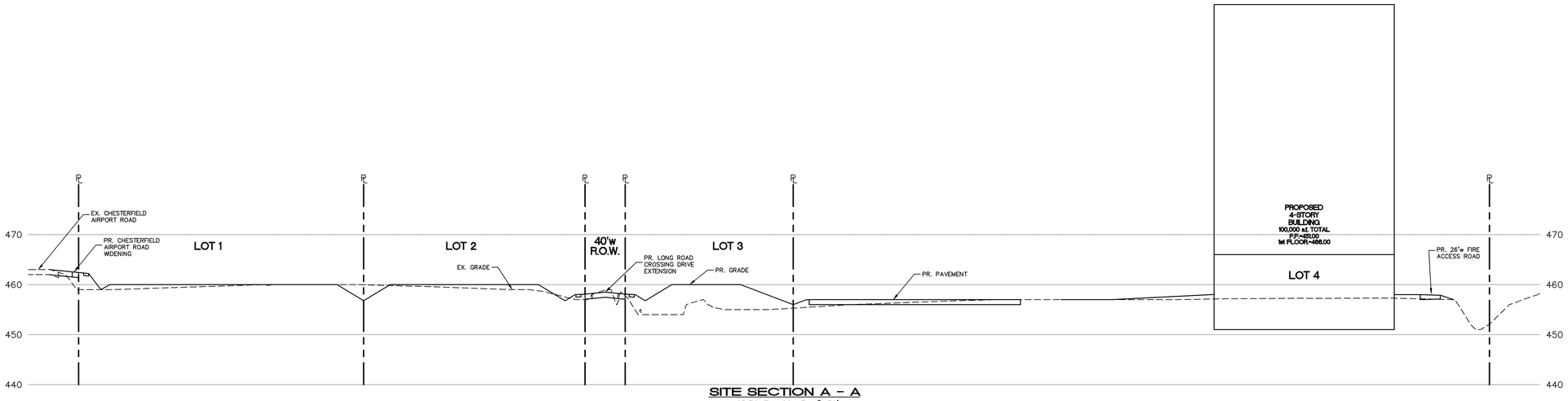
LEGEND

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

PERTINENT DATA

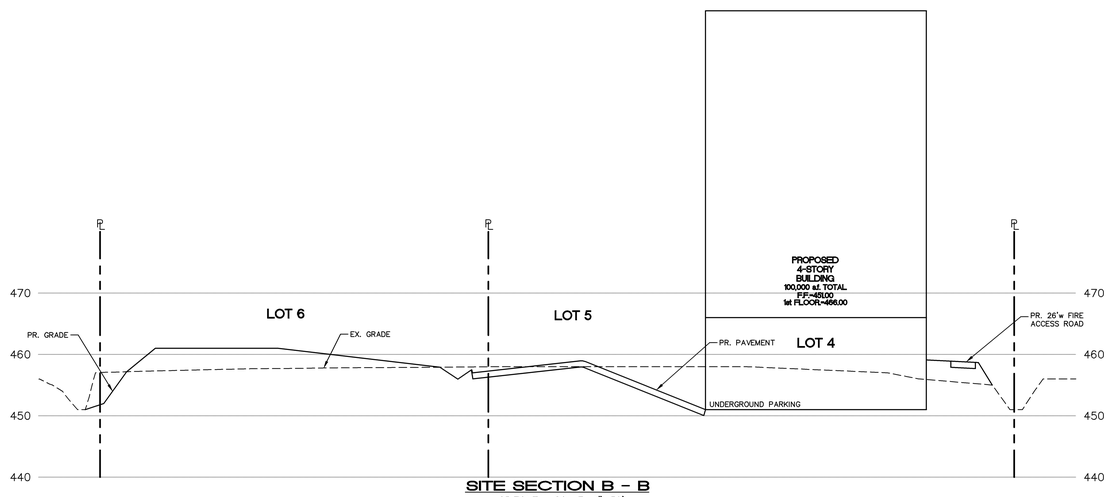
SITE ACREAGE	=	23.456 ACRES
EXISTING ZONING	=	"M-3"
ORDINANCE NO.	=	
AMENDED ORDINANCE NO.	=	
FIRE DISTRICT	=	MONARCH
SCHOOL DISTRICT	=	ROCKWOOD
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DIST.
WATERSHED AREA	=	MISSOURI RIVER
WATER SERVICE	=	MISSOURI AMERICAN WATER CO.
GAS SERVICE	=	LACLEDE GAS
ELECTRIC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


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



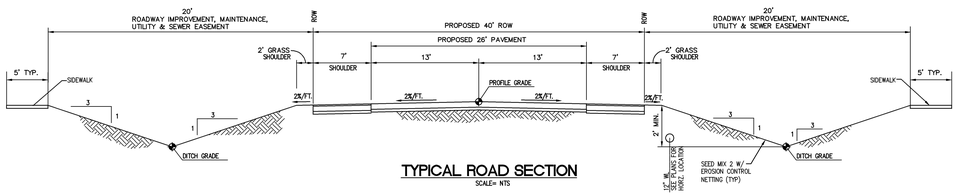
SITE SECTION A - A

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



SITE SECTION B - B

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



TYPICAL ROAD SECTION

SCALE= NTS

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

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

SITE SECTIONS

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

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

GEORGE M. STOCK E-25116

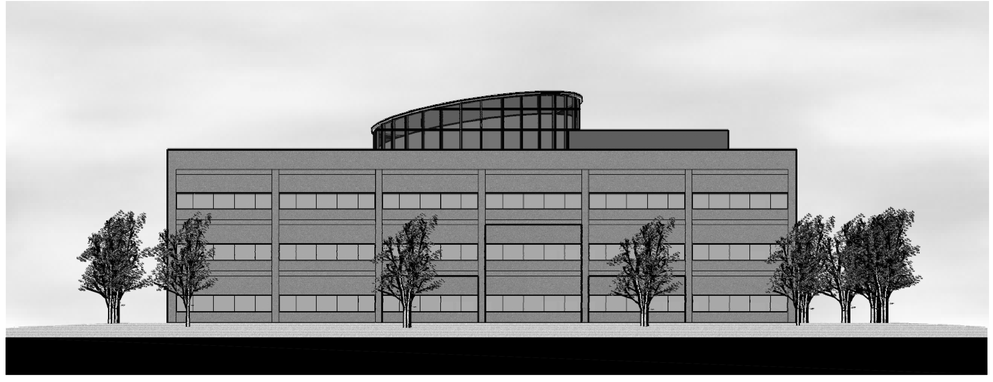
DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
R.E.S	01/11/07	G.M.S.	01/11/07	206-4012	2 of 2

