



VII. B.

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

Planning Commission Staff Report

Project Type: Site Development Plan

Meeting Date: February 8, 2010

From: Charlie Campo, AICP
Project Planner

Mara Perry, AICP
Senior Planner

Location: Woods Mill Park

Applicant: Civil Engineering Design Consultants

Description: **Woods Mill Park:** A Site Development Plan, Landscape Plan, Lighting Plan with decorative light fixture and Architectural Elevations for a 17.9 acre tract of land zoned “R-6AA” Residence District with a Planned Environment Unit (PEU) Procedure, located on the east side of Woods Mill Road at the corner of Woods Mill Road and Kingscross Lane. (17Q330042)

PROPOSAL SUMMARY

Civil Engineering Design Consultants have submitted a Site Development Plan, Landscape Plan, Lighting Plan with decorative light fixture and Architectural Elevations for Planning Commission review. The request is to construct a 2,900 square foot clubhouse building, swimming pool, drive aisle, and thirty-two (32) new parking spaces. In addition, thirty (30) carport spaces will be removed for construction, and twenty-eight (28) spaces will be constructed for a net loss of two (2) carport spaces. Exterior building materials will be brick veneer, Hardie Board siding and glass. The roof will be a gabled roof with architectural shingles. The carport structures will match the existing carport materials.

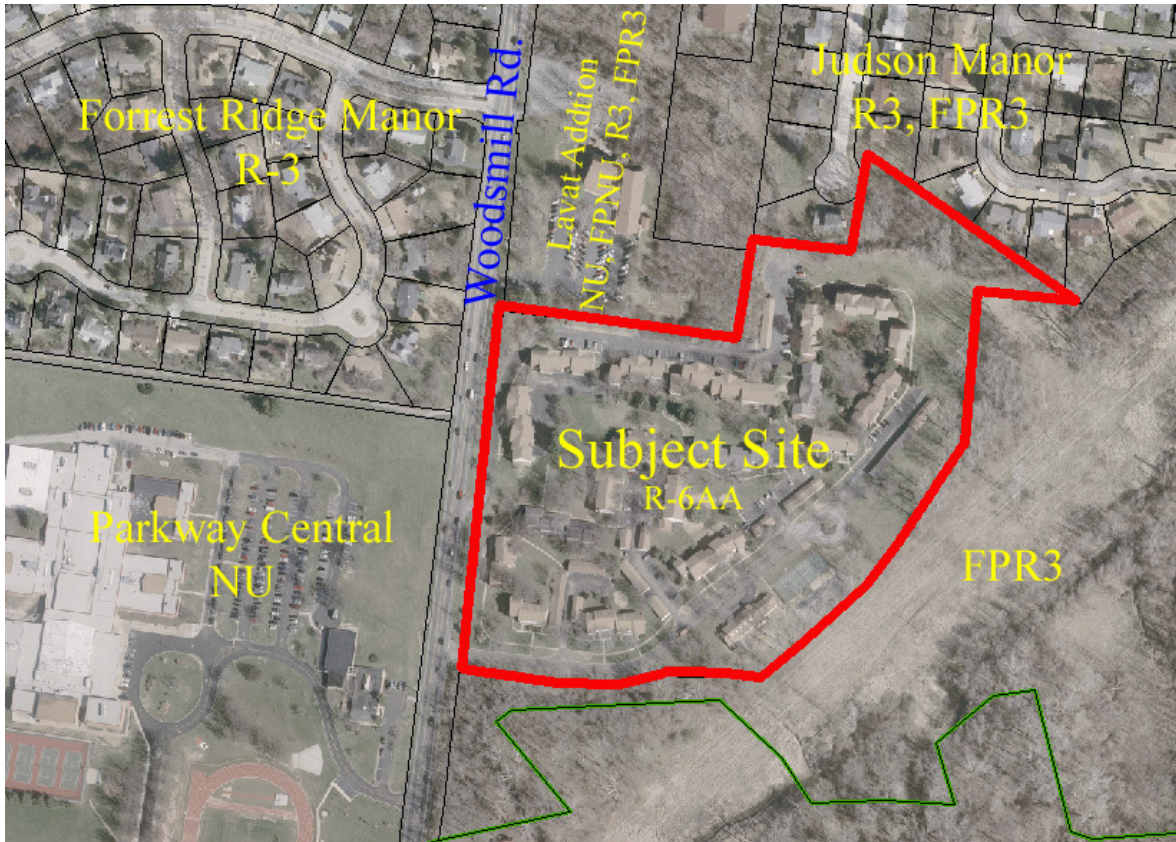
LAND USE AND ZONING HISTORY OF SUBJECT SITE

A portion of the site was zoned to R-3 Residence District and Flood Plain “FP R-3” from Non-Urban “NU” and Flood Plain Non-Urban “FP NU” by St. Louis County Ordinance 3916 in March of 1966. In September 1968, St. Louis County approved Ordinance 4843 giving preliminary approval for a PEU procedure on the site.

The site was re-zoned to R6-AA with a PEU by City of Chesterfield Ordinance 2454 on May 5th 2008. The site is an existing apartment complex with nineteen apartment buildings containing 140 apartment units and a clubhouse building.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Church, Single Family Res.	"NU" "FPNU" "R-3" "FPR-3"
South	Undeveloped	"FPR-3" "FPNU"
East	Proposed Hwy 141 Expansion Area	"FPR-3"
West	High School, Single Family Res.	"NU" "R-3"



STAFF ANALYSIS

Zoning

The subject site is currently zoned "R6-AA" with a Planned Environment Unit (PEU) Procedure. The submittal was reviewed against the requirements of City of Chesterfield Ordinance 2454, and all applicable Zoning Ordinance Requirements. The submittal as presented adheres to the Ordinance which allows for one clubhouse structure and a maximum of 136 carport spaces. The site adheres to the site specific ordinance and all other applicable Zoning Ordinance requirements.

Architectural Elevations

The project was reviewed by the Architectural Review Board on October 15, 2009. The Board passed a motion to forward the project to Planning Commission for approval as presented by a vote of 7-0.

Traffic/Access and Circulation

The site is currently served by two dead-end private drives. The proposal calls for the two drives to be connected in the northeast corner of the development. This new internal

connection will allow cars to move to any location within the site without having to leave the development and use Woods Mill Road.

Landscaping and Tree Preservation

A Landscape Plan was submitted showing new trees and shrubs to be installed throughout the improved areas. The Landscape Plan meets all requirements of the City of Chesterfield Tree Preservation and Landscape Requirements. The Tree Stand Delineation and Tree Preservation Plans show a total of six trees to be removed for construction. Approximately 98% of the existing tree canopy will be preserved on the site. The City Arborist has reviewed the Landscape Plan, Tree Stand Delineation Plan and Tree Preservation Plan and had no additional comments.

