



# VII. B.

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January 9, 2008

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

The Planning Commission agenda for January 14, 2008 will include the following item for your consideration:

**Elliott Data Systems (Spirit Trade Center, Plat 2, Lot 7):** An Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and Lighting Plan for a 1.176-acre tract of land zoned "M-3" Planned Industrial District located west of the intersection of Trade Center Boulevard and Edison Avenue.

Dear Planning Commission:

Volz Inc. and Dickinson Hussman Architects, on behalf of Elliott Data Systems, have submitted for your review an Amended Site Development Plan, Landscape Plan, Architectural Elevations and Lighting Plan for the above-referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

## **BACKGROUND**

1. The subject site is located in Spirit Trade Center, which was approved via St. Louis County Ordinance 13, 935.
2. On March 2, 1992, the City of Chesterfield approved Ordinance 656, amending the St. Louis County Ordinance relative to the required right of way for the Edison Avenue extension.
3. Ordinance 1156, which was approved on April 15, 1996, amended Ordinance 656 by removing acreage from Spirit Trade Center and incorporating it into the Spirit Airpark development.
4. On December 9, 2002, the City of Chesterfield approved a Site Development Section Plan, Landscape Plan and Architectural Elevations for the subject tract.

## **SUBMITTAL INFORMATION**

1. The request is for the addition of 3,495 square feet to Elliott Data System's corporate headquarters.
2. Proposed exterior building materials are proposed to match the existing face brick with colored concrete accent bands and included: brick and horizontal siding to match the existing building on the west and eastern elevations.
3. The elevation on the north (rear) is proposed to consist of split faced block, which mirrors what is in existence on the current structure.
4. The Landscape Plan and Lighting Plan are in compliance with applicable City of Chesterfield Code.

## **ARB RECOMMENDATIONS**

This project was reviewed by the Architectural Review Board on September 20, 2007. At that time it was the proposed materials for the western and eastern elevations were also proposed for the northern elevation. The Board voted at that time to recommend approval by a margin of 7-0.

On December 12, 2007, the project was reviewed for an amendment to the materials used for the northern elevation. The Petitioners proposed to use painted block to match the existing materials. Staff notes that the existing building also utilizes painted block on the northern elevation. Items discussed by the Board included:

- Color of the proposed material and whether it will match
- Existing materials on the current building
- Where does the proposed material change wall face
- North wall materials to match the existing
- Issue of line of sight
- Corner of the building and multiple change of materials

The ARB voted, by a margin of 4-0, to "forward the project for approval with the condition that the flat façade at the back of the building be as proposed and the notch at the northwest corner match the rest of the building materially." The Petitioners have agreed to the condition.