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

North Elevation

West Elevation

South Elevation



East Elevation

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

SEAL:

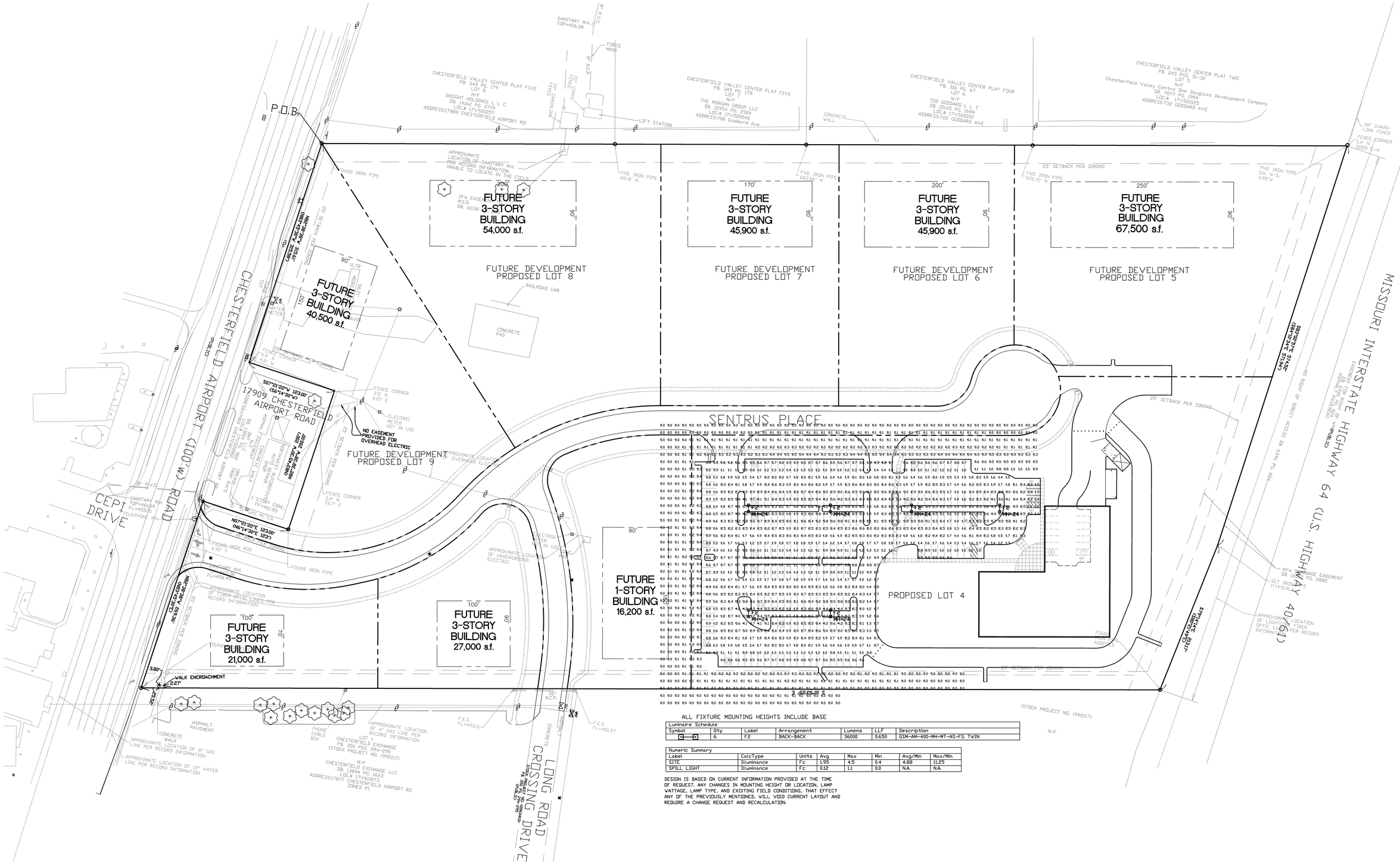
Sentrus Office Building
784 Sentrus Place
Chesterfield, Missouri

REVISION:	DATE:

ISSUE DATE:
FEBRUARY 23, 2007

DRAWING NAME:
EXTERIOR ELEVATIONS

SHEET NO.:
A2.01

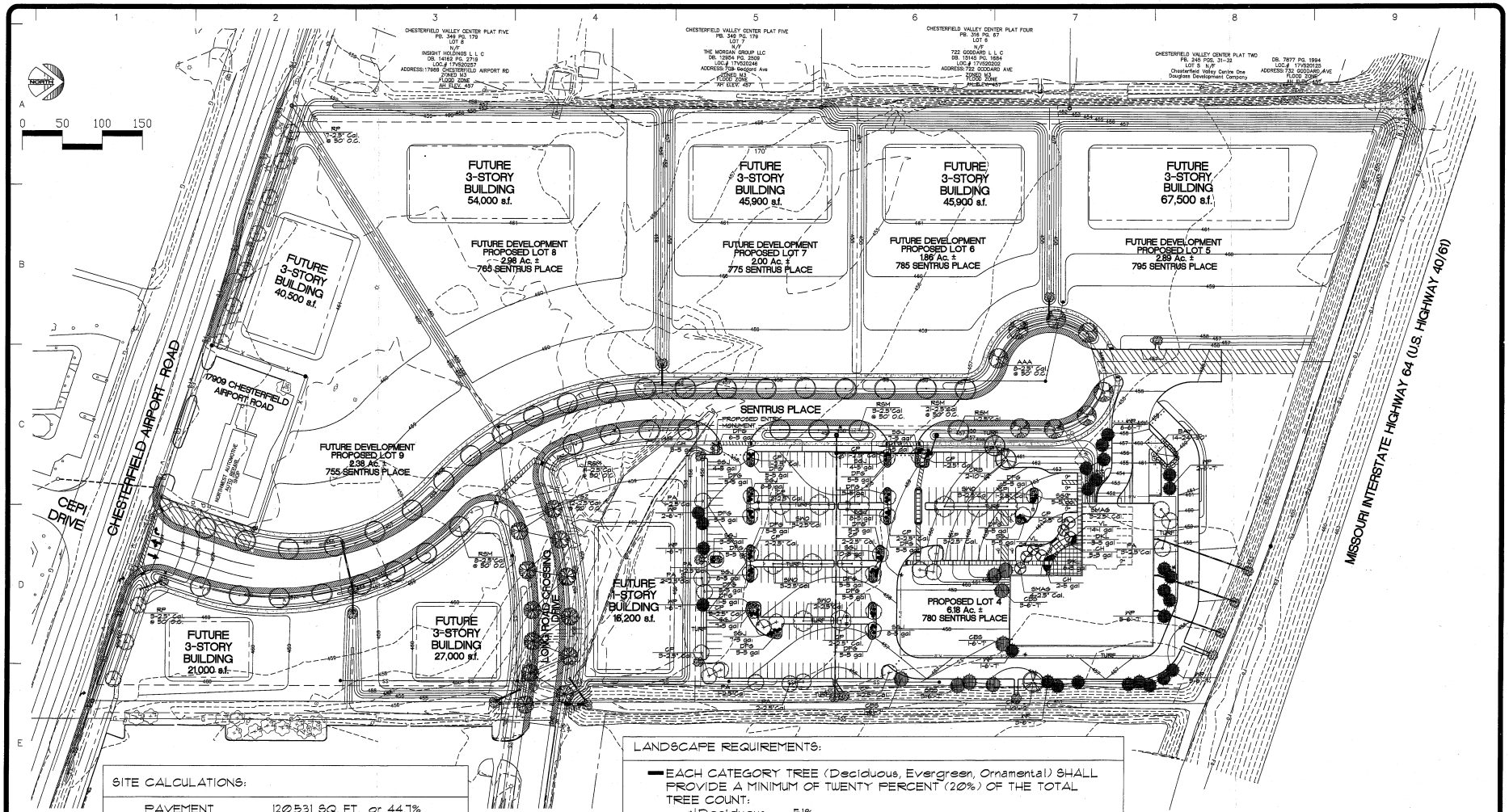


ALL FIXTURE MOUNTING HEIGHTS INCLUDE BASE

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

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

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



SITE CALCULATIONS:

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

LANDSCAPE REQUIREMENTS:

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

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

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

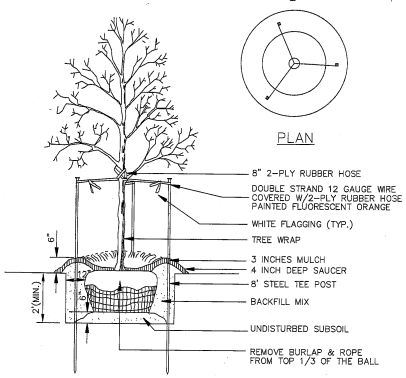
PLANTING PLAN FOR THE PROPOSED

Lot 4 - Sentrus Place

111 SENTRUS PLACE CHESTERFIELD, MISSOURI

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

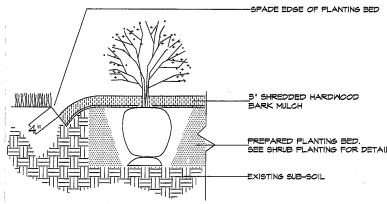
OF TWO SHEETS



NOTE: USE SHREDDED BARK MULCH ONLY

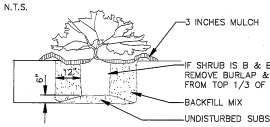
DECIDUOUS TREE PLANTING

N.T.S.



SPADE-CUT EDGE DETAIL

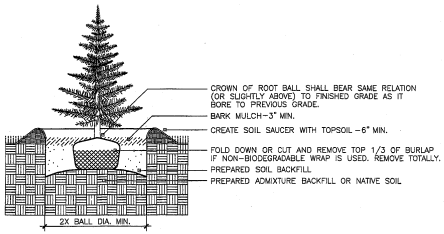
N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

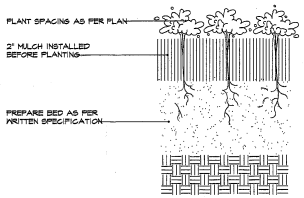
SHRUB PLANTING

N.T.S.



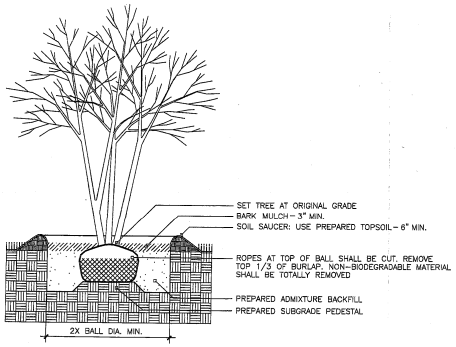
EVERGREEN TREE PLANTING

N.T.S.



PERENNIAL / ANNUAL PLANTING

N.T.S.



MULTI-STEM TREE PLANTING

N.T.S.

LANDSCAPE SCHEDULE-LOT 4:

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

LANDSCAPE SCHEDULE-STREET TREES:

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

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
2.) The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
11.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

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

MULCH:

1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Myraft fabric shall be used beneath all gravel mulch beds.
3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

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

TOPSOIL:

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

MISC. MATERIAL:

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

TURF:

1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
2.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken places, irregular pieces or torn pieces will be accepted.
3.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
4.) All sod shall be placed a maximum of 24 hours after harvesting.
5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

WARRANTY:

1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

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

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

PLANTING PLAN FOR THE PROPOSED

Lot 4 - Sentrus Place

111 SENTRUS PLACE CHESTERFIELD, MISSOURI

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

OF TWO SHEETS

City of Chesterfield

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

IV. C.

March 15, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

RE: **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.

Dear Planning and Zoning Committee:

At the February 12, 2007 City of Chesterfield Planning Commission meeting, a public hearing was held for an ordinance amendment to allow the following permitted use: *Sales, rental, and leasing of new and used vehicles, including automobiles and trucks as well as associated repairs and necessary outdoor storage of said vehicles.*

Planning Commission, by a vote of 7-2, voted to recommend approval of the petition with the following two changes to the Attachment A:

Section E. Landscape and Tree Requirements (page 6): Delete the following:

~~All new required landscaping materials shall meet the following criteria:~~
~~a. Deciduous trees-two (2) inch minimum caliper.~~
~~b. Evergreen trees-four (4) feet minimum height.~~
~~c. Shrubs-eighteen (18) inch minimum diameter.~~

Section A. Permitted Uses (page 3)

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

Attached please find a copy of the Attachment A as approved by the Planning Commission.

Respectfully submitted,

Jennifer L. Yackley
Project Planner

Respectfully submitted,

Aimee E. Nassif
Senior Planner of
Zoning Administration

Cc: Rob Heggie, City Attorney
Michael G. Herring, City Administrator
Michael Geisel, Acting Director of Planning

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Planned Commercial "PC" District shall be:

a. Animal hospitals, veterinary clinics, and kennels.