Lighting

A Lighting Plan has been submitted showing both free-standing post top fixtures and building mounted fixtures. The free standing fixtures are residential style post top fixtures that match the existing fixtures found throughout the site. The City of Chesterfield Lighting Ordinance (#2228) states that only AmerenUE provided post top luminaries are permitted. The proposed fixtures are similar in style and performance to AmerenUE supplied fixtures but will not have an AmerenUE service contract. The Ordinance states that "The Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no offsite glare light trespass in excess of .5 foot candle and the proposed fixture will improve the appearance of the site." The photometric levels of all proposed lighting are within the required range and there is no offsite light trespass created. A cut-sheet showing the proposed post-top fixture has been included for review.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Lighting Cut Sheet and has found the application to be in conformance with City of Chesterfield Ordinance 2454, and all other applicable Zoning Ordinance requirements. Staff requests action on the Site Development Plan for Woods Mill Park.

MOTION

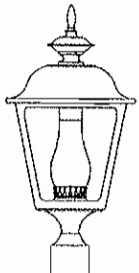
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Plan, Landscape Plan, Lighting Plan with decorative light fixture and Architectural Elevations for Woods Mill Park."
- 2) "I move to approve the Site Development Plan, Landscape Plan, Lighting Plan with decorative light fixture and Architectural Elevations for Woods Mill Park, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

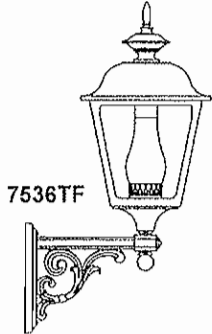
Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments: Site Development Plan
Landscape Plan
Lighting Plan
Architectural Elevations
Lighting Cut Sheet

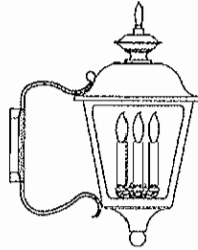
7500TF / 7300TF / 7600TF / 76 NANTUCKET SPECIFICATIONS



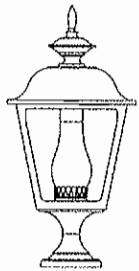
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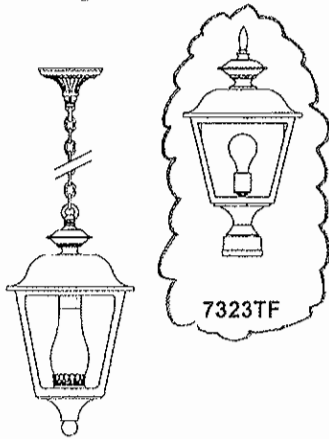
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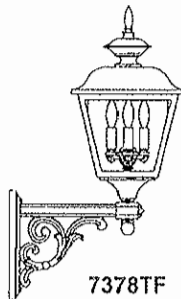
7517TF



7526TF



7323TF



7378TF

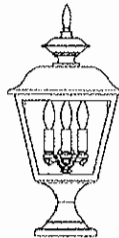
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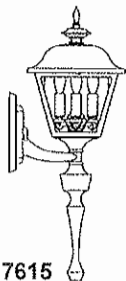
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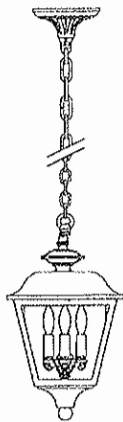
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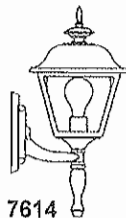
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7615



7307



7614



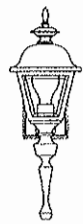
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7635



76



76LF

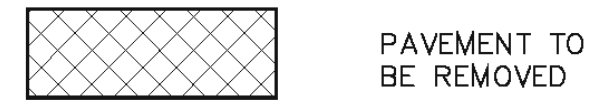
Cat. No.	W	H	Ext.*	Top to Outlet	Max.** Max. Max. INC	HID	CF
7543TF	12"	22 1/2"			200W	150W†	42W†
7536TF	12"	29 1/2"	17"	21"	200W	150W†	42W†
7517TF	12"	21"	18"	12 1/2"	200W	—	—
7526TF	12"	22 1/2"			200W	150W†	42W†
7507TF	12"	66" w/36" chain			200W	150W†	—
7323TF	10 1/2"	19 1/2"			150W	100W†	42W†
7378TF	10 1/2"	28"	16 1/2"	19"	150W	100W†	42W†
7316TF	10 1/2"	16"	15"	10 1/2"	150W	—	—
7326TF	10 1/2"	19 1/2"			150W	100W†	42W†
7307TF	10 1/2"	61" w/36" chain			150W	100W†	32W†
7630	8 1/2"	17 1/2"			100W	50W†	26W†
7615	8 1/2"	26"	10 1/2"	12 1/2"	100W	50W†	26W†
7614	8 1/2"	20"	10 1/2"		100W	50W†	26W†
7627	8 1/2"	45" w/24" chain			100W	50W†	—
7635	8 1/2"	20"			100W	—	26W†
76	6 3/4"	16 1/2"	7 1/2"	9 3/4"	60W	—	—
76LF	6 3/4"	19 3/4"	15 1/2"	9 3/4"	60W	—	—

* Add 2" to 4" depending on Ballast Box requirement.
 ** 3 Light Cluster is 25 watt max lamp per socket. 76 Series not available w/in 3 Light Cluster.
 † Remote Ballast required if HID or CF. †† Ballast Box required.
 76 & 7800 Series is not available with Frosted Chimney or Refractor.