## **DEPARTMENTAL INPUT**

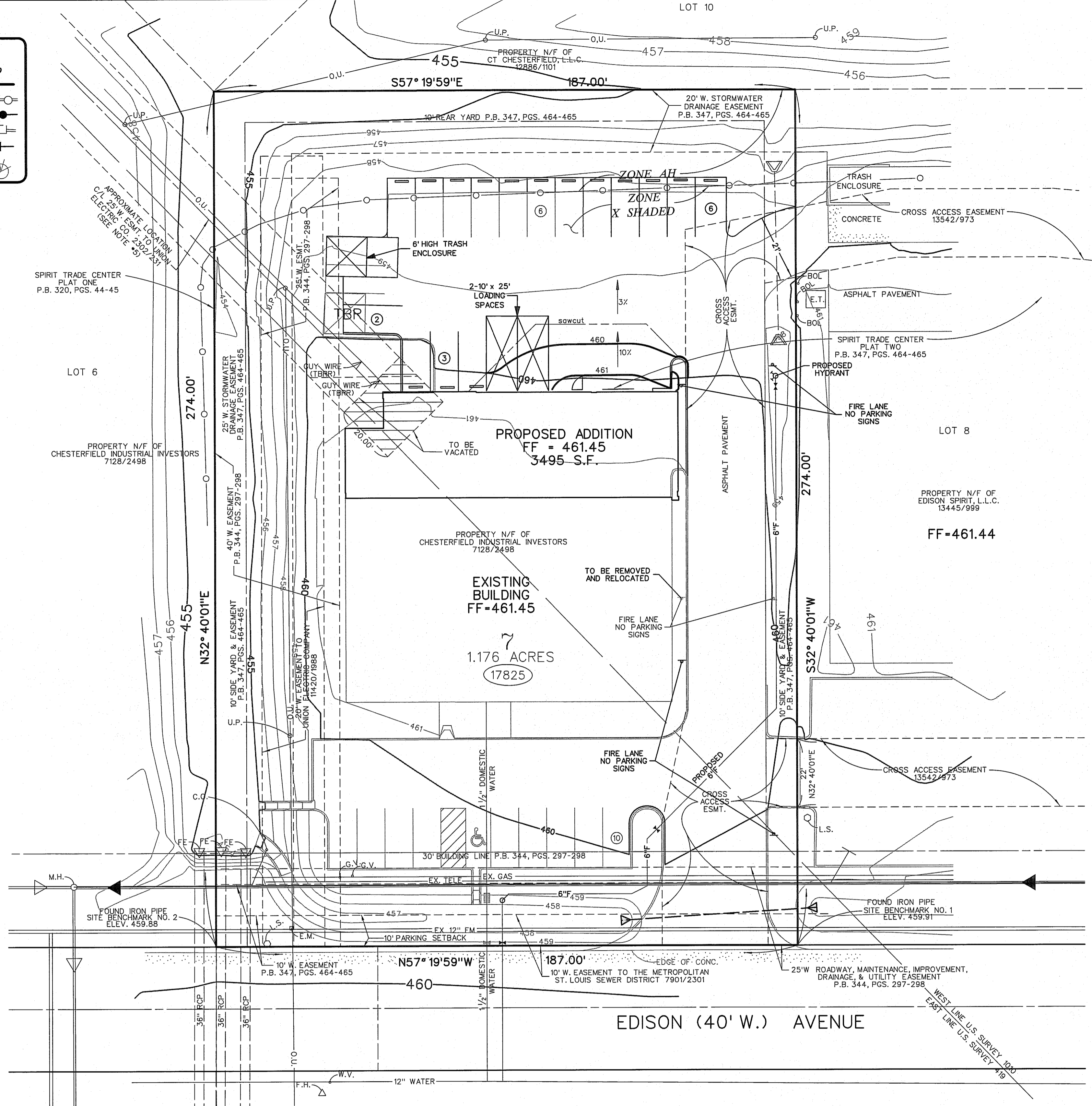
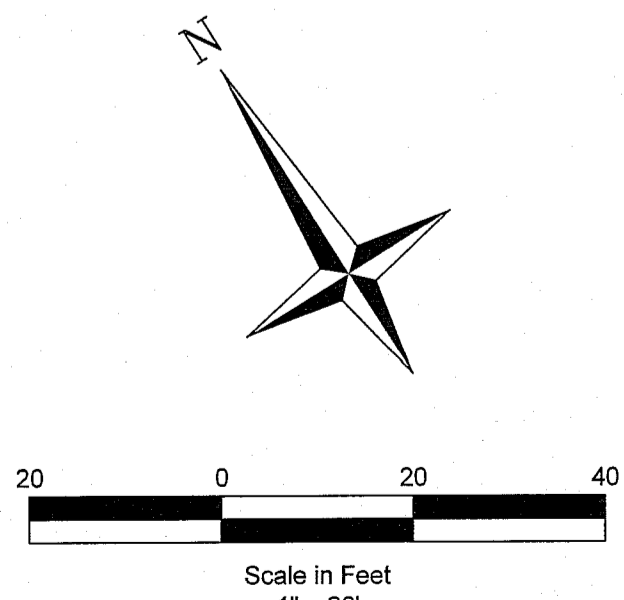
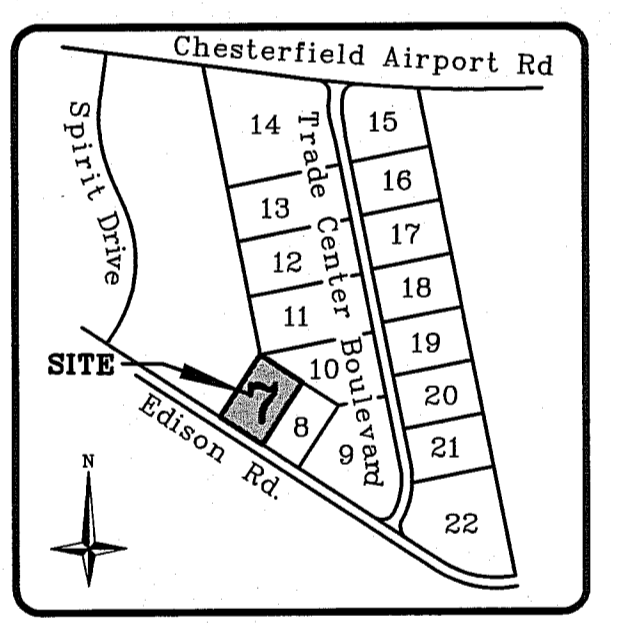
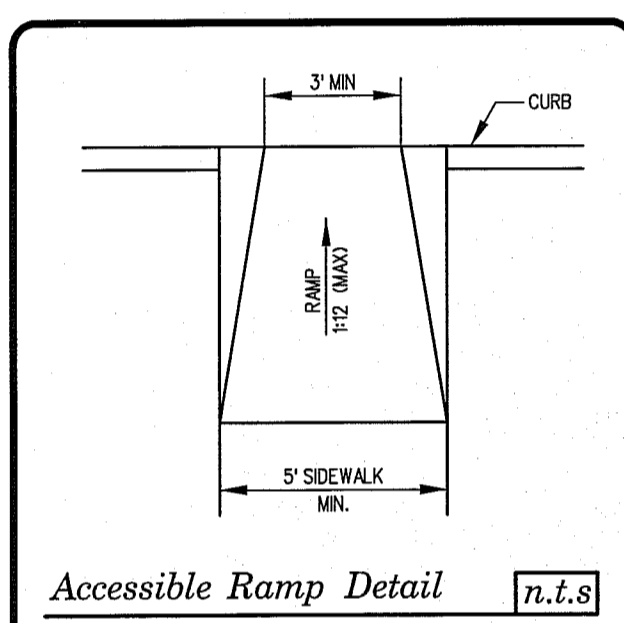
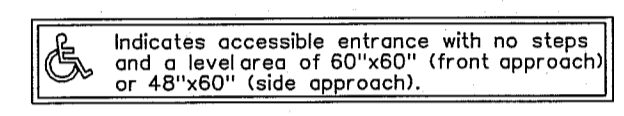
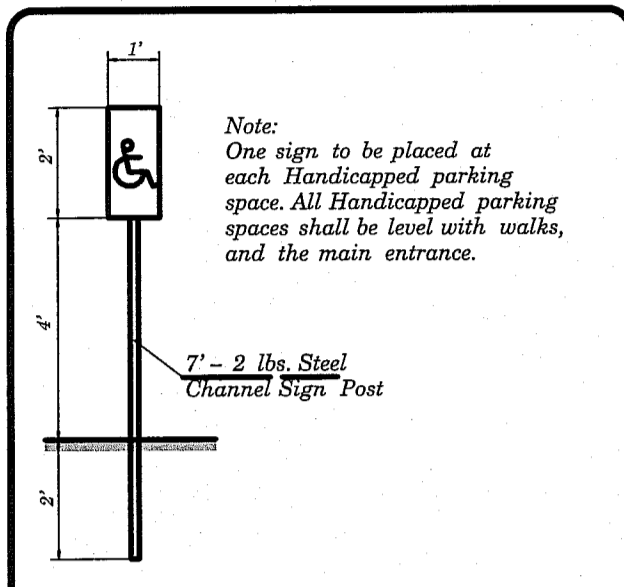
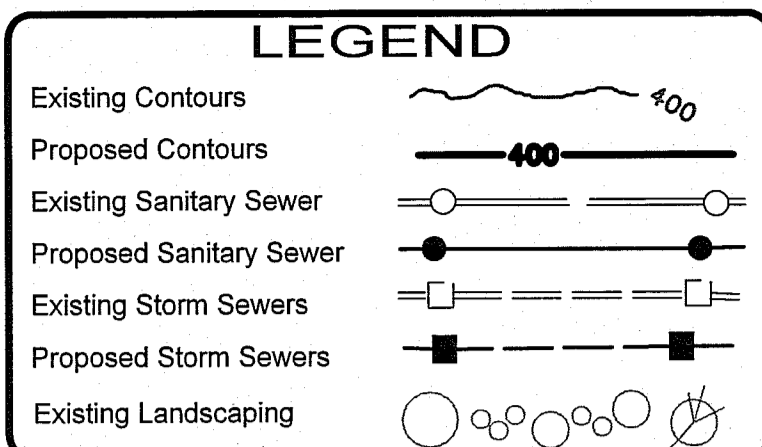
The submittal was reviewed by staff and has been found to be in compliance with all City of Chesterfield ordinances. The Department of Planning request action on the Amended Site Section Plan, Landscape Plan, Architectural Elevations and Lighting Plan for Elliott Data Systems.

