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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

January 23, 2008

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

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

Delmar Gardens 14901 N. Outer Forty (Chesterfield Villas): An Amended Site Development Plan and Amended Architectural Elevations, for Chesterfield Villas; located on an 11.17 acre parcel at 14901 N. Outer Forty Drive, east of the intersection of Highway 40/Interstate 64 and Chesterfield Parkway East.

AND

Delmar Gardens 14855 N. Outer Forty (Delmar Gardens of Chesterfield): An Amended Site Development Plan and Amended Architectural Elevations for Delmar Gardens of Chesterfield; located on an 11.17 acre parcel at 14855 N. Outer Forty Drive, east of the intersection of Highway 40/Interstate 64 and Chesterfield Parkway East.

Dear Planning Commission:

Gray Design Group has submitted on behalf of Delmar Gardens Enterprises, An Amended Site Development Plan and Amended Architectural Elevations for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

The Delmar Gardens development located at 14855 and 14901 N. Outer 40 is zoned "NU" Non-Urban is governed by the terms and conditions established in the Conditional Use Permit Number 391 approved by St. Louis County originally in 1979. The buildings known as the Chesterfield Villas and Delmar Gardens of Chesterfield were subsequently developed in 1982 prior to the incorporation of the City of Chesterfield.

SUBMITTAL INFORMATION

The request is for an Amended Site Development Plan and Amended Architectural Elevations to reflect the following:

1. Delmar Gardens of Chesterfield (Eastern Building)
 - A. Covered walkway leading from the therapy area to the activities area with approximate size of 323 square feet.
 - B. Replacement of existing porte cochere.
 - C. Dining room expansion of approximately 266 square feet.
 - D. Amended Architectural Elevations for all sides of the building.

2. Chesterfield Villas (Western Building)
 - A. Replacement of existing porte cochere.
 - B. Addition of butterfly shaped architectural feature integrated into the front elevation façade.
 - C. Dining room expansion of approximately 1209 square feet.
 - D. Amended Architectural Elevations for all sides of the building.

The color palette chosen for both buildings will be uniform with the colors on the existing Delmar Gardens office building located east of this site at 14805 N. Outer 40 Road.



DELMAR GARDENS OFFICE BUILDINGS (EXISTING EAST OF FACILITY)

ARCHITECTURAL FEATURE

Included on the Architectural Elevations for both buildings is a “butterfly” architectural feature. In June 2002 the Delmar Gardens Office Buildings were reviewed by the Planning Commission. Those buildings, as shown above, included a “butterfly” on the front façade of each building which were reviewed as architectural features and not as a sign or logo. The same “butterfly” feature is now included with the amended elevations for both the Villas and Delmar Gardens of Chesterfield buildings and for consistency was reviewed by the Department in the same manner.

For informational purposes only, this “butterfly” feature falls well within the size, location, and material requirements for a sign or logo and the only difference which would occur if this was treated as a sign or logo is that a sign permit would be completed subsequent to Planning Commission approval.

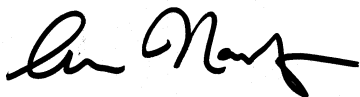
ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on January 17, 2008. The ARB voted, by a vote of 5-0 to forward the above referenced project to Planning Commission.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works recommends approval of the Amended Site Development Plan and Amended Architectural Elevations.