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

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

d. Barber shops and beauty parlors.

e. Bookstores.

f. Broadcasting studios for radio and television.

g. Cafeterias for employees and guests only.

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

i. Colleges and universities.

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

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

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

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

n. Financial institutions.

o. Hotels and motels.

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

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

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

q. Medical and dental offices.

r. Offices and office buildings.

s. Outpatient substance abuse treatment facilities.

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

u. Police, fire, and postal stations.

v. Public utility facilities.

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

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

y. Restaurant, fast food.

z. Restaurant, sit down.

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

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

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

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

ee. Vehicle repair facilities for automobiles.

ff. Vehicle service centers for automobiles.

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

2. The following Ancillary Uses shall be permitted:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. BUILDING REQUIREMENTS

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

C. SETBACKS

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

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

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

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

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

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

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

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

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

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

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

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

D. PARKING AND LOADING REQUIREMENTS

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

2. Construction Parking

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

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

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

3. Parking lots shall not be used as streets.

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

E. LANDSCAPE AND TREE REQUIREMENTS

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

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

F. SIGN REQUIREMENTS

1. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

2. No new advertising signs, temporary sings, portable signs or attention getting devices shall be permitted in this development.

G. LIGHT REQUIREMENTS

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

2. No on-site light standard shall exceed twenty-four (24) feet in height.

3. Provide for the installation, maintenance, operation and all expenses related thereto for the street lighting along all public streets associated with this development, including Chesterfield Airport Road in perpetuity. The street lighting plan shall comply with the Chesterfield Valley Master Street Lighting Plan.

H. ARCHITECTURAL

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

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

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

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

I. ACCESS/ACCESS MANAGEMENT

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

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

3. No direct access will be granted to Route 40/64 or Long Road except for one right in/right out access point from Lot 3 to Long Road, such access to be located as far north of Chesterfield Airport Road as possible. However, if in the future the City of Chesterfield determines that it is in the best interest of public health, safety and welfare that the right-out portion of this access be removed, then the property owner shall remove said right-out within sixty (60) days of receiving written notification from the City of Chesterfield. The property owner shall be given the opportunity to be heard before

the City makes a final determination. A final determination shall be made after a hearing held by the Planning and Zoning Committee of the City Council and its recommendation is then referred to the City Council.

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

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

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

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

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

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

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

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

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

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

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

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

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

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

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

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

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

M. STORMWATER

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

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

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

owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, twenty-four (24) hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

4. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Director of Public Works determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

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

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

N. SANITARY SEWER

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

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

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

O. GEOTECHNICAL REPORT.

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

P. MISCELLANEOUS

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

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

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

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

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

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

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

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

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

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

1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

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

V. CHESTERFIELD VALLEY TRUST FUND CONTRIBUTION

Roads

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

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

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

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

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

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

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

Water Main

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

Stormwater

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on $2,077.15 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Highways and Traffic. Funds shall be payable to the "Treasure, Saint Louis County".

Sanitary Sewer

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2008 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.
Trust Fund contributions shall be deposited with Saint Louis County in the form of a cash escrow prior to the issuance of building permits.

VI. RECORDING

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

VII. ENFORCEMENT

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

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

City of Chesterfield

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

VIII. A.

Planning Commission Staff Report

Meeting Date: March 12, 2007

From: Jennifer Yackley, Project Planner

Subject: Ordinance Amendment Vote Report

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

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

Proposal Summary

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

The petitioner has requested the addition of the following use:

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

Staff Recommendation

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

Ordinance Amendment Analysis

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

Surrounding Land Use and Zoning

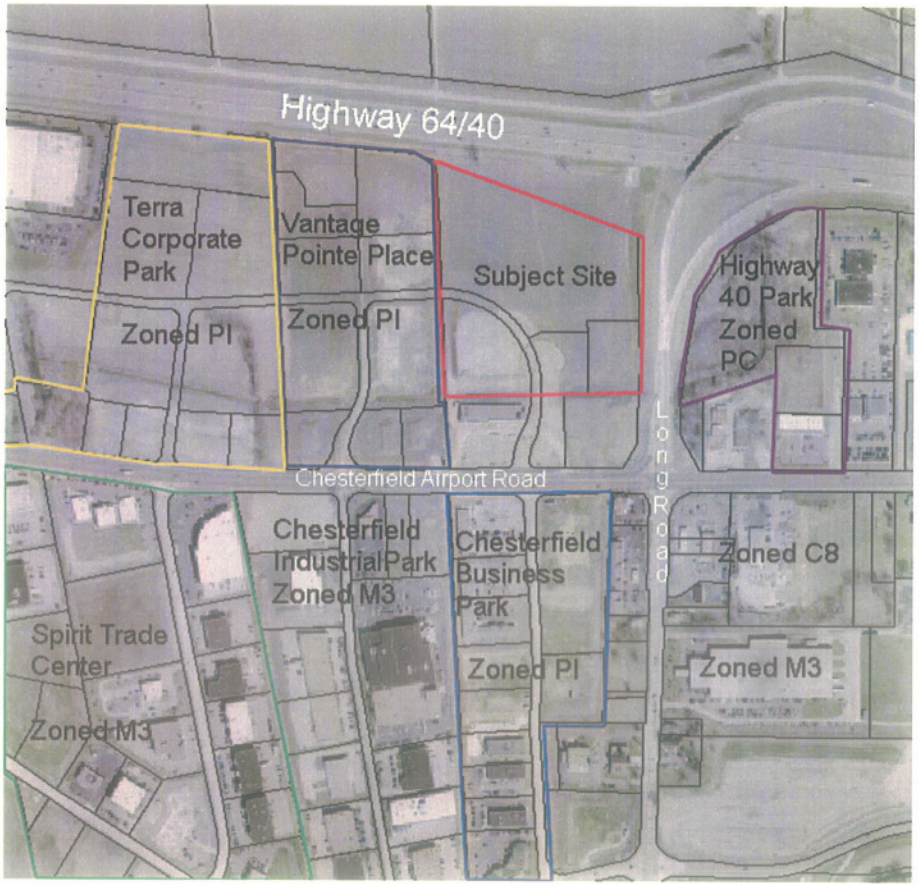
The land use and zoning for the properties surrounding this parcel are as follows:

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

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

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

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



Looking north toward Highway 64/40

Looking west across the site.

Looking south toward Chesterfield Airport Road.

Looking east toward Long Road and Chesterfield Airport Road.

Comprehensive Plan Analysis

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

Site Area History

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

Issues

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

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

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

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

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

Request

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

Respectfully submitted,

Jennifer Yackley
Project Planner

Respectfully submitted,

Aimee Nassif
Senior Planner of Zoning Administration

Attachments

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

PRINCIPALS
PAUL K. BOYER, P.E.
BRANDON A. HARP, P.E.