Respectfully Submitted,

*Annissa McCaskill-Clay*

Annissa G. McCaskill-Clay, AICP  
Assistant Director of Planning

Cc: City Administrator  
City Attorney  
Director of Planning and Public Works



### NOTES:

Area of Site	1.176 Acres
Existing Zoning	M-3 Planned Industrial District (governed by Ord. No. 654 & 656)
Existing Use	Offices and Warehouse space
Proposed Use	Additional Office and Warehouse space
Locator Number	17V 32 0156
Owner of Record	Garnett Partnership, Elliott Data Systems, Inc.
Existing Office Area	4517 s.f.
Existing Warehouse Area	2209 s.f.
Proposed Office Area	2235 s.f.
Proposed Warehouse Area	1259 s.f.
Total Area	10,220 s.f.
Parking Requirements	Office 6752 sf (3.3 spaces per 1000 s.f.) = 23 Warehouse 3468 sf (1 space per 1000 s.f.) = 4 Total Required = 27 Total Proposed = 27 (including 1 HC)
Building to Site Ratio	10,220 s.f. / 51,238 s.f. = 20 %
Greenspace Calculations	Pervious area = 0.493 Acres Site area = 1.176 Acres Greenspace = 42 %
U.S.G.S. Benchmark	12-171 460.06 - "Standard Aluminum Disk" stamped SL - 38, 1990. Disk is set at the Northwest corner of Chesterfield Airport Road and Caprice Drive.

### This site is in the following districts:

- Metropolitan St. Louis Sewer District
- Monarch Fire Protection District
- Rockwood "r-6" School District
- Missouri River Water Shed

### This site is in the following utility service areas:

- American Water Company
- Laclede Gas Company
- Ameren UE Company
- AT&T (telephone)
- Charter Communications (cable t.v.)

- Sanitary sewer connections shall be as approved by the Metropolitan St. Louis Sewer District.
- Stormwater management shall be designed pursuant to the City of Chesterfield and Metropolitan St. Louis Sewer District requirements and discharged at an adequate natural discharge point.
- The location of storm and sanitary sewer improvements are approximate only. Actual location shall be determined by field conditions and shall be indicated on the improvement plans.
- The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and shall be located in excavations or construction of improvements in the field prior to any grading. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.
- Grading, street trees and sidewalks shall be per City of Chesterfield standards.
- Building Setbacks:  
(No new structures, except signs, lights, fences, retaining walls and flagpoles shall be within the following setbacks.)  
Thirty (30) feet from the right-of-way of Edison Avenue.  
Fifteen (15) feet from the West property line of this development.  
Fifteen (15) feet from the East property line of this development.  
Fifteen (15) feet from the North property line of this development.
- Parking Setbacks:  
(No parking space or internal drive, except points of ingress and egress, shall be within the following setbacks.)  
Ten (10) feet from the right-of-way of Edison Avenue.  
Ten (10) feet from the West property line of this development.  
Ten (10) feet from the East property line of this development.  
Ten (10) feet from the North property line of this development.
- All roof top mechanical equipment shall be screened.
- Lights shall not exceed 16 feet in height.
- Signs shall be per section 1003.168B of the St. Louis County zoning ordinance and apply to C-3 uses, except no advertising signs shall be permitted.
- All easements shown, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, American Water Company, Laclede Gas Company, Ameren UE, AT&T, Metropolitan St. Louis Sewer District, the relevant cable television company, their successors and assigns as their interest may appear for the purpose of improving, constructing, maintaining and repairing public utilities, sewer and drainage facilities with the right of temporary use of the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.
- Spirit Trade Center, Plat Two is subject to trust and restrictions recorded in Book 9814, Page 1559.
- Trash enclosure is to be constructed of cedar fencing.
- All site lighting will be provided by wall mounted light packs on the exterior of the building.
- Owner to make separate submission for wall mounted sign on building.
- Approval of the Site Development Section Plan does not constitute approval of signage. Signage is approved by a separate process.
- Fire hydrant to be constructed at the time of the future building addition.
- This site is referenced per FIRM Map Number 29189C0120 H, revised to reflect a LOMR dated April 17, 2000.