SITE DEVELOPMENT PLAN

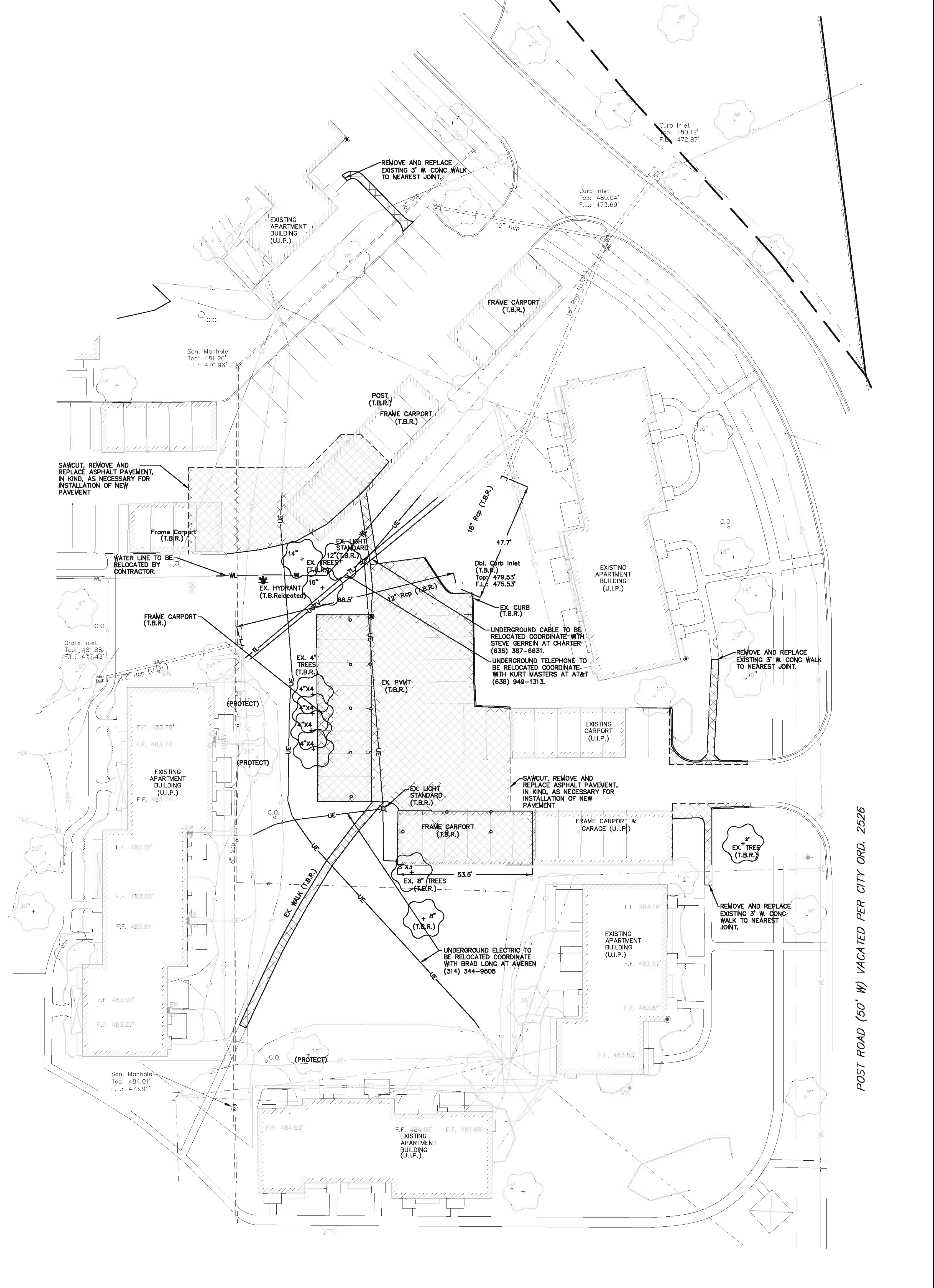
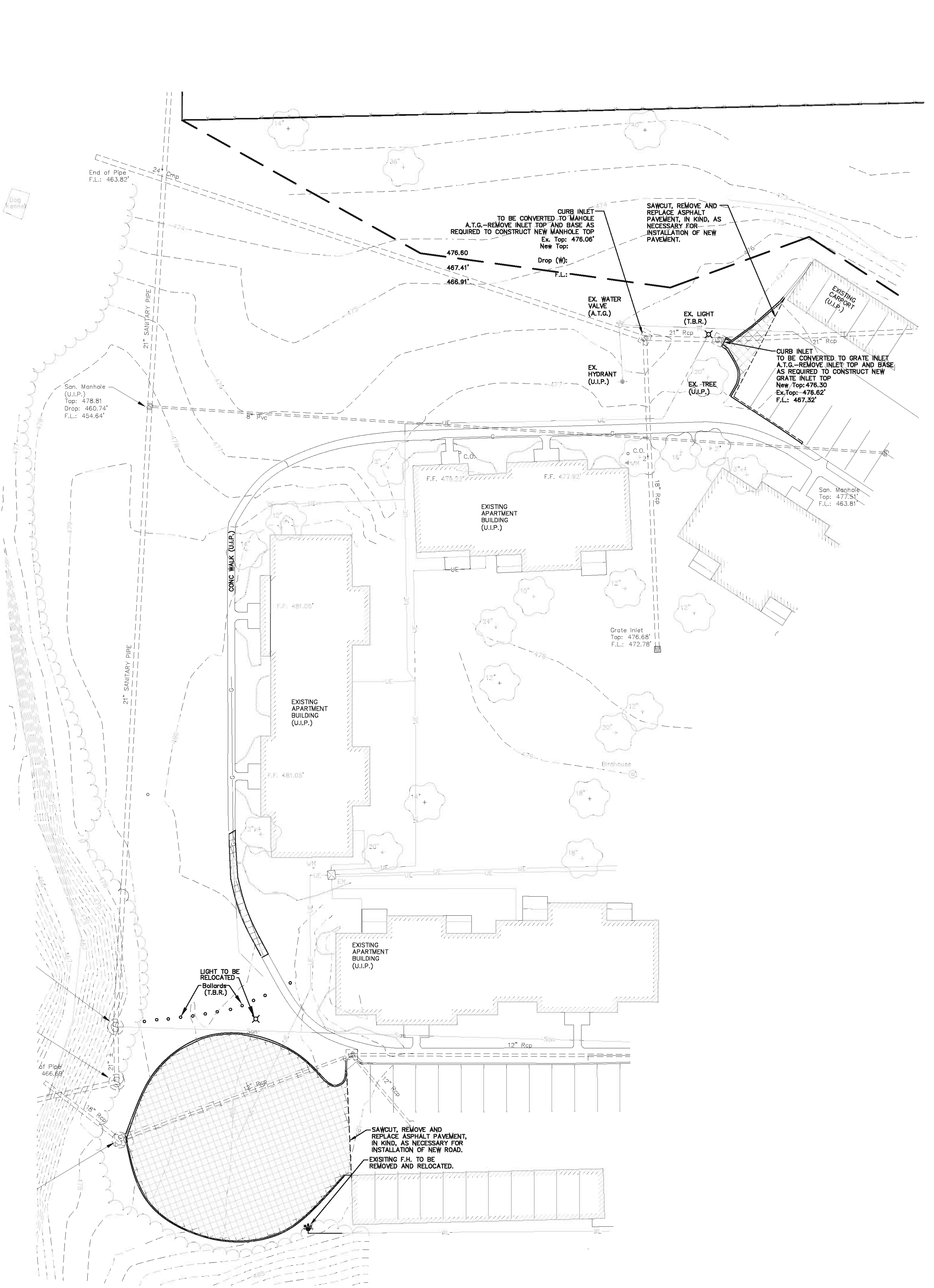
WOODS MILL PARK (P.B. 135, PG. 76-77) AND LAVAT ADDITION (P.B. 60, PG. 3) SITUATED WITHIN LOTS 1 AND 2 OF THE SUBDIVISION IN PARTITION OF KINKEAD ESTATE IN U. S. SURVEY 367, TOWNSHIP 45NORTH, RANGE 5 EAST. CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LEGEND FOR FACILITIES REMOVAL