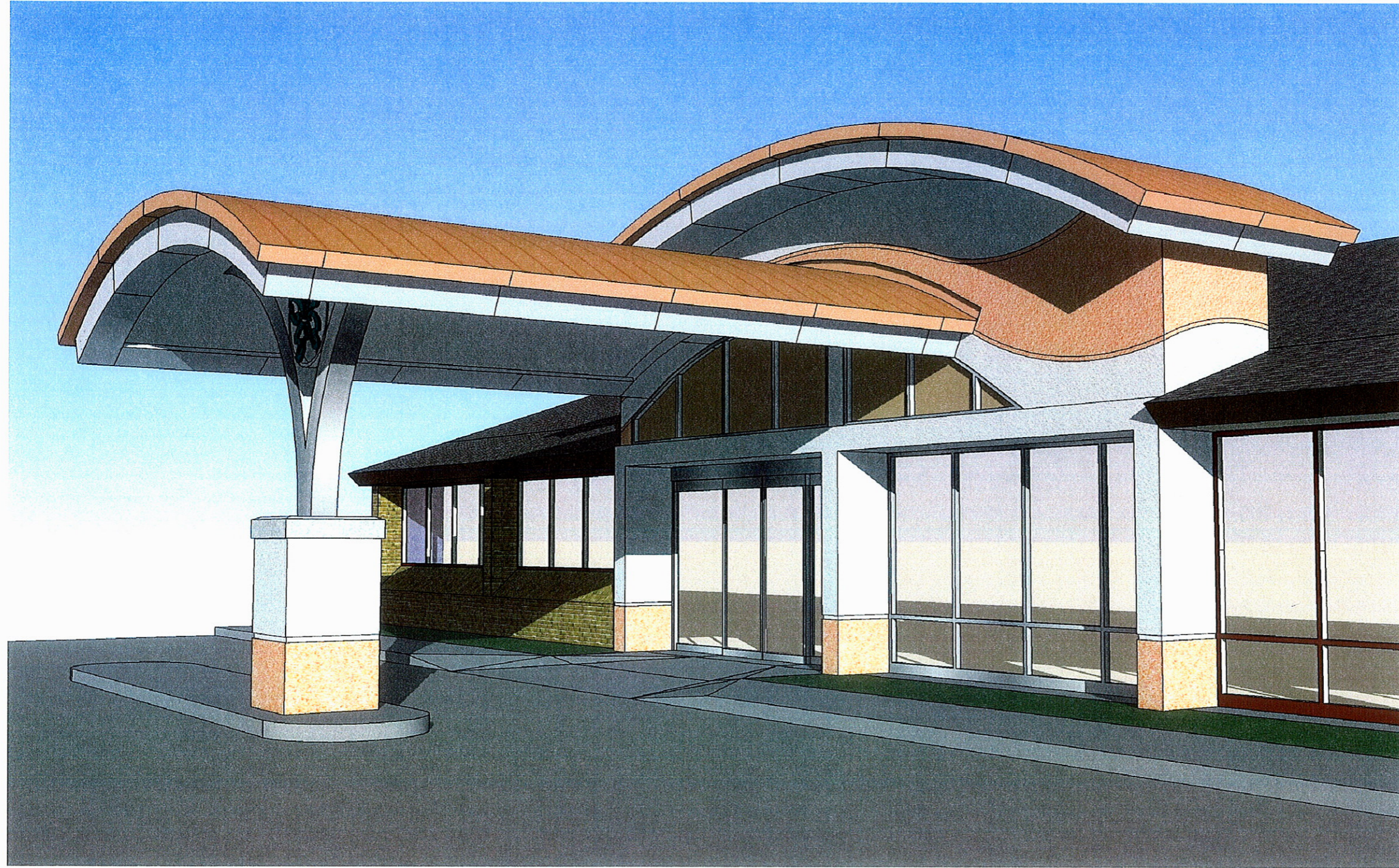
Respectfully submitted,



Aimee E. Nassif
Senior Planner of Zoning Administration