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

RECEIVED
FEB 23 2007
PLANNING
DEPARTMENT

February 23, 2007

Ms. Jennifer Yackley
Project Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760

Regarding: P.Z. 4-2007 Butler Investment Partnership (Saturn of West County)
(CEDC Project No. 0600)

Dear Ms. Yackley,

This letter is intended to address the comments outlined in the Issues Letter dated February 16, 2007 following the February 12 public hearing for Saturn of West County. The comments were further discussed with city staff on Wednesday, February 21.

List of Issues:

Comment 1: How many customers are expected to visit the development on a typical day?

Response 1: ***Ten customers are anticipated each day for new sales and twenty to thirty customers are anticipated for vehicle service for a total of approximately forty customers per day.***

Comment 2: How will new inventory be delivered to the site? How often are the deliveries made?

Response 2: ***Inventory is delivered to the site by transport truck usually once per week. The truck is typically on-site approximately 20 minutes to unload vehicles. Inventory is typically dropped off during business hours before 6 pm.***

Comment 3: Provide comments from the Valley Master Plan Committee.

Response 3: ***We understand that comments have not been provided yet by the Valley Master Plan Committee as of the date of this letter.***

Comment 4: The Site Development Concept Plan for Long Road Crossing indicates that the proposed Saturn development site and the adjacent site to the east are to share an entrance onto Long Road Crossing Drive, which aligns directly across from a proposed entrance across the street. The Preliminary Plan depicts a solo entrance located on the Saturn site that does not permit for cross access and also will not align with the approved entrance location across the street.

Response 4: ***The Preliminary Plan has been modified to reflect the shared entrance drive onto Long Road Crossing which will also align with the proposed future entrance across the street according to the "Partial Second Amended Site Concept Plan".***

Comment 5: Please be advised that the sidewalk will be required to be placed behind the roadside drainage swale.

Response 5: ***The Preliminary Plan has been modified to reflect the 5 ft. wide sidewalk behind the roadside drainage swale. Pursuant to our meeting with city staff on Wednesday, February 21, it is our understanding that the sidewalk location was requested to be moved from the street side of the drainage swale as originally shown on the "Partial Second Amended Site Concept Plan" so that it may not interrupt road drainage from entering the drainage swale.***

Comment 6: Please be advised that the depicted landscaping may conflict with the required public improvements required for the site.

Response 6: ***Noted. A detailed landscaping plan will be provided during the site development plan review process which will be integrated with the required public improvements for the site.***

Conditions related to site specific issues applied to the rezoning petition:

Comments 1 thru 19: ***Applicant has no objections.***

Traffic Studies

Comment 20: A traffic impact study shall be provided for review and approval by the City of Chesterfield Department of Public Works and Missouri Department of Transportation

Response 20: ***Pursuant to our meeting with city staff on Wednesday, February 21, it is our understanding that Public Works will not require a traffic impact study based on the anticipated traffic flows for this development. Should other agencies require a study, then a study will be provided for review.***

Comments 21 thru 25: ***Applicant has no objections.***

General Conditions applied to the rezoning petition:

Comments G-2 thru G-9: ***Applicant has no objections.***

Requirements of City Code:

Applicant has no objections.

PRINCIPALS
PAUL K. BOYER, P.E.
BRANDON A. HARP, P.E.

The above responses are respectfully submitted for your review. Please don't hesitate to contact this office should you have any questions or require further clarification.

Sincerely,
Civil Engineering Design Consultants, Inc.

Paul K. Boyer, P.E.
Principal

Cc: Jackie Dunn, Saturn of West County
Chris Kehr, Kehr Development LLC
Mike Bauer, Bauer & Associates
Rudy Stinnett, Grub & Ellis
Paul Nagel, Grub & Ellis

DATE: February 15, 2007

TO: Planning Commissioners

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

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

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

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

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

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

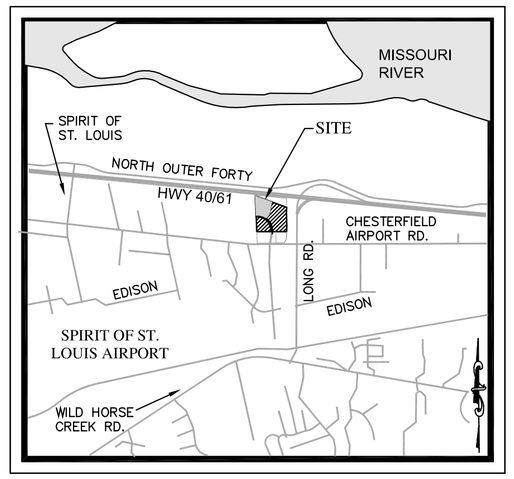
existing "background" issues are not negatively impacted by the proposed change in allowable uses.