PAVEMENT TO BE REMOVED

0 20 40
SCALE:
1 inch = 20 ft.
BASIS OF BEARING:
DEED BOOK 17656 PAGE 5436



BRANDON A. HARP, P.E. E-28650

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

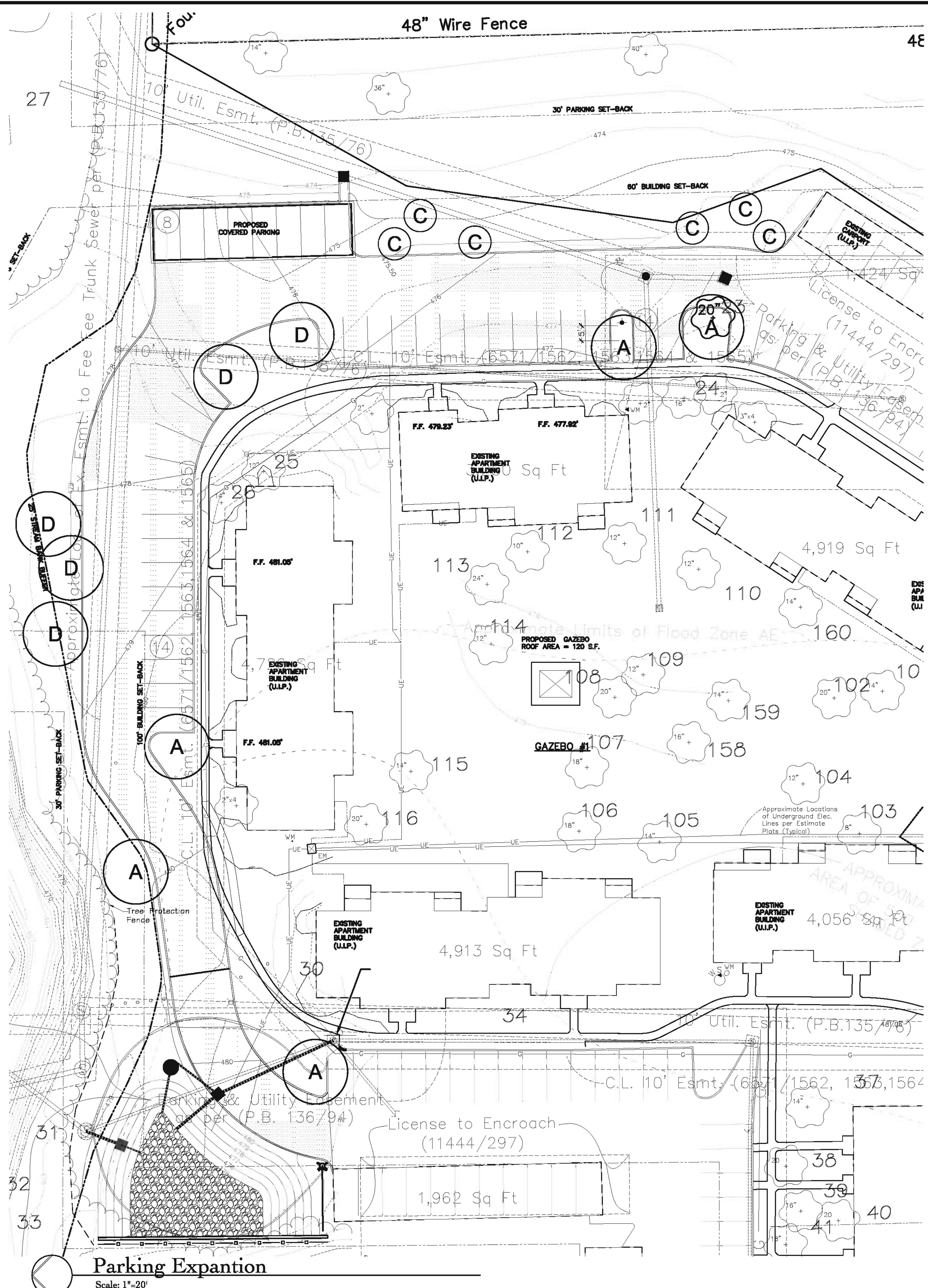
Site Development Plan
Woodsmill Park Apartments
13487 Post Road
Chesterfield, Missouri 63141

No.	Description	Date
City Submittal		07/01/09
City Comments		10/08/09
City Comments		12/01/09
City Comments		01/28/10