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

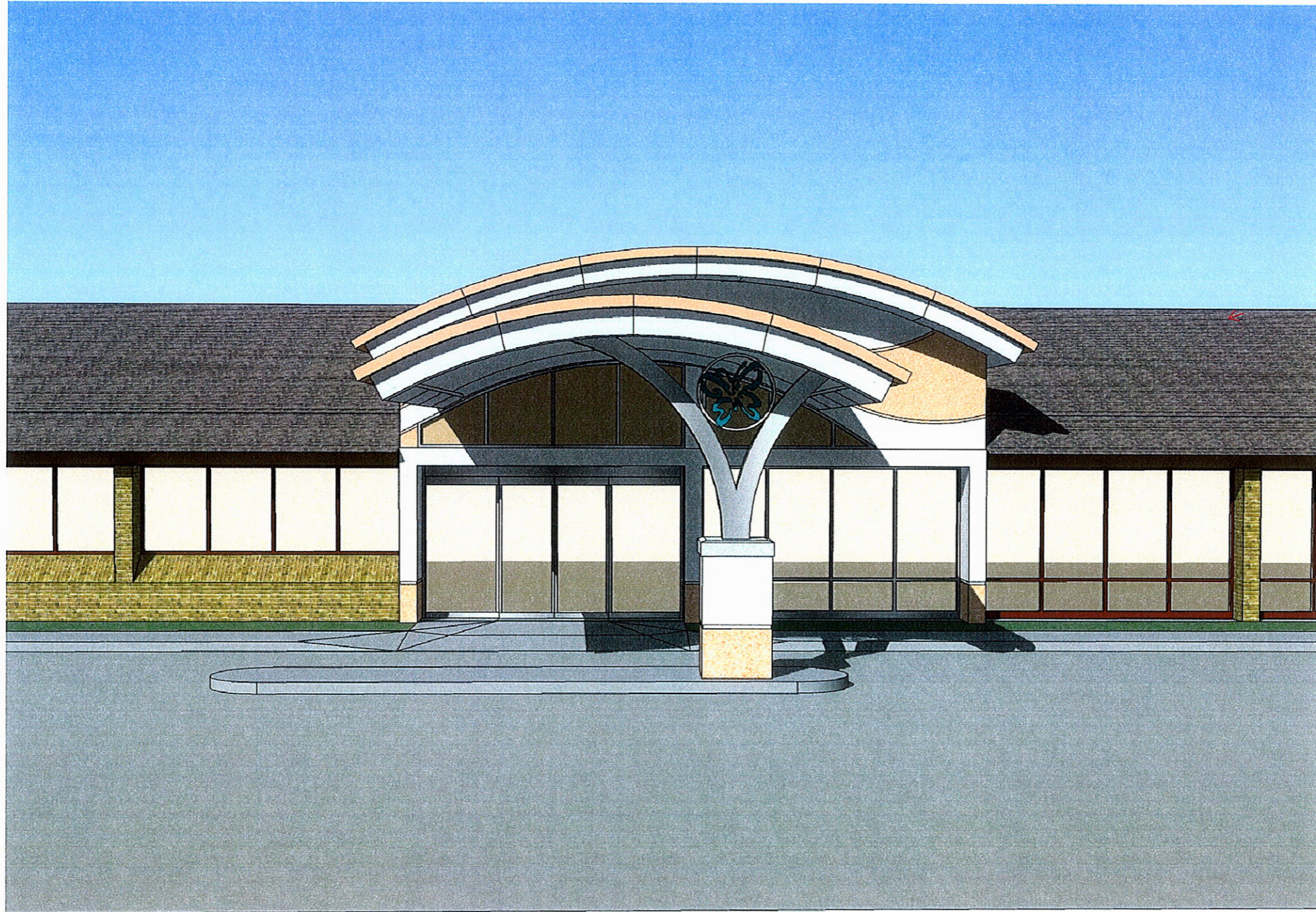
Attachments:
Amended Site Development Plan
Amended Architectural Elevations