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

MOG:ck

PRELIMINARY DEVELOPMENT PLAN
FOR
SATURN OF WEST COUNTY

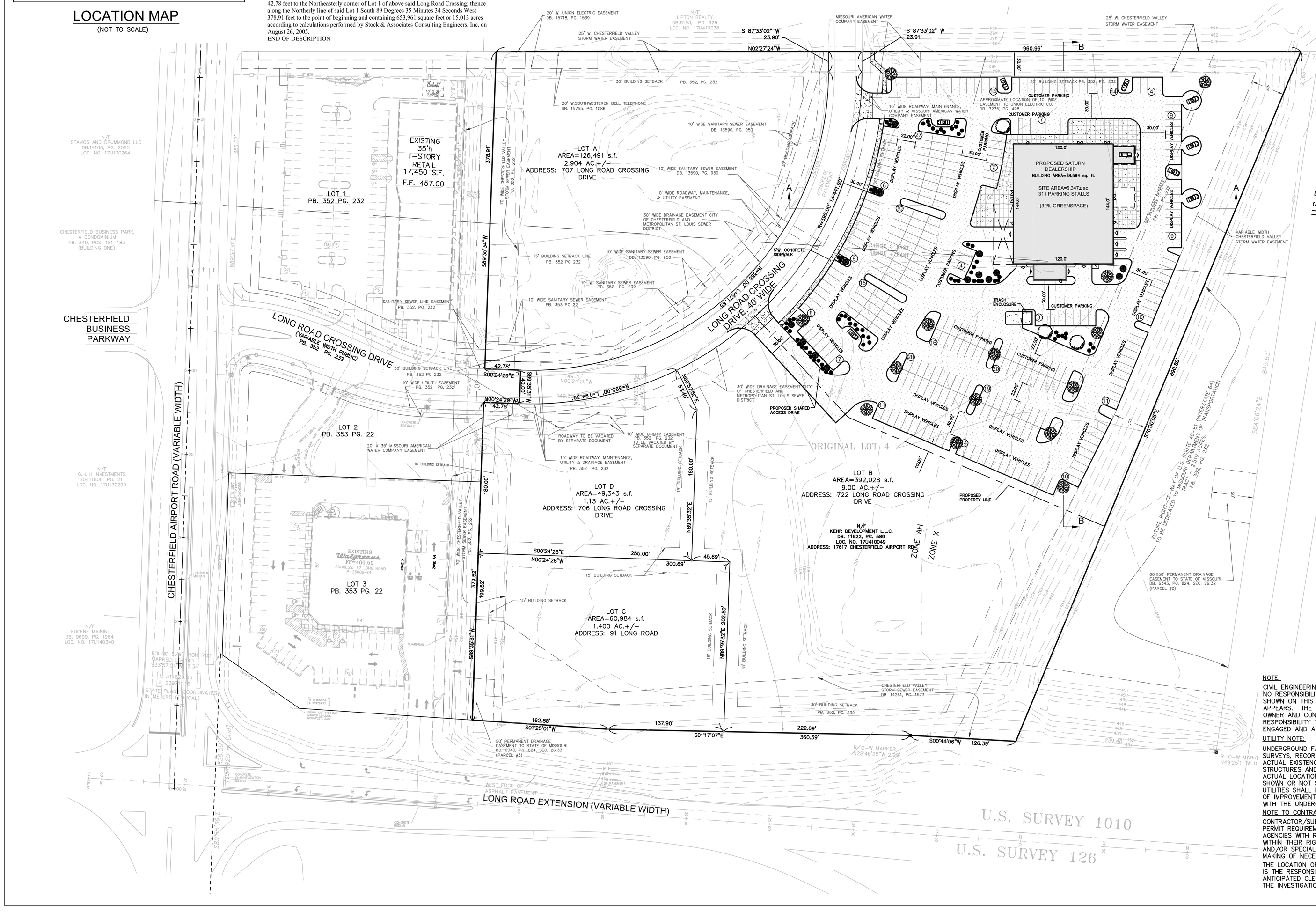
A TRACT OF LAND LOCATED IN A RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4 A RESUBDIVISION OF LONG ROAD CROSSING
A TRACT OF LAND BEING LOT 4 OF LONG ROAD CROSSING LOTS 2, 3 AND 4 AS RECORDED IN PLAT BOOK 353, PAGE 22 AND BEING LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 3 AND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



LOCATION MAP
(NOT TO SCALE)

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

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



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

PROPERTY DATA

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

GENERAL NOTES

1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.

2.) ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK

3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY OTHERS.

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

5.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.

6.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

7.) GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.

8.) ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.

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

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

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

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

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

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

15.) NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1005.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.

16.) ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND

17.) ROOF TOP EQUIPMENT SHALL BE SCREENED

FLOOD NOTE

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

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

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

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

NOTE TO CONTRACTOR
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.
THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

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

CIVIL ENGINEERING DESIGN CONSULTANTS, INC.
11402 GRAVOIS ROAD SUITE 100
SAINT LOUIS, MISSOURI 63126
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Preliminary Development Plan
SATURN OF WEST COUNTY
Long Road Crossing
Chesterfield, Missouri

Proj. # 0600

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

PRELIMINARY DEVELOPMENT PLAN

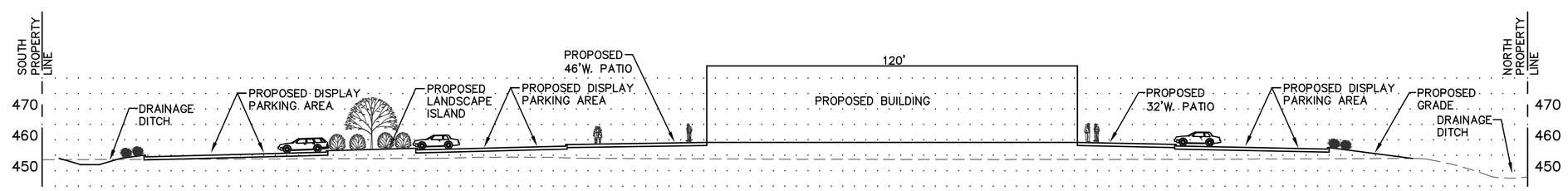
SD1

SITE CROSS SECTIONS
FOR
SATURN OF WEST COUNTY

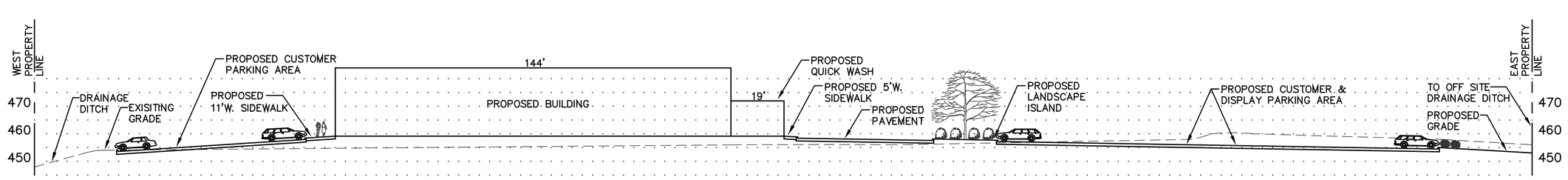
A TRACT OF LAND LOCATED IN A RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING
LOTS 2, 3, AND 4 A RESUBDIVISION OF LONG ROAD CROSSING
A TRACT OF LAND BEING LOT 4 OF LONG ROAD CROSSING LOTS 2, 3 AND 4 AS
RECORDED IN PLAT BOOK 353, PAGE 22 AND BEING LOCATED IN U.S. SURVEY 1010,
TOWNSHIP 45 NORTH, RANGE 3 AND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

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



SECTION SOUTH TO NORTH
SCALE: 1"=30'



SECTION WEST to EAST
SCALE: 1"=30'

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

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

Proj. # 0600

No.	Description	Date
	PRELIMINARY	01/29/07

PRELIMINARY
SITE CROSS
SECTIONS

SD2

IV. D.

City of Chesterfield

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

March 13, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

RE: **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.

Dear Planning and Zoning Committee:

At the February 26, 2007 City of Chesterfield Planning Commission meeting, a public hearing was held for an ordinance amendment to change the building setbacks, parking structure setbacks, and the parking and loading space setbacks. There were no issues from the Public Hearing.