Site Development Plan

SD2

POST ROAD (50' W) VACATED PER CITY ORD. 2526



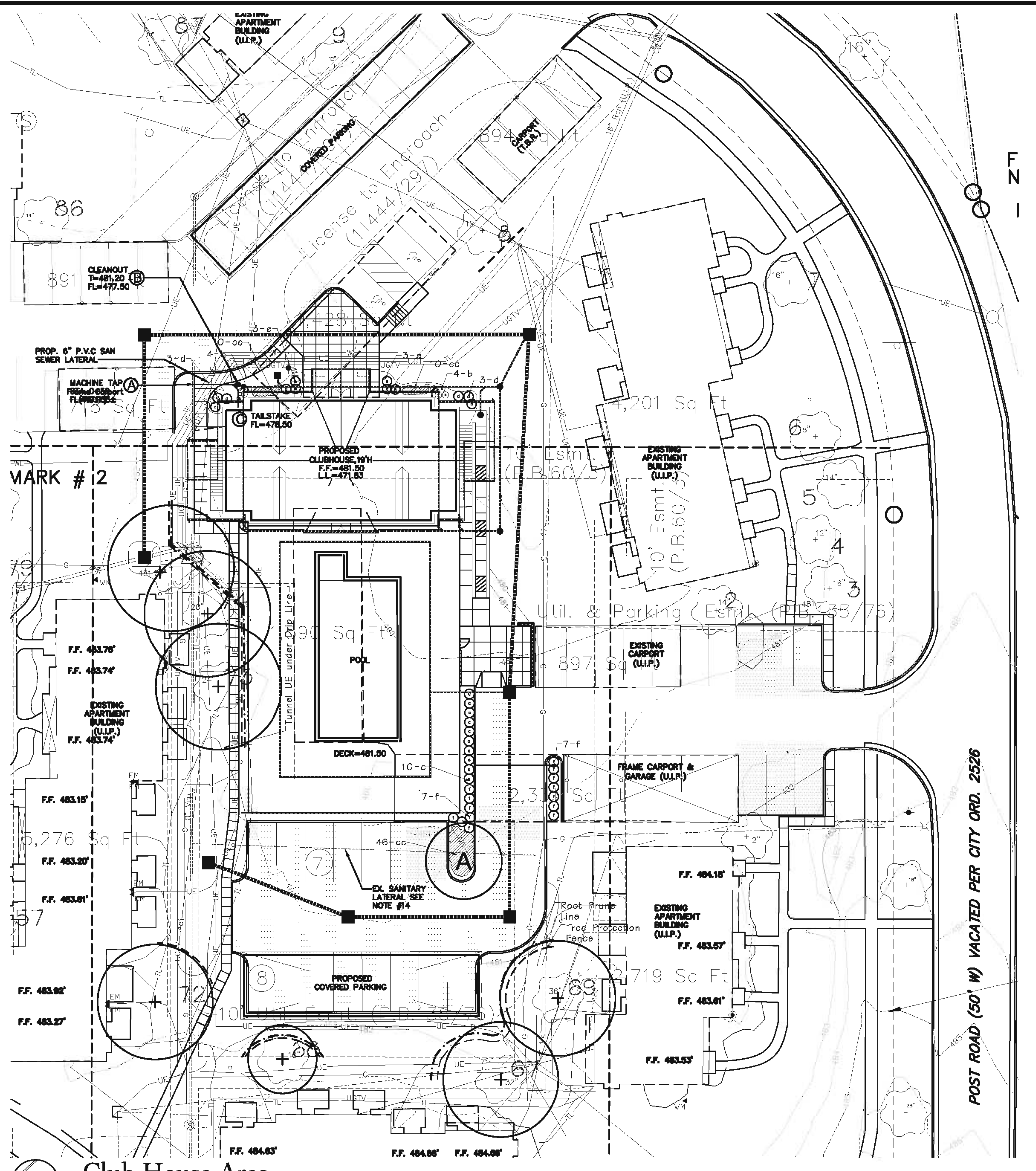
Parking Expansion
Scale: 1"=20'

SYMBOL		QUANTITY		BOTANICAL NAME		COMMON NAME		SIZE	REMARKS	TREE TYPE
A	6	Acer rubrum	'Franks Red'	Red Sunset Red Maple	2.5'	45'	Fast	Deciduous		
B	1	Cercis canadensis		Red bud	2.5'	25'	Fast/Med	Ornamental		
C	6	Pinus strobus		White Pine	8'	45'	Fast	Evergreen		
D	6	Quercus Rubra		Northern Red Oak	2.5'	45'+	Med	Deciduous		
a	7	Viburnum x juddii		Judd Viburnum	2-3'					
b	14	Spiraea x bumalda	'Anthony Waterer'	Anthony Waterer Spiraea	18-24"					
c	10	Rhus aromatic	'Gro-low'	Gro-low Sumac	18-24"					
d	6	Taxus cuspidata	'Densa'	Dense Yew	18-24"					
e	6	Buxus microphylla	'Wintergreen'	Wintergreen Boxwood	18-24"					
f	14	Pennisetum alopecuroides		Fountain Grass	1 gal.					
aa	103	Perovskia atriplicifolia	'Little spire'	Little Spire Russian Sage	1 qt.	12"	OC			
bb	33	Liriope muscari		Liriope	1 qt.	12"	OC			
cc	66	Hemerocallis	'Stella de Oro'	Stella de Oro Daylily	1 gal.	18"	OC			

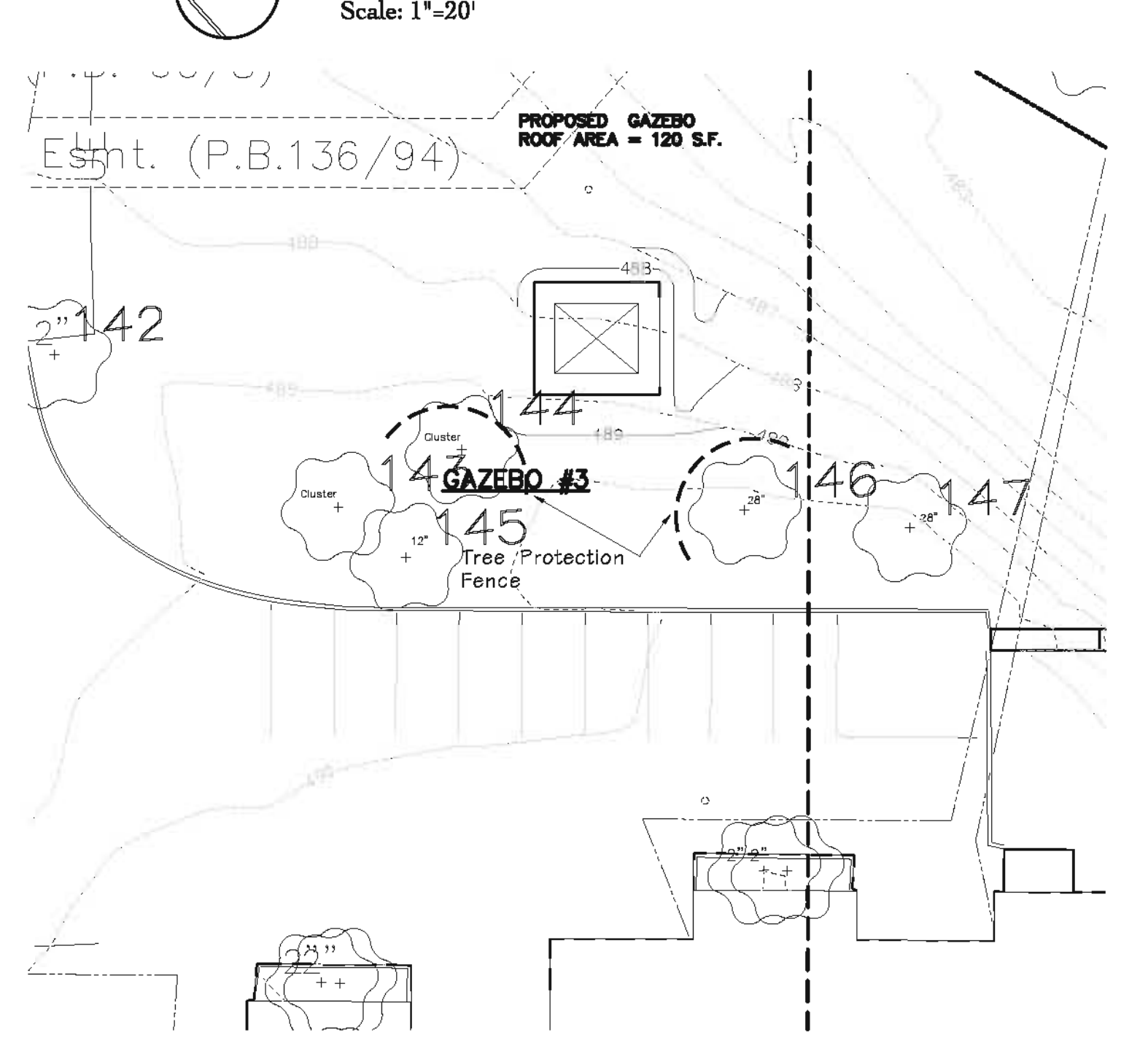
Notes: All disturbed areas are to be seeded.
Open Space = 63.0%