PROPOSED PORTE COCHERE ELEVATION

Delmar Gardens of Chesterfield





PROPOSED PORTE COCHERE FRONT ELEVATION

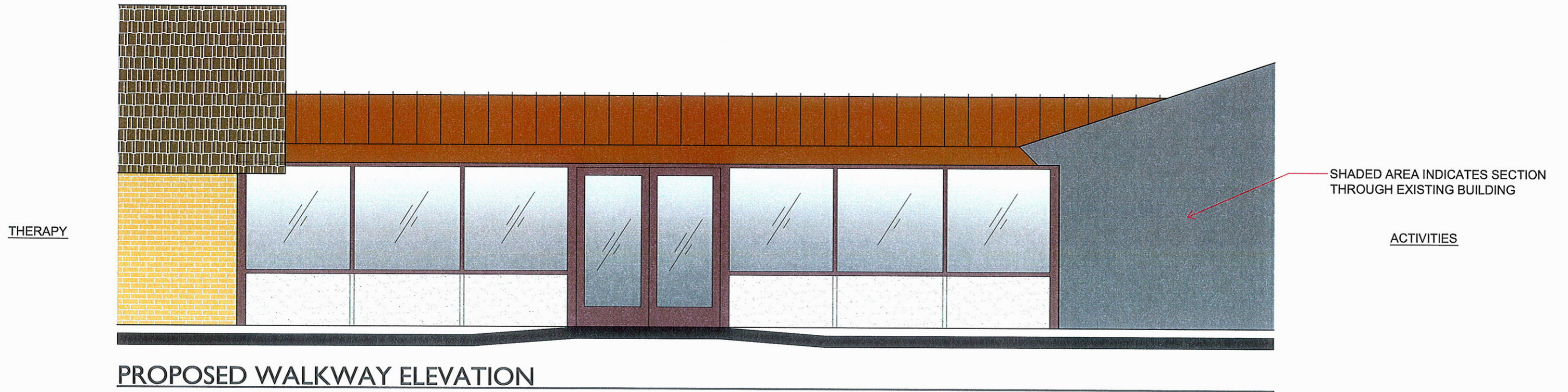
Delmar Gardens of Chesterfield





SHADED AREA INDICATES SECTION THROUGH EXISTING BUILDING

PROPOSED ALZHEIMERS DINING ROOM EXPANSION

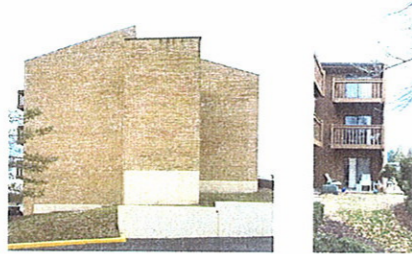




EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATIONS

EXISTING EAST ELEVATIONS



EXISTING ENTRY ELEVATIONS

Chesterfield Villas





PROPOSED TYPICAL 3-STORY ELEVATION



PROPOSED TYPICAL 2-STORY ELEVATION



PROPOSED DINING/ENTRY ELEVATION



PROPOSED ENTRY ELEVATION

Chesterfield Villas





PROPOSED TYPICAL 4-STORY ELEVATION



PROPOSED TYPICAL ELEVATION



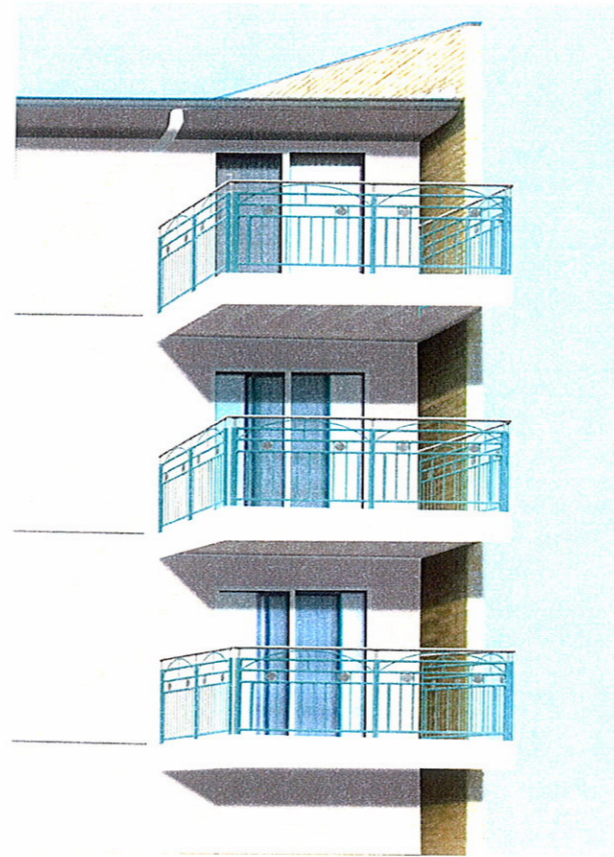
PROPOSED TYPICAL AND DINING ELEVATION



PROPOSED DINING ELEVATION

Chesterfield Villas



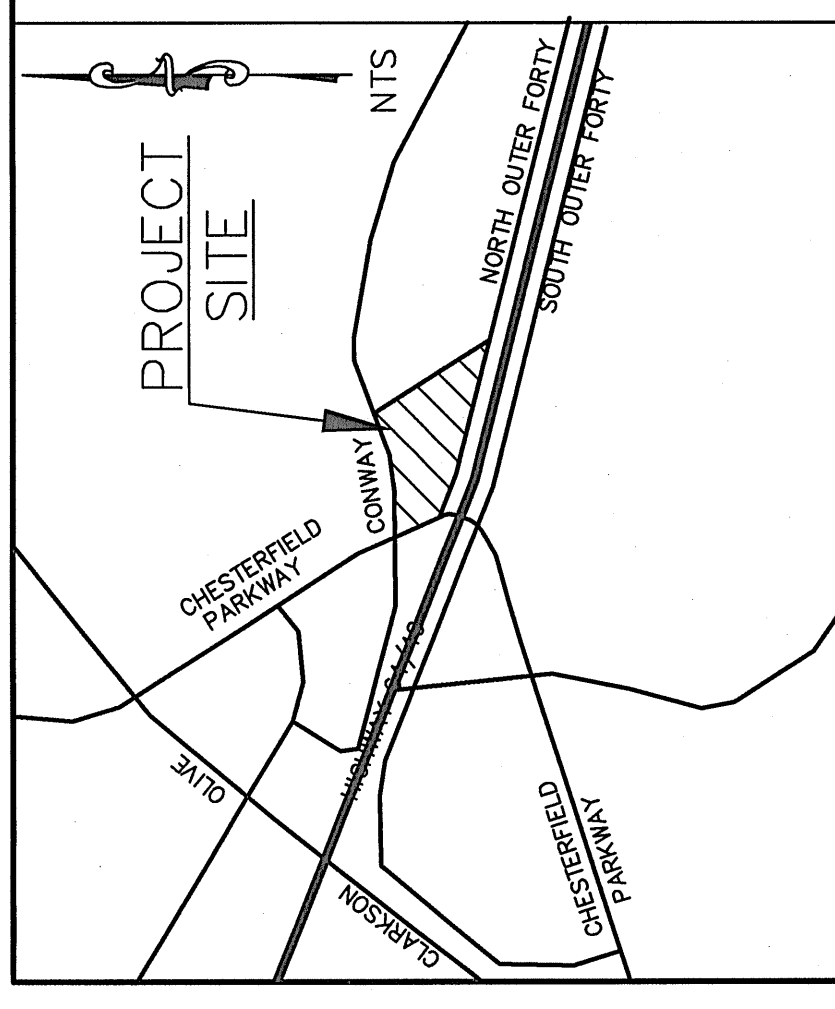


PROPOSED TYPICAL RAILING ELEVATIONS



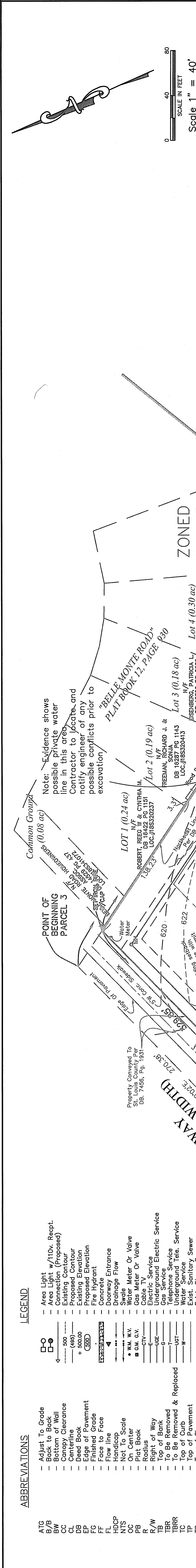
Chesterfield Villas





LOCATION MAP
WUNNENBERG'S 2006 STREET GUIDE
PAGE 21 GRID DD-19

- ABBREVIATIONS**
- ATC - Adjacent To, Grade
 - B/B - Back to Back
 - CC - Convey, Clearance
 - CC - Convey, Clearance
 - DB - Dead Book
 - EP - Edge of Pavement
 - FF - Face to Face
 - FL - Flow line
 - HCPC - Handicap
 - OS - On, Center
 - FB - Flat Book
 - R/W - Right of Way
 - TE - Top of Bank
 - TR - To Be Removed & Replaced
 - TC - Top of Curb
 - TS - Top of Slope
 - TK - Top of Walk
 - UP - Use in Place
 - CB - Catch Basin
 - CO - Clean Out
 - DS - Down Spout Section