Garnett partners/elliott data systems inc. the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003.155 "M-3" Planned Industrial of the City of Chesterfield Ordinance #624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS ) ss

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared \_\_\_\_\_, to me known, who being by me sworn in did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal at my office in St. Louis County, Missouri. The day and year last above written.

My term expires: \_\_\_\_\_  
Notary Public \_\_\_\_\_

A tract of land being Lot 7 of "Spirit Trade Center Plat Two" recorded in Plat Book 347 page 464/485 of the St. Louis County Records in U.S. Survey 1010, Township 45 North - Range 3 East, St. Louis County, Missouri.

Approved Concept Plan recorded in Plat Book 314 page 89/90 September 18, 1992. Site Development Section Plan was recorded in Plat Book 351 Page 5 on Jan. 3, 2003

This Amended Site Development Section Plan was approved by the the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Chairperson of said Commission authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

Michael Geisel - Director of Planning  
Martha DeMay - City Clerk

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

This plan is a correct representation of all existing and proposed land divisions. In the preparation of this plan, no grading balances have been done and this concept plan is subject to that which a more detailed evaluation may indicate. Soils and subsurface information have not been available and hence not taken into account. Zoning density is assumed. The location, capacity and availability of utilities are taken from available information without verification. Accordingly, the undersigned disclaims responsibility for the accuracy of the aforesaid matters for diligence that may be necessary to address all other issues of development.

Professional Engineer  
Professional Land Surveyor

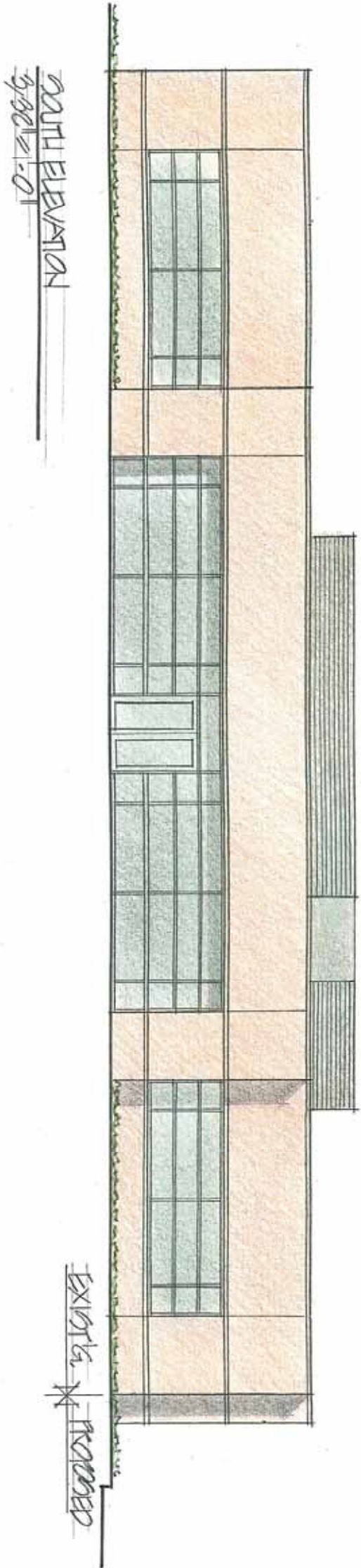
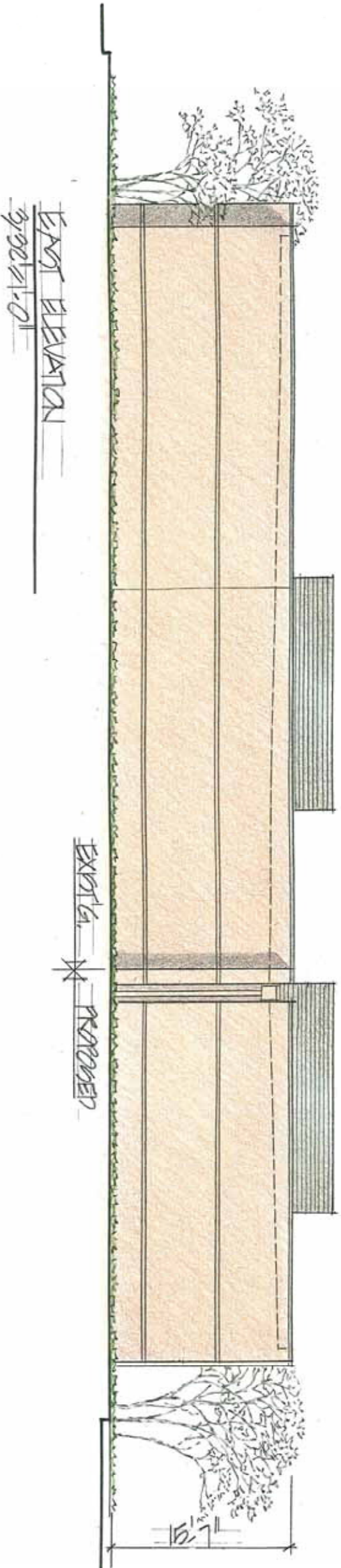
**ELLIOTT DATA SYSTEMS**  
Lot 7 Spirit Trade Center Plat Two  
P.B. 347, Pgs. 464-465