Legend

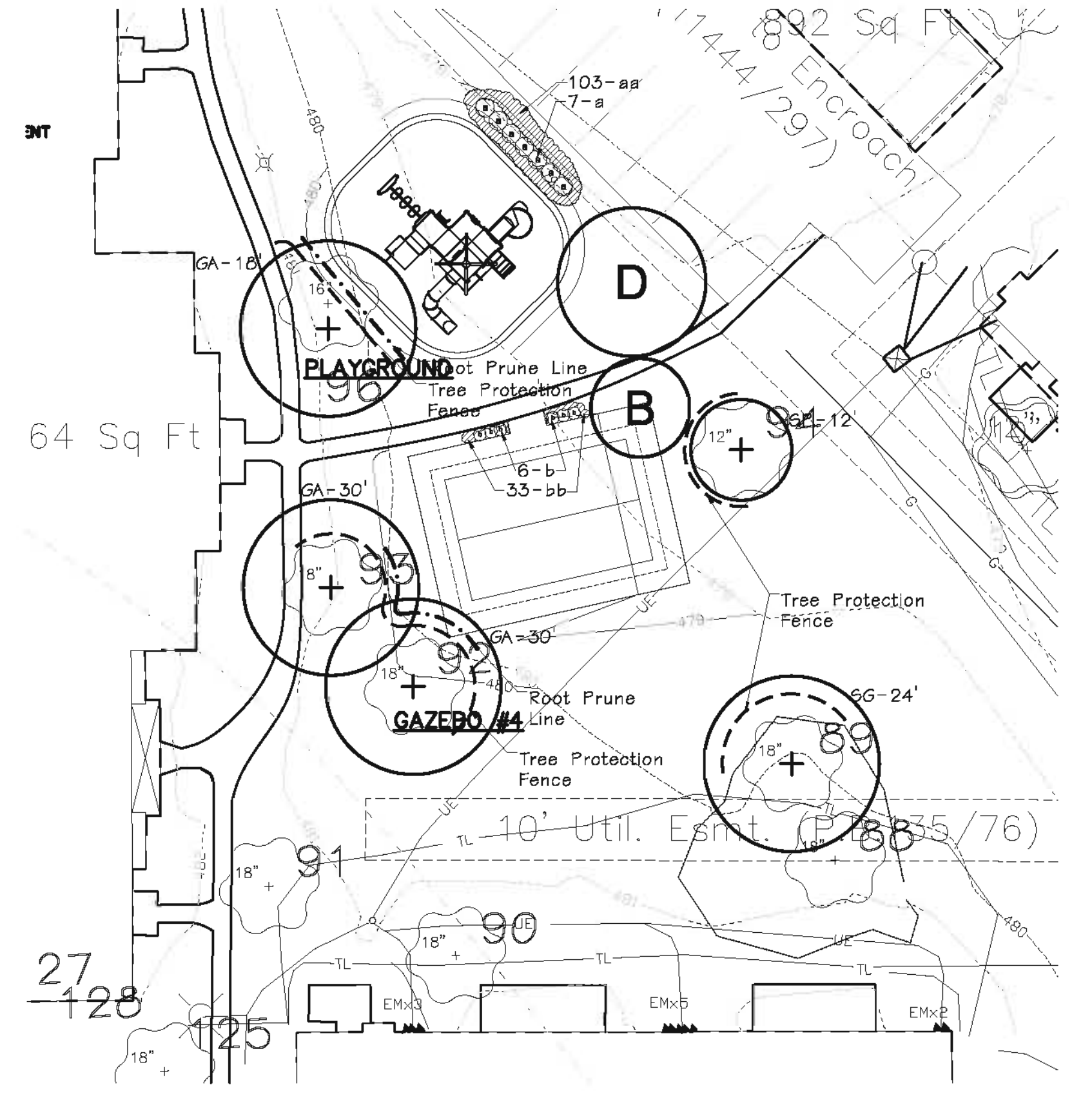
- - - - - Tree Protection Fencing
- - - - - Root pruning trench



Club House Area
Scale: 1"=20'



Gazebo No. 3
Scale: 1"=20'



Playground Area
Scale: 1"=20'

**Woodsmill Park Apartments
Chesterfield, MO**
Woodsmill Park Apartments LLC

Revisions:

Date	Description	No.
10/1/09	City Comments	1
10/15/09	Site Rev	2
11/11/09	City Comments	3
1/25/10	Coordination	4