Planning Commission voted to recommend approval by a vote of 9-0.

Attached please find a copy of the Attachment A as approved by the Planning Commission.

Respectfully submitted,

Jennifer L. Yackley
Project Planner

Respectfully submitted,

Aimee E. Nassif
Senior Planner of
Zoning Administration

Cc: Rob Heggie, City Attorney
Michael G. Herring, City Administrator
Michael Geisel, Acting Director of Planning

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:

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

   b. Cafeterias for employees and guests only.

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

   d. Indoor recreational facilities.

   e. Medical and dental offices.

   f. Offices and office buildings.

   g. Parking areas and parking structure.

   h. Pharmacy.

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

2. The following Ancillary Uses shall be permitted:

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

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

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

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

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

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

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

1. FLOOR AREA

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

2. HEIGHT

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

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

3. BUILDING REQUIREMENTS

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

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

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

C. SETBACKS

1. STRUCTURE SETBACKS

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

Phase I Office Building

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

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

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

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

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

Phase II Office Building

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

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

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

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

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

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

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

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

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

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

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

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

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

3. Parking Structure Setbacks

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

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

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

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

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

D. PARKING AND LOADING REQUIREMENTS

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

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

2. Construction Parking

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

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

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

3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

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

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

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

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

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

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

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

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

F. SIGN REQUIREMENTS

1. Sign package submittal materials shall be required for this development. All sign packages shall be reviewed and approved by the City of Chesterfield Planning Commission.

2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the Missouri Department of Transportation, for sight distance considerations prior to installation or construction.

3. No advertising signs, temporary signs, portable signs, off site signs, or attention getting devices shall be permitted in this development.

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

G. LIGHT REQUIREMENTS

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

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

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

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

H. ARCHITECTURAL

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

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

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

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

I. ACCESS/ACCESS MANAGEMENT

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

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

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

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

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

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

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

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

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

M. STORMWATER

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

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

plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

N. GEOTECHNICAL REPORT.

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

O. MISCELLANEOUS

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

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

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

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

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

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

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

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

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

1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

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

V. TRUST FUND CONTRIBUTION

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

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

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

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

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

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

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

VI. RECORDING

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

VII. ENFORCEMENT

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

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

City of Chesterfield

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

VIII. B.

Planning Commission Staff Report

Meeting Date: March 12, 2007

From: Jennifer Yackley, Project Planner

Subject: Ordinance Amendment Vote Report

Location: 14805 North Outer Forty Drive

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

Proposal Summary

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

The specific requested amendments are as follows:

Section C. Structure Setbacks

Phase I Office Building:

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

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

Phase II Office Building:

~~375 foot setback from the eastern boundary~~

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

Section E. Parking and Loading Space Setbacks

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

Section F. Parking Structure Setbacks

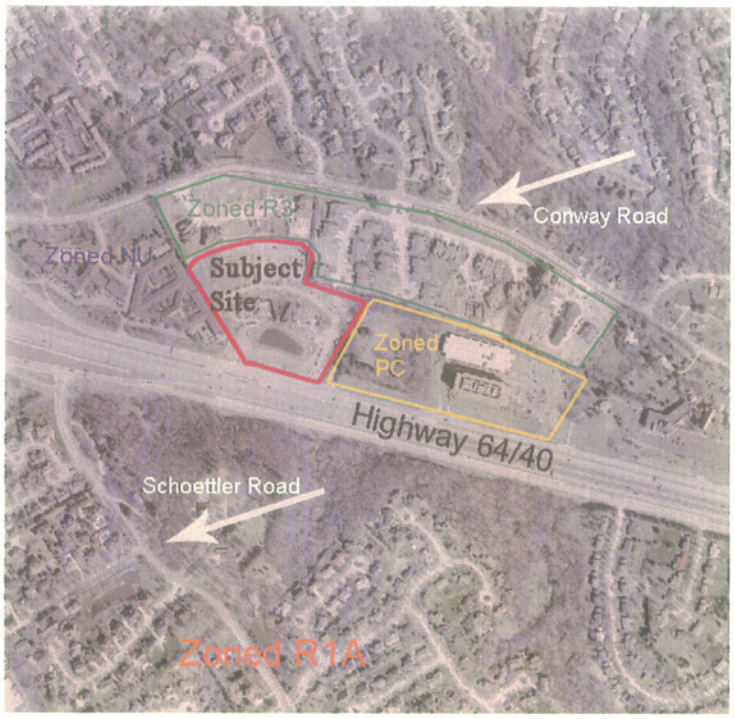
Zero (0) feet from the interior property lines of the "PC" District.

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

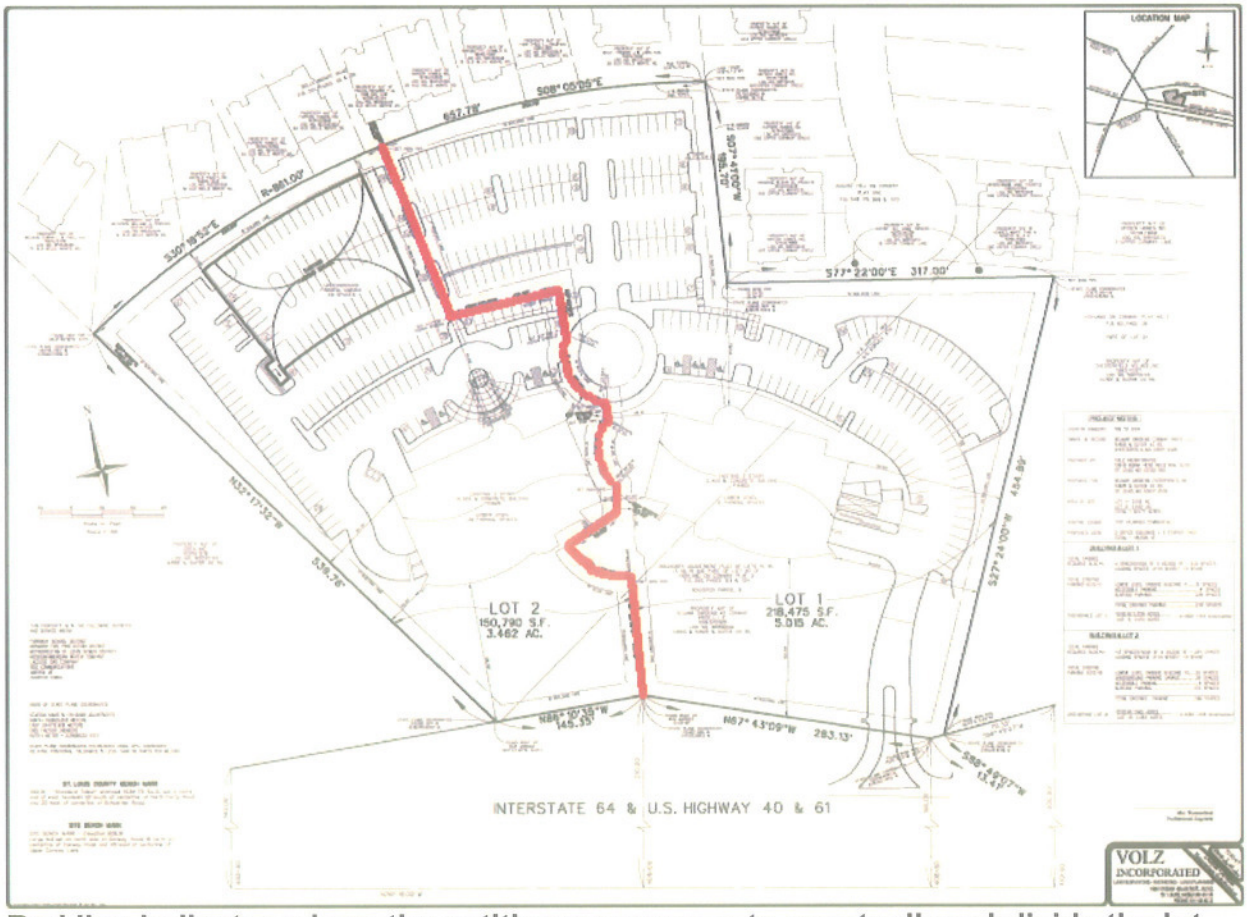
Ordinance Amendment Analysis
The petitioner has requested the amendments to facilitate the eventual subdivision of the parcel from north to south. The requested amendments do not affect the developer's ability to meet the City's parking and greenspace requirements for this site. Additionally, the submitted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

