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January 7, 2009

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

The Planning Commission agenda for **January 12, 2009** will include the following item for your consideration:

<u>St. Louis Family Church (101 & 139 Valley Center Dr.-17501 Edison Ave.)</u>: An Amended Site Development Plan, Amended Landscape Plan, and Architectural Elevations, for a 16.17 acre tract of land zoned "Pl" Planned Industrial District located at the southwest corner of Chesterfield Airport Rd. and Valley Center Dr.</u>

Planning Commission:

Volz Inc. and Suttle Mindlin LLC, have submitted on behalf of St. Louis Family Church an Amended Site Development Plan, Landscape Plan, and Architectural Elevations for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

BACKGROUND

- 1. In August of 1984, St. Louis County approved Ordinance 11,668 allowing a "C-8" Planned Commercial Development and "M-3" Planned Industrial Development (The Valley Center).
- 2. In October of 1984, St. Louis County approved a Site Development Concept Plan for The Valley Center.
- 3. In December of 1988, St. Louis County approved Ordinance 13,908 amending the uses allowed in the "M-3" Planned Industrial District.
- 4. The education building and sanctuary were constructed in 1988 and 1989 respectively.

- 5. On September 21st, 1992, The City of Chesterfield approved Ordinance 714 which allowed churches as a permitted use in the "M-3" Planned Industrial District.
- 6. On August 18th, 1997, The City of Chesterfield approved Ordinance 1302 to allow free standing signs at individual buildings.
- 7. On October 2nd, 2000, The City of Chesterfield approved Ordinance 1679 which amended the City of Chesterfield Zoning Ordinance by changing the boundaries of a "C-8" Planned Commercial District, "NU" Non-Urban District and "M-3" Planned Industrial District, to "PI" Planned Industrial District for a 16.17 acre tract of land located at the southwest corner of Chesterfield Airport Rd. and Valley Center Dr.
- 8. On January 8th 2001, The Planning Commission approved a Landscape Plan for the site.
- 9. On February 26th 2001, The Planning Commission approved a Site Development Plan for the site
- 10.On September 16th 2001, a Site Development Plan was approved administratively for revisions to the northern parking lot.
- 11.On December 10th 2001, a Site Development Plan was approved administratively for revisions to an existing retaining wall.
- 12. On May 3rd, 2004, The City of Chesterfield approved Ordinance 2092 which repealed City of Chesterfield Zoning Ordinance 1679 and increased the maximum gross floor area to 96,000 sq. ft.
- 13.On August 9th, 2004, The Planning Commission approved an Amended Site Development Plan for light standards to illuminate the existing soccer field on the west side of the development.
- 14. On October 20th, 2008, The City of Chesterfield approved Ordinance 2494 which repealed City of Chesterfield Zoning Ordinance 2092 and removed the maximum gross floor area requirement and increased the maximum building height allowed to 50 ft.

SUBMITTAL INFORMATION

1. The request is for a 27,008 sf. addition to the existing sanctuary (23,010 sq. ft.) and office/education building (28,586 sq. ft.) The total building area will be 78,604 sq. ft.

- 2. The addition will have a maximum height of 50 ft. The current maximum height is 22 ft.
- 3. The exterior building materials will be comprised of glass curtain wall, pre-cast concrete, stucco, metal panel and painted brick. The roof is proposed to be a flat membrane roof with internal drains.
- 4. The Landscape Plan is in compliance with the City of Chesterfield Tree Manual.
- 5. There are no proposed changes to parking lot lighting.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on December 11, 2008. The ARB voted unanimously that the project should be forwarded for approval of the Amended Site Development Plan, Amended Landscape Plan, and Architectural Elevations to the Planning Commission.

DEPARTMENTAL INPUT

The submittal is in compliance with all applicable City of Chesterfield ordinances. The Department of Planning requests action on the Amended Site Development Plan, Amended Landscape Plan, and Architectural Elevations.