 - GS - Grated Inlet
 - MH - Manhole
 - MP - Manhole
 - DIP - Ductile Iron Pipe
 - PVC - Polyvinyl Chloride Pipe
 - VCP - Vitrified Clay Pipe
- LEGEND**
- Area Light w/10x Recept.
 - Connection (Proposed)
 - Existing Contour
 - Existing Elevation
 - Proposed Elevation
 - Concrete
 - Doorway Entrance
 - Drainage Flow
 - Handicap
 - Water Meter Or Valve
 - Water Meter Or Valve
 - Electric Service
 - Underground Electric Service
 - Telephone Service
 - Waterground Tele. Service
 - Waterground
 - Top of Pavement
 - Top of Slope
 - Proposed Storm Sewer
 - Proposed Storm Sewer
 - Light Pole w/ Day Wires
 - Right Angle
 - Handicap Parking Space
 - Direction Of Traffic



SCALE
Scale 1" = 40'

The signed and sealed original of this drawing is on file at the office of The Chester Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

MSD NOTE:
1. Any future land disturbance and/or increase in impervious area on this site may require additional storm water management per MSD regulations in place at that time (including total land disturbance and/or imperviousness added on this plan P-10654-13).

CONSTRUCTION NOTES:
7.1. All utilities shall be placed underground in accordance with the utility maps on file at the office of The Chester Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.
7.2. One (1) parking space for every five (5) bks in the skilled-care facility. (23 SPACES)
7.3. One (1) parking space for every two (2) self-care units. (8) SPACES
7.4. One (1) parking space for every two (2) employees on the maximum shift of the skilled-care facility. (23 SPACES)