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

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



Existing buildings on the site.



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

Comprehensive Plan Analysis

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

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

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

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

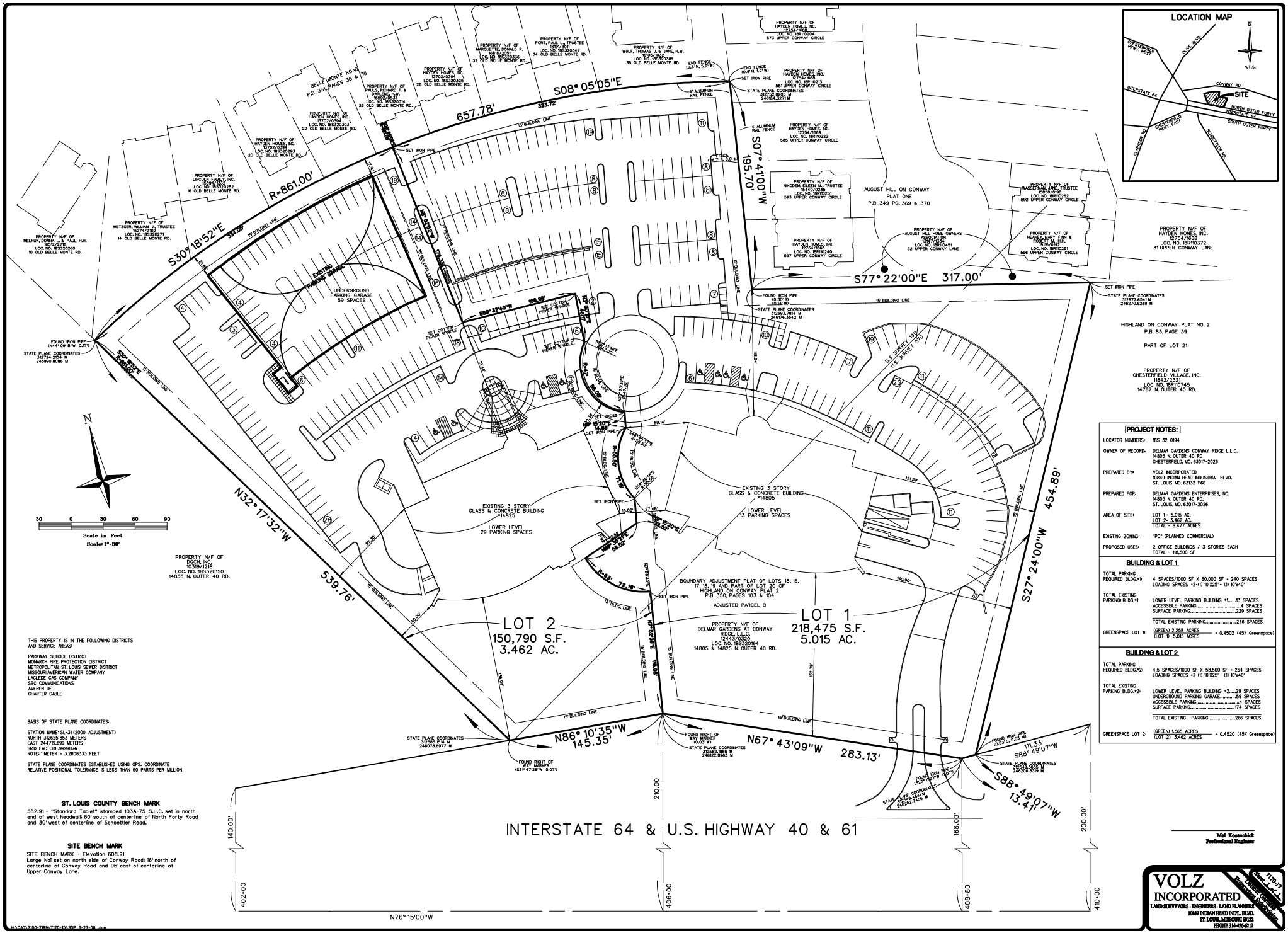
Respectfully submitted,

Jennifer Yackley
Project Planner

Respectfully submitted,

Aimee Nassif
Senior Planner of Zoning Administration

Attachments
1. Attachment A
2. Preliminary Plan



PROJECT NOTES:

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

BUILDING & LOT 1

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

BUILDING & LOT 2

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

THIS PROPERTY IS IN THE FOLLOWING DISTRICTS AND SERVICE AREAS:

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

BASIS OF STATE PLANE COORDINATES:

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

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

ST. LOUIS COUNTY BENCH MARK

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

SITE BENCH MARK

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

Mel Kosenchick
Professional Engineer

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

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

H:\CAD\7100-7199\7170-15\SPR 8-22-08.dgn