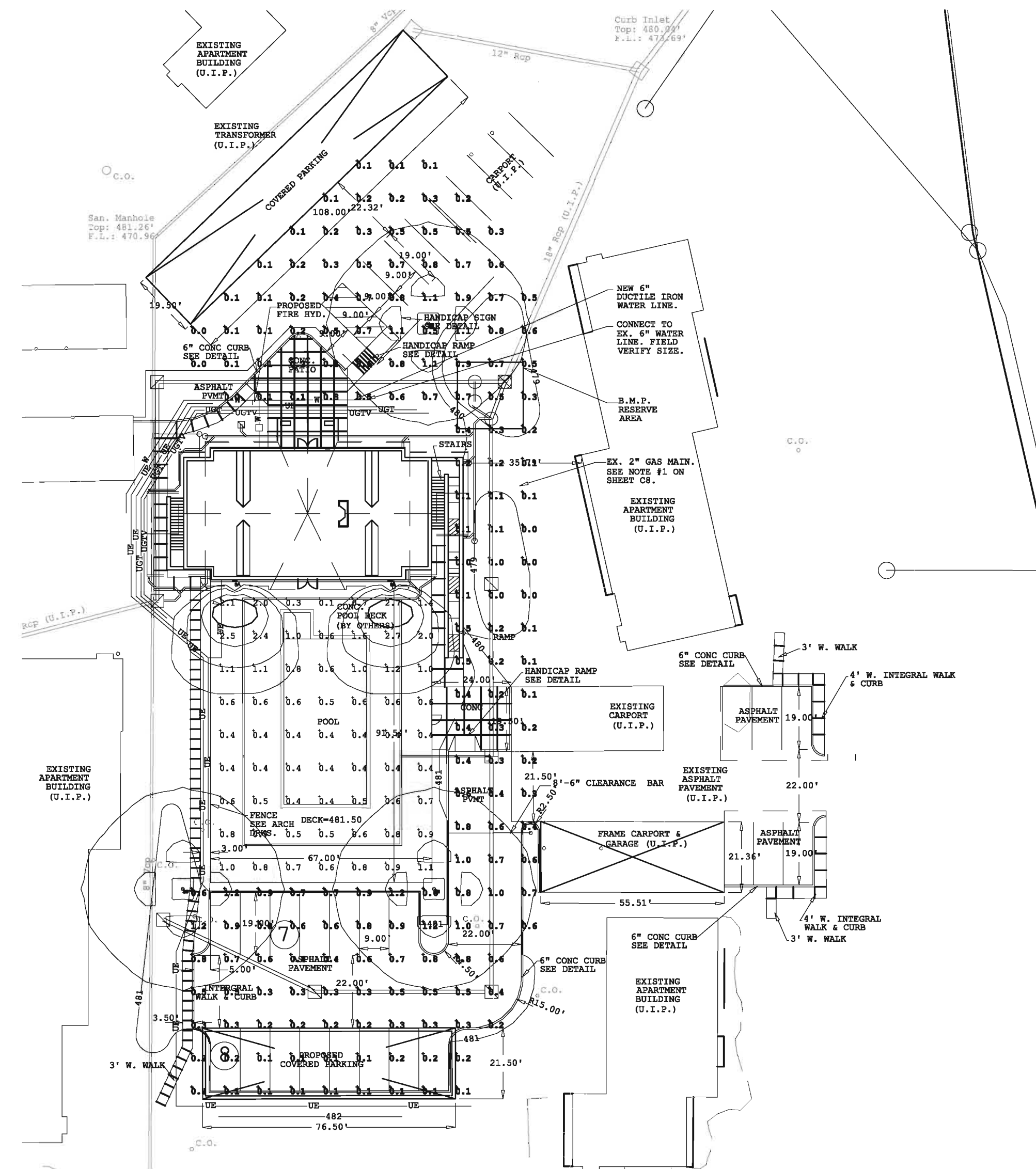
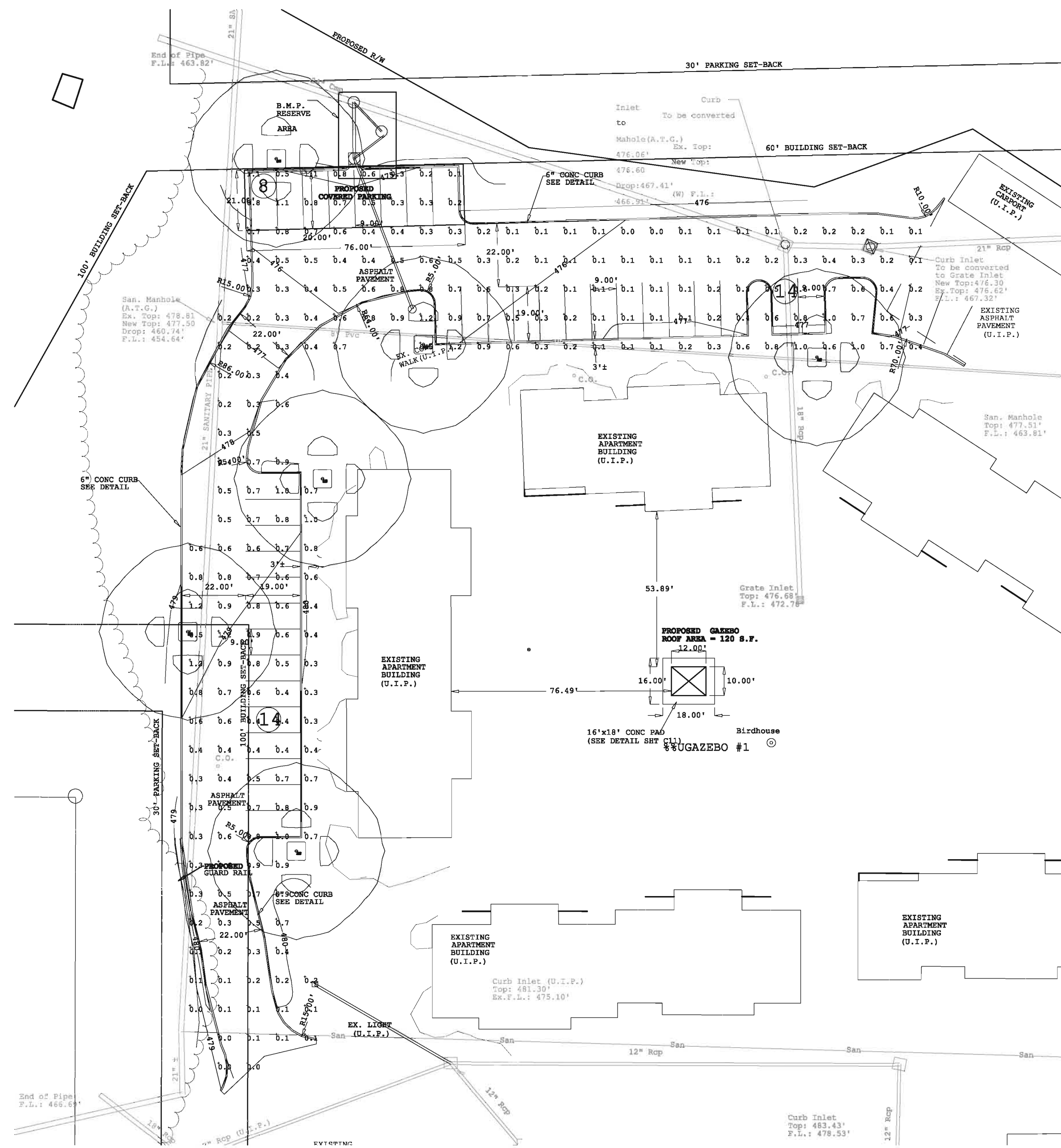
Drawn: **BD**
Checked: **DD**

eLong
and
scape
Architecture
7620 West Bruno
St. Louis, MO 63117
(314) 346-4856
delong_la@gmail.com