7.5. There shall be at least one loading space for every five (5) self-care units. (5 SPACES)
7.6. TOTAL SPACES REQUIRED = 130 SPACES

DRAINAGE CALC.
Area of proposed pavement = 0.908 ac
Area of existing pavement = 0.6414 ac
Total disturbed area = 0.914 ac

DIFFERENTIAL DRAINAGE CALC.
Existing: 3,420 sf
Office: 0,126 sf
Total: 3,546 sf
Proposed: 4,120 sf
Office: 0,886 sf
Total: 5,006 sf
Differential flow = 0.654 cfs

OPEN SPACES FOR ENTIRE SITE
Existing open space = 61,145 sq ft (1.41 ac)
Existing open space = 5,102 sq ft (0.12 ac)
Total area of site = 111,117 sq ft
Proposed open space = 6,111 sq ft (0.14 ac)
Proposed open space = 5,086 sq ft (0.12 ac)
Total area of site = 111,117 sq ft

TESTIMONY WHEREOF: I, Howard Oppenheimer, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original of this drawing as it appears on the files of the Chester Engineering Company, Inc. at the time of the recording of this plan.

STATE OF MISSOURI
COUNTY OF ST. LOUIS

On this _____ day of _____, 2006, before me personally appeared _____, a corporation in 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 true and correct deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by Notarial Seal at my Office in _____ (County and State) _____, Missouri, this _____ day of _____, 2006.

Notary Public
(Name) Howard Oppenheimer

Director of Planning
City Clerk

This plan is a correct representation of all existing and proposed land divisions.

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