



VII. A.

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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:

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

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.

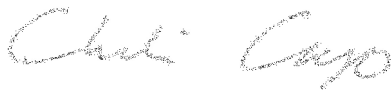
ARB RECOMMENDATIONS

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,



Charlie Campo
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments: Amended Site Development Plan
Amended Landscape Plan
Architectural Elevations