Respectfully submitted,

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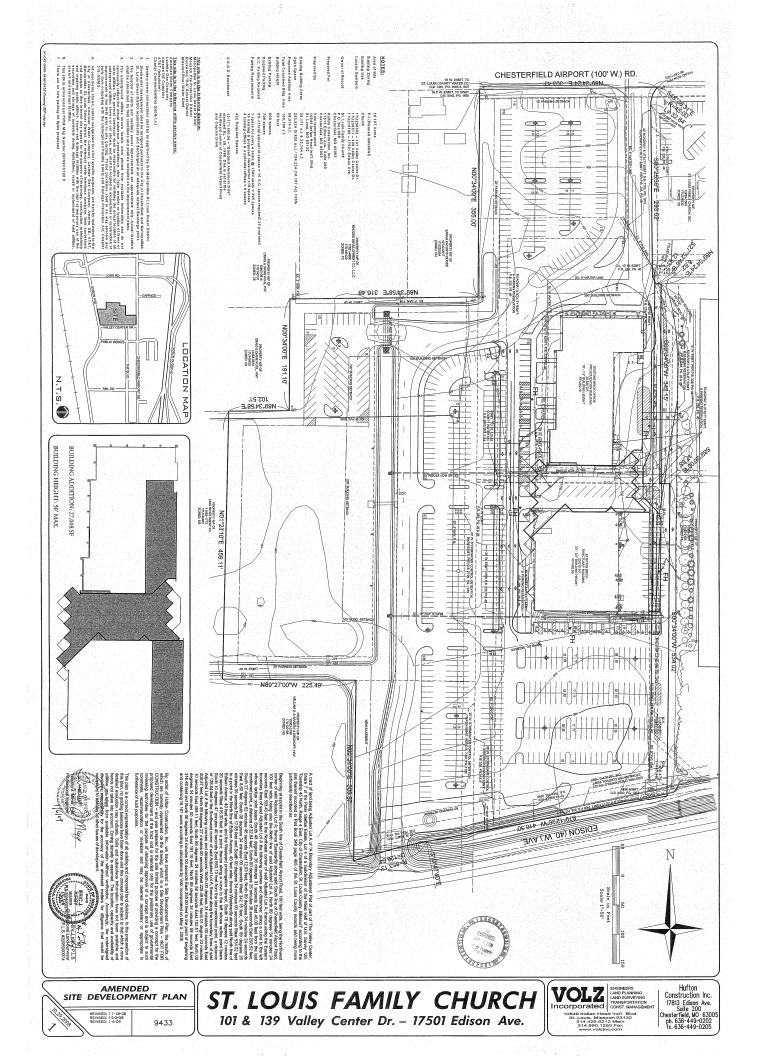
Charlie Campo Project Planner

Cc: City Administrator City Attorney Department of Public Works

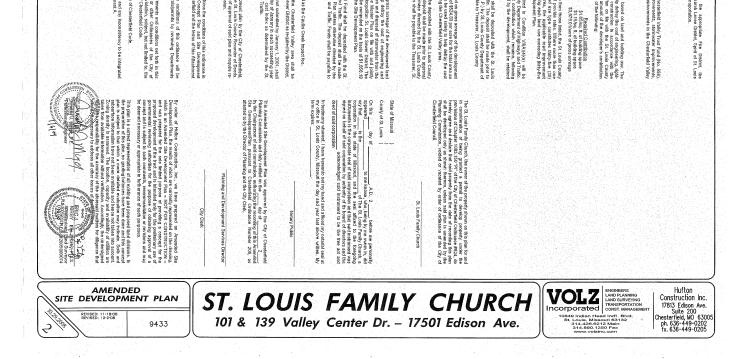
Attachments: Amended Site Development Plan Amended Landscape Plan Architectural Elevations Respectfully submitted,

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Mara M. Perry, AICP Senior Planner of Plan Review