**AMENDED SITE DEVELOPMENT PLAN**  
07-20-2007  
01-08-2008

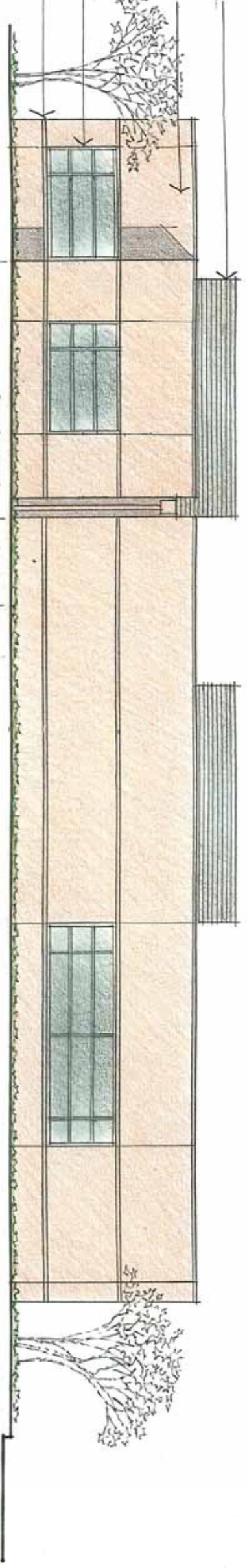
**STOCKER CONSTRUCTION**  
504 Marshall Avenue  
St. Louis, MO 63109  
Phone: (314) 781-1300  
Fax: (314) 781-1301