Trash enclosures: The location, material, and elevation of any trash enclo will be as approved by the Planning Commission on the Site Development 2 Bidding fixedee should be asticulated by using order, amagement of change in presented to emphasize the focuse elements. The plane of the extrain value management is budget, electric or Extensity, long facades shall be designed by the articlent budget andiculation and landscaping to avoid a monotonous or overprovering appearance. C. SETBACKS **B. BUILDING AND HEIGHT REQUIREMENTS** a. All deliveries : 7:00 p.m. The developer shall submit architectural elevations, including but not limited to, color rendemings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission. H. ARCHITECTURAL 2. Provide for the installation, maintenance, operation and all expenses in thereto for the stretch staffing along all public stretch associated with development, including Unbettenfield Aurort Road and Edison Xenue preputity, as directed by the City of Charlenfield Department of Planning Unblik Wolds. The stretch tighting plan shall comply with the Chestenfield V Master Stretch Lighting plan shall comply with the Chestenfield V Master Stretch Lighting plan shall comply with the Chestenfield V Provide a lighting plan and out Code. G. LIGHT REQUIREMENTS No advertising signs, temporary signs, portable devices shall be permitted in this development. 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. A Sign Package will be submitted to the Department of Planning and Public Works in conjunction with Sile Development Concept Plan. The developer shall adhere to the Tree Manual of the City of Chesterfield. o. Provide adequate off-strest stabilized parking arres(s) for constru-englopese and a vasificion ration for construction vehicles endeming and lear the side in order to seminate the condition whereby much time construction analyzer excisible is tracked onto the pavement causing hexarrous rate/our whole conditions. No construction related parking shall be permitted within the Chesterfield Airport Road and Edison Avenue rights-of-way. Parking shall be prohibited on the Chesterfield Airport Road and Edison Avenue ights-of-way. d. Twenty five (25) feet from the western limits of this "PF" District 2. Zero (0) feet from the eastern limits of this "PI" District b. Fifteen (15) feet from the new right-of-way of Chesterfield Airport Road a. Fifty (50) teet from the new right-of-way of Edison Avenue No parking stall, loading space, internal driveway or roadway, except ngress or egress, shall be located within the following setbacks: e. One hundred (100) feet from all other limits of this "PI" District. b. Three hundred fifty (350) feet from the new right-of-way of Chesterfield Airport Road No building or structure, other than a freestanding project identification poundary and retaining walls, light standards or flag poles shall be located the following sebacks: The maximum building height shall be limited to fifty (50) feet, excl rooftop mechanical equipment and screening. A minimum of 30% openspace is required for this deve The uses permitted within this "PI" Planned Industrial District shall be contained in a maximum of two (2) buildings. All other hours of operation for this development shall not be restricted. 2. Hours of Operation The uses allowed in this "PF" Planned Industrial District shall be; A, PERMITTED USES . Specific Criteria All provisions of the City of Chesterfield City Code : except as specifically modified herein. Attachment A Construction Parking . Off-street parking spaces for this development shall be as required in the City of Shesterfield Code.). PARKING AND LOADING REQUIREMENTS . Twenty five (25) feet from all other limits of this "PI" District I. Two hundred (200) feet from the western limits of this 'PP' District . Three hundred (300) feet from the new right-of-way of Edison Avenue SIGN REQUIREMENTS The stredet surrounding this development and any street used for construction coress thereto shall be cleaned throughout the day. The developer shall keep the sad clear of mud and debris at all times. Thirty (30) feet from the eastern limits of this "PI" District Churches shall be allowed on tract of land of at least one acre in area. LANDSCAPE AND TREE REQUIREMENTS and trash pick-up shall occur between the hours of 7:00 a.m. shall apply to this development with the City of Chesterfield signs or attention getting points t Plan within Sile 1. Due be indered nature of development, the specific size, computation nature. The excit below, take, and you for all suggestion of source many sectors and supported source and the supported source and the supported source and the support of the suppo Verify handling of surface runoff along Clestenfield Alport Foad vall not require additional estimater disclision. Ferentient improvements including all storm etailings hallings and the se scheeder by the SL. Cuel Schury Department etailings works and Traffic and the City of Clestenfield Department of Planning and Hulle Works The Nazor or a Councilements of the Virut in visible a development is proposed may request that the Size Development Plane be reviewed and approved by Nazor endre Cay Coundi. This request must be made no later than 24 hours before possing the approxia for energic by Council meshing also Planet hours and approval of the Size request, particular the Size of the appropriate addres raises on the proposal. 3. Span Yulawi Kaster Plan. The current Chestwield Valley Storm Water Plan datists a 10 for wide traperciala channel along the southern proton of the datists a 10 for wide traperciala channel. In the Master Plan dapter a 5 forth wide represender channel for Avenue. In addition, the Master Plan dapter a 5 forth and represender channel for advantage that and the avenderman trapected channel forced along the water may projent fine and the dawedorm trapected channel forced along the water may projent fine and the dawedorm trapected channel forced along the water office. 3. No structures, detertion/drainage facilities, trees, plants, or vegetation with roots, or any other improvement that would penetrate the ground surface should be permitted within a 150-boot seback from the landside toe of the ultimate 500 year levee. The structures/improvements within 150 feet of the levee toe shall be as directed by the City of Chesterfield in consultation with the Monarch-Chesterfield Levee District, as pursuant to U.S. Army Corp of Engineers Requirements. J PUBLIC PRIVATE ROAD IMPROVEMENTS INCLUDING PEDESTRIAN CIRCULATION Secondary access to the main site drive shall be at acst 130 teel from the right-ofway of Chesterfield Aliport Road, as directed by the City of Chesterfield Department of Planning and Public Works and the St. Louis County Department of Highways and Traffic. All exterior trash areas will be enclosed with a stx (6) foot enclosure complimetred by adequate landscaping approved Commission on the Site Development Plan. The maintenance of the required storm water/ditch responsibility of the property owner(s). N. STORMWATER M. POWER OF REVIEW Hitigation measures identified in the momorandum tom the Monarch-Chesterfield Levee Dialot and prepared by Sverdrup CN#, Inc., dated May 20, Catob shall be addressed as directed by the City of Chesterfield in consultation 2000 shall be addressed as directed by the City of Chesterfield in consultation with the Monarch-Chesterfield Levee District. L. MONARCH-CHESTERFIELD LEVEE DISTRICT Phor to Ste Development Plan approval, the City of Chestenfield Department of Planning and Puble Wocks and the St. Louis County Department of Highways and Traffic may need a traffic study, including internal and external circulation, for review, and approval. K. TRAFFIC STUDY 4. Prior to Special Use Pennit issuance by St. Louis County Department Highways and Traffic, a special cash escrow must be established with the Louis County Department of Highways and Traffic to guarantee completion of required roadway improvements. Improvements 3. Obtain approval from the City of Cleaterfield Department of Planning and Public Works and the SL Luis County Department of Hichways and Traffic of the focations of proposed curb cuts, areas of new dedication, and roadway locations of proposed curb cuts. 2. Provide a 5 foot vide sidewalk and associated handsop access ramps, constructed for St. Lott County ADA standards, along the south side of Cheatenfield Alprot Rad. The sidewalk will be decided within the 15st. selesio: for parking, and will be excepted from the green space calculation. Improve Chesterfield Aliport Road to one-half of a five (5) lane cross section. The construction of an eight (5) room stabilized shoulder is required to conform to the typical section for classifield Aliport Road. The St. Louis County Department of Highways and Traffic will provide the typical section. 4. Access of internal streets or drives shall be a minimum distance of 150 fee from the right-of-way of Edition Avenue, as directed by the City of Chesterfield Department of Planning and Public Works. 3: Edson Avenue, Access to Eldon Avenue shall be limited to one commercial eventors. The extensive supposed, shall be loaded a minitumer of 44 feet east of the vesterm property line of the situate such endershall be Boundary Adquirent. Plat mecodelin Brill Brid Sch 27 page 13 with the SL Louis Canady Feadorier of Dearts mecodelin Brill Brid Sch 27 page 13 with the Sch 20 feet to the satisfu-nces. In addition, the entennesh may not be obser than 150 feet to the satisfu-property fee. L ACCESS/ACCESS MANAGEMENT Mechanical equipment will be adequately approved by the Planning Commission. tormwater drainage improvements shall be operationa driveways or parking lots. Roadway, and related is structed prior to 60% occupancy of the development. Bulk a profile days faces to bit of environment from Orderfield algorithm all bit in related to saviding commonial environce consolitated at a discussion facility of the second second second second second second second relation beginning of Planning and Planle Week as the commondial environment of shall be planned with strength or proposed streets and entrances or ar side of Ordersteind shall be today for the SL undo second or of Holpwags and "Tafls and the City of Chesterfield Department of rund Plank Weeks. nal prior to the improvements