**VOLZ Incorporated**  
10849 Indian Head Inlet Blvd.  
St. Louis, MO 63122  
314.890.1250 Fax  
www.volzinc.com

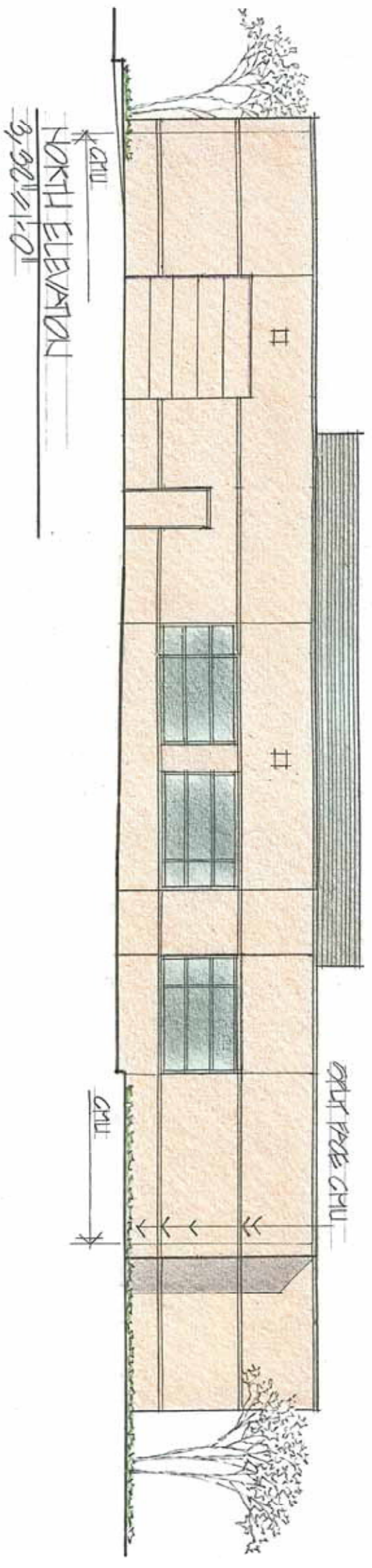
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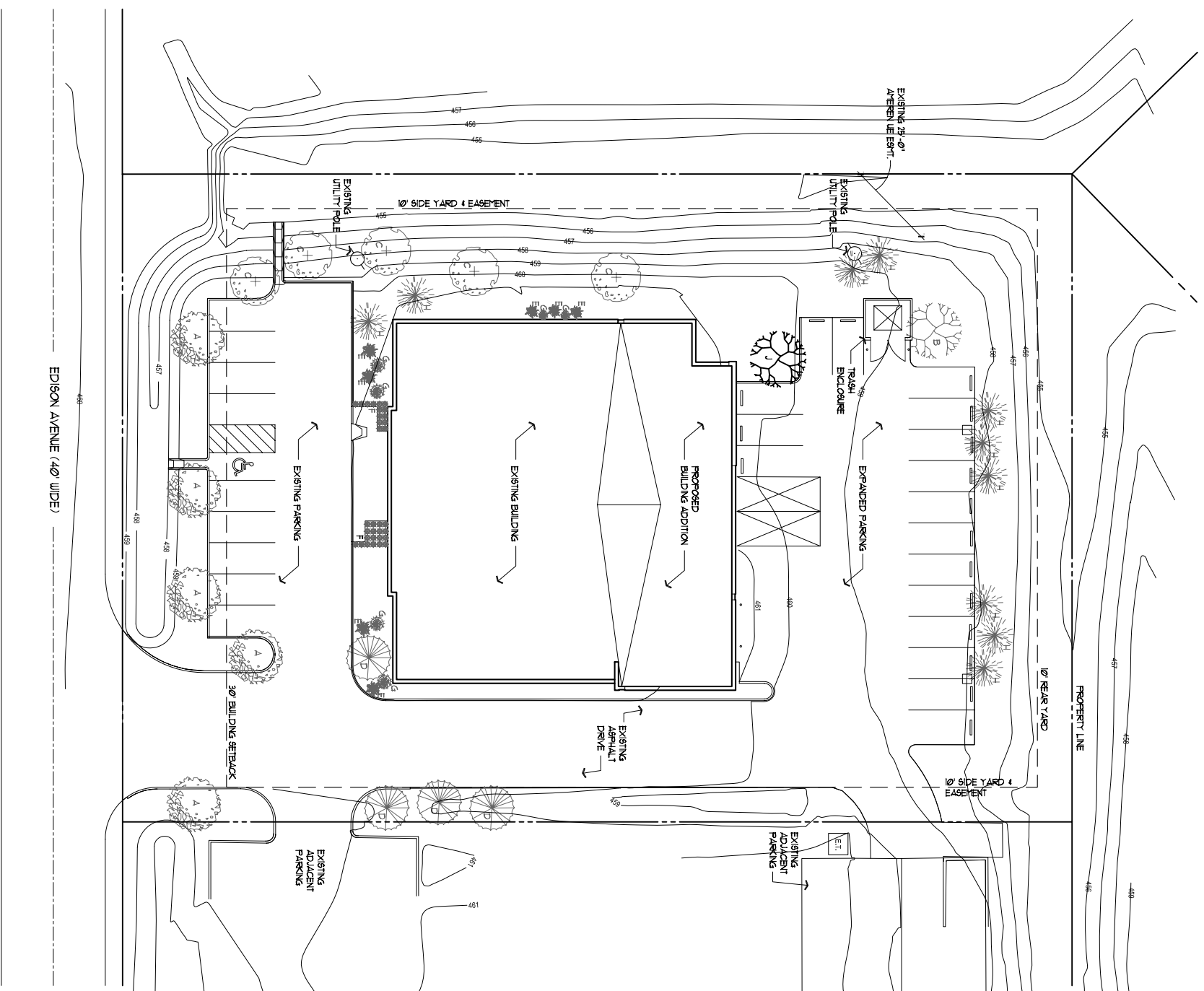
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 SPLIT FACE CMU, MESH  
 EXSTG.












WEST ELEVATION  
 9,902/21-01  
 PROPOSED \* EXSTG.