rooting or other system X high sight-proof I by the Planning shall be the shall e site wide f f S Data, Sia, Devalutatel Fas approxit, Janvies a predential report, perceptident prediction and the set of the standard set of the standard set of the set of the standard set of the standard set of the set of 16. Address trees and landscaping in accordance Code. 15. Depict existing and proposed contours at intervals of rot more than one (1) foot, and extending 150 feet beyond the limits of the site as arected. [2] Depict asking and proposed improvements within 150 feet of the site as discosed, improvement budies, but as not limited to robusty, diversely as discosed, improvement budies, but as one limited to robusty, diversely as usedneys disjonent to and across the sites from the other and significant natural restures, such as wooded areas and rock formulons, that are to runnah or be removed. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet. The Site Development Section Plan shall adhere to the above criteria and to the tollowing: A. Substantial construction shall commence within two (2) years of approx site development concept plan or site development plan, unless c authorized by ordinance. O. WATER Formal plan submittal and approval will be required by the Metropolitan Sever District prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review. 18. Signed and sealed in conformance with the State of hissouri Department of Economic Development, Division of Professional Registration, Missouri Board is Architects, Professional Engineers and Land Surveyors requirements. Indicate the location of the proposed storm severs, debution basins, severs and connection(s) to the existing systems. 13. Depict all existing and proposed easements and rights-of-way within 150 feel of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements. Zoning district lines, sub-division name, lot number, dimensions, and area, zoning of adjacent parcels where different than site.
Floedplain boundaries. Depict the location of all buildings, size, including height and distance adjacent property lines and proposed use. 5. A note indicating all utilities will be installed underground. 4. Provide Floor Area Ratio (F.A.R.) Provide open space percentage for overall percentage for each lot on the plan. Parking calculations. Including calculation for all off street parking space required and proposed, and the number, size and location finandicap designed A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS IV. GENERAL CRITERIA B. Where due cause is shown by the developer, the Commission period to commence construction for not more than one additional E. Where due cause is shown by the developer, submittal may be extended through appeal to and Commission. D. Said Plan shall be submitted in accordance with the combined requirement Site Development Section and Concept Plans. The submission of Amended Development Plans by sections of this project to the Planking Commission be permitted if this option is utilized. E h lete of submitting a SRE Development Concept Plan and SRe Development Section Plans, the petitioner may submit a Ste Development Plan Sor the entire development within eighteen (18) months of the date of approval of the change of zoning by the City. A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning. IL TIME PERIOD FOR SUBMITTAL OF SITE PLANS AND SITE DEVELOPMENT PLANS All utilities will be installed underground. Q. MISCELLANIOUS Water Main Master Plan: The current Chesterfield Valley Water Main Maste depicts a 20° water main extension of the main in an easi-west direction a the southern limit of the property, adjacent to the Edison Avenue right-of-way Treatment for water quality, in accordance February 2006, shall be required. 5. The site shall provide for the positive drainage of storn water and it discharged at an adequate natural discharge point. Energyncy overflow ways to accommodate the 100-year storm shall be provided. Indicate location of all existing and proposed freestanding monu 3. Specific structure and parking setbacks along all roadways and property lines A note indicating signage approval is separate process. II. COMMENCEMENT OF CONSTRUCTION Failure to comply with these submittal requirements if the change of zoning and will require a new public ht . GEOTECHNICAL REPORT Comply with all preliminary plat requirements of the City of Chesterfield division Regulations per the City of Chesterfield Code. development including DEVELOPMENT CONCEPT with MSD regulations with the City of Chesterfield , this time interval d approval by the heanny ; will result in the expiration n may extend the il year. iment signs. otherwise das Plannin shall be drainage date The stomwater contributions to the Trust Fund shall be deposited with the St Louis County Department of Hypways and Traits. The deposit shall be made prior to approval of these betweenness Plan unterest-anowase directed by St. Louis County Department of Highways and Traitie. Funds shall be payable to be Traiseners, St. Louis County. The primary water line combunions shall be deposited with the St. Louis County Obsatratest of tigkways and Trails. The depose shall be made prior to approval of the St. Development Plan unuses a denove indexed by the St. Louis County of the St. Park County and Trails. Funds shall be payable to be Trassurer, St. Louis County. The routiony improvement contribution is based on land and builting readway contributions are necessary to holp defary the cost of engineering codway acquisition, and major rootdway construction is accordance cheestreaded value yood improvement. Plan on the value the SL Loads cheestreaded value yood improvement plan on the value of the developer's cor-bepartment et Highways and Traffic. The amount of the developer's cor-be built and that its exception of the value of the developer's cor-be built that the submodule on the trace of the indeveloper's cor-be built and that its exception of the trace of the indeveloper's cor-be built and that its exception of the trace of the indeveloper's cor-be built and that its exception of the trace of the indeveloper's cor-be built and that its exception of the trace of the indeveloper's cor-be built and that its exception of the trace of the indeveloper's cor-The The roadway improvement contributions shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to the issuance of a Special Use Pennik (SU P.) you. SU, Louis County Department of Highways and Traffic. Funds shall be payable to Treasurer, St. Louis County If the type of verificipated affers from those lated, the SL table County Department of Highways and Traffs shall provide rates. Where more than our lated use by its proposed and each lated use type constructs thity-free (SS) percent or more of the prose building and, the suppleade read improvement percent or more of the prose building and, the suppleade read improvement percent or more of the prose building and, the suppleade read improvement percent is supproved on the Ste Decempent Plan. Roads Area A. The Developer shall contribute to the Chesterfield Valley Trust Fund (No. 558). This fund was created for roadway improvements, stormwater improvements, sonkary sever facilities and water main improvements in the Chesterfield Valley Area. 19. Provide comments/approvals from the Metropolitan St. Louis Sewer District, Monarch 1 Airport and the Missouri Department of Transport D. Waiver of Notice of Violation per the City of Chesterfield Code. C. Non-compliance with the specific requirements and conditions set forth in this Crimance and its attached conditions or other Ordinances of the CRV of Ordesterfield shall constitute an ordinance violation, subject, but not imited to, the panalty provisions as set forth in the City of Chesterfield Code. A. The City of Chesterfield Missouri will enforce the conditions of this ordinance in accordance with the Site Development Concept Plan and Sae Development Section Plan approved by the City of Chesterfield and the terms of this Attachment VII. ENFORCEMENT Within 60 days of approval of any development pian by the Cky of Chesterheid, the approver 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. VI. RECORDING The amount of this required contribution, if not submitted by January 1, 2001, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St Louis County Department of Highways and Traffic. Sanitary Sewer Storm Water The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$524.33 per aver for the total area as approved on the SEA Development Plan to bu used solely to help define the cost of constructing the primary water line serving the Chesterflaid Valley area. Credits for nadvay improvements required in Condition VII(A)(A)(a) will be availed as directed by the St. Louis County Department of Highways and Traffic Aay portion of the codway improvement contribution which remains, following completion of road improvements required by the development, shall be retained V. TRUST FUND CONTRIBUTION 20. Compliance with Sky Exposure Plane. E. This document shall be read as a whole and any incon to carry out the overall intent of this Attachment A. Water Main in the trust fund. Failure to comply with any or all the conditions of this ordinance will be lequate cause for revocation of approval/opermits by reviewing Departments of Commissions. seturinuter conflictión is based on gross as renego of be development hand 1. These finds are necessary to help detary the ocar of explorations and studion improvements for the collection and disposal of dominanter from the treatment of May is a conclusion with the Materia Plano on the exits and John's renear by Studies Courty and the Matropetans St. Unde Stewer Dated. The courted by St. Loss Courty and the Matropetans St. Unde Stewer Dated. The source by St. Starmanistic conflictions will be exempted on the base of \$1,556,15 and the starmanistic confliction will be exempted on the base of \$1,556,15 and the base area subcuload will be exempted on the base of \$1,556,15 sanitary sewer contributions within the Chesterfield Valley area shall be osited with the Metropolitan St. Louis Sewer District as required by the District. sanitary sewer contribution is collected as the Caulks Creek impact fee. Type of Development Commercial Office Industrial appro Levee rtation.



District