NORTH ELEVATION  
 9,902/21-01  
 CMU



Landscape Schedule	
	A - Green Ash (Existing)
	B - Pin Oak (Existing)
	C - Bald Cypress (Existing)
	D - Flowering Pear (Existing)
	E - China Holly (Existing)
	F - Big Blue Liriope (Existing)
	G - Broadmoor Juniper (Existing)
	H - White Pine (Existing)
	J - Pin Oak (New)

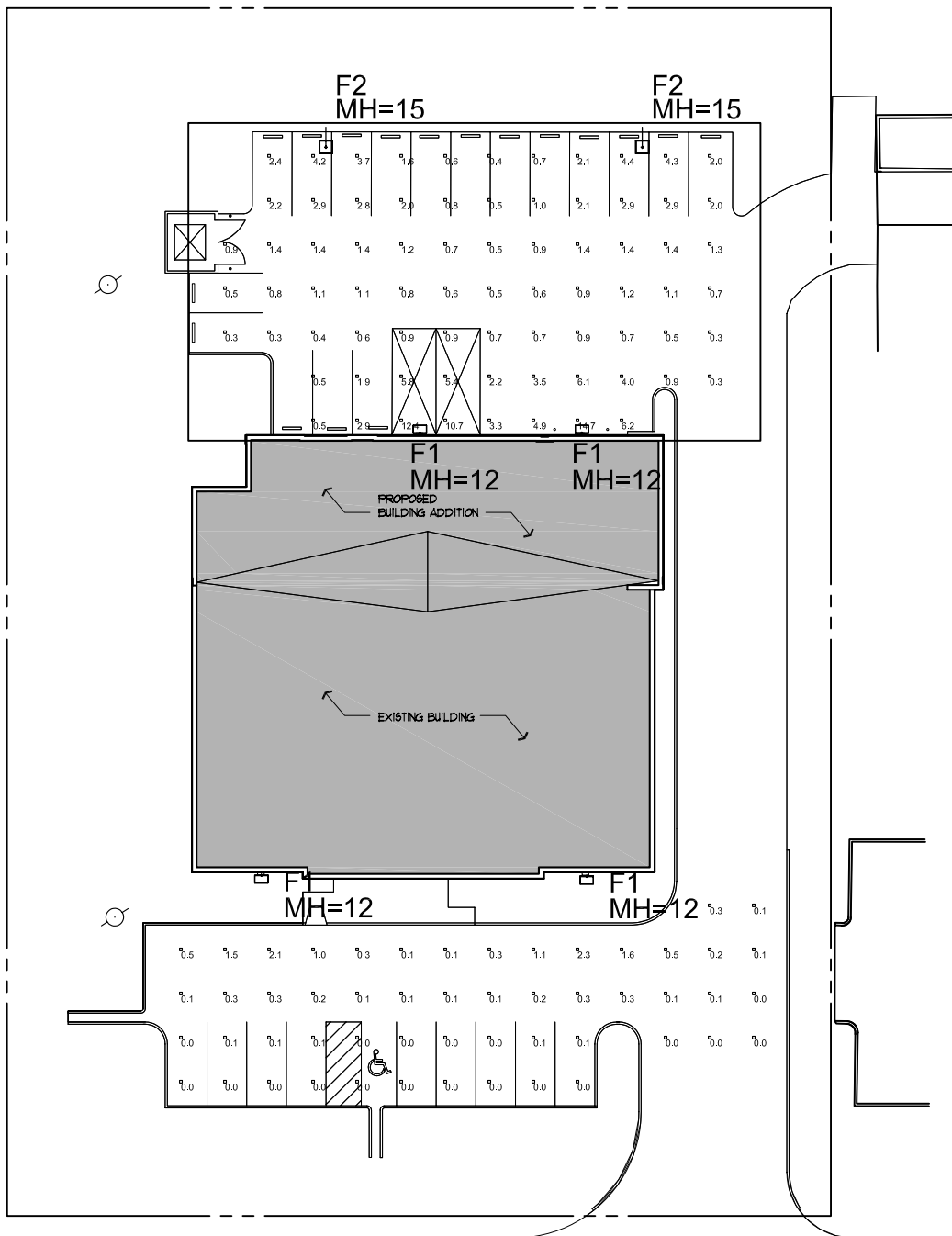
DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.40	14.7	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	4	F1	SINGLE	14000	0.650	MHIP-T-175
	2	F2	SINGLE	14000	0.650	VXS-175-MH-XX-SL

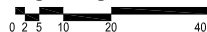
REAR LOT

Illuminance Values(Fc)  
 Average =2.18  
 Maximum =14.7  
 Minimum =0.3  
 Avg/Min Ratio=7.27  
 Max/Min Ratio=49.00



EDISON AVENUE (40' WIDE)

Lighting Plan



NORTH