Sheet Title: **Preliminary Landscape Plan**

Sheet No: **LP-1**

Date: **06-30-09**
Job #: **103.001**



MOUNTING HEIGHT OF "SA" EQUALS 13'-0
MOUNTING HEIGHT OF "SB" EQUALS 14'-0
NOTE!!!!
CALCULATIONS SHOWN ARE BASED ON PRODUCTS SUPPLIED BY LIGHTING ASSOCIATES.
THESE PRODUCTS CLOSELY RESEMBLE BOTH IN PERFORMANCE AND APPEARANCE THAT WHICH
IS SUPPLIED BY AMEREN UE. LIGHTING ASSOCIATES IS NOT RESPONSIBLE FOR THE PERFORMANC
OF ANY AMEREN UE PRODUCTS.

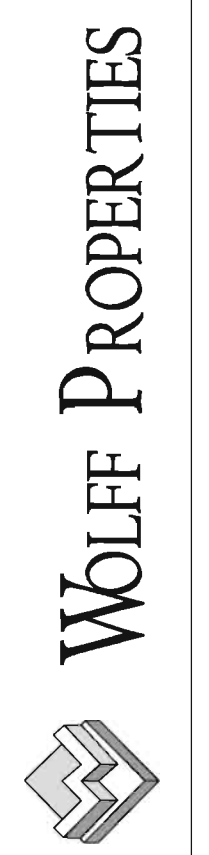
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PPOOL DECK AREA	Illuminance	Fc	0.84	2.7	0.1	8.40	27.00
PARKING AREA	Illuminance	Fc	0.41	1.2	0.0	N.A.	N.A.
PARKING AREA 2	Illuminance	Fc	0.45	1.2	0.0	N.A.	N.A.

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
⊙	9	SB	SINGLE	9600	0.800	AMEREN TRADITIONAL 100HPS MOG
⊙	2	SA	SINGLE	8500	0.800	MPMS-X-HF-100-XX

Proposed New Facility for . . .

542 Kings Cross Lane

WOODSMILL PARK APARTMENTS
 CHESTERFIELD, MISSOURI



ISSUE DATES
 PRELIMINARY CITY SUBMITTAL: 07-01-09

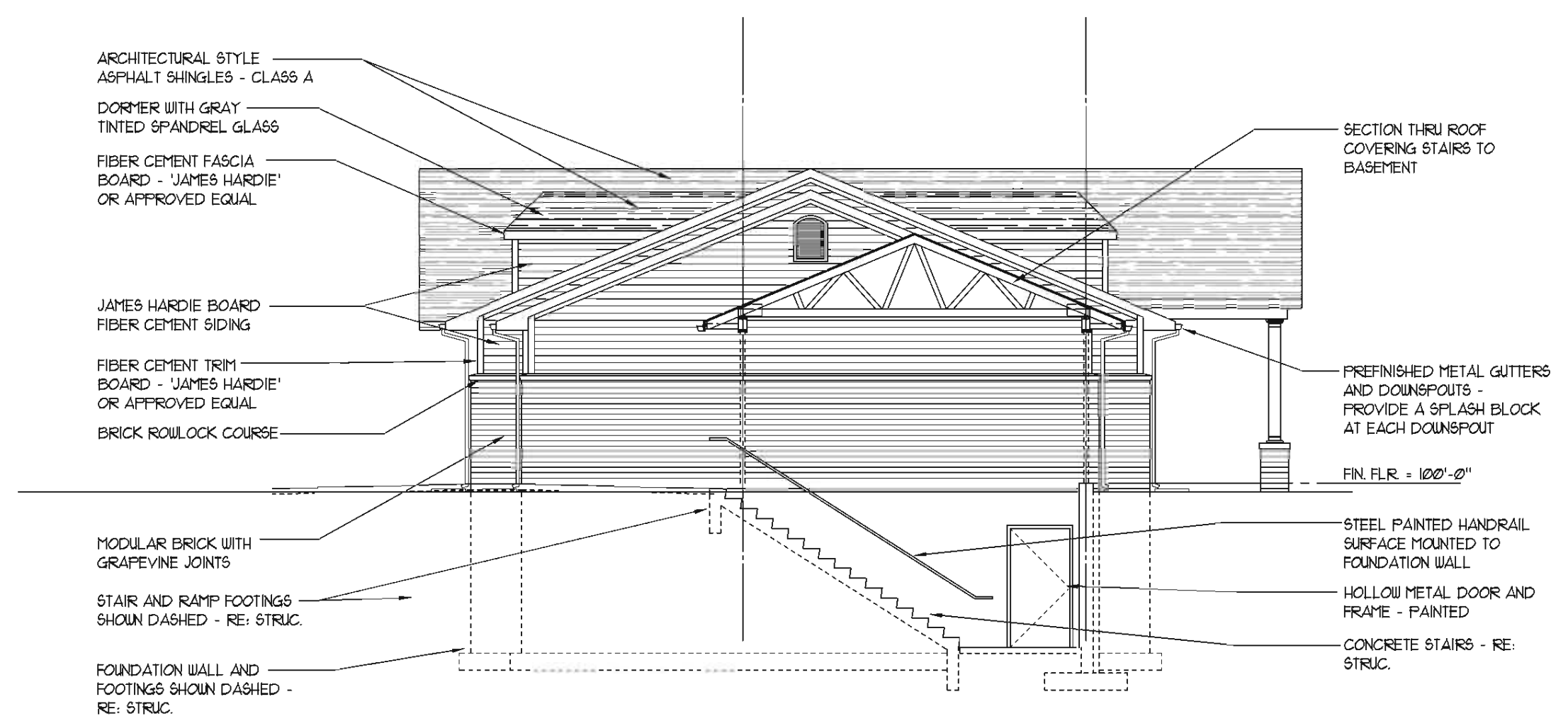
SHEET NUMBER

PROJECT NUMBER: 06380 DATE: 07-01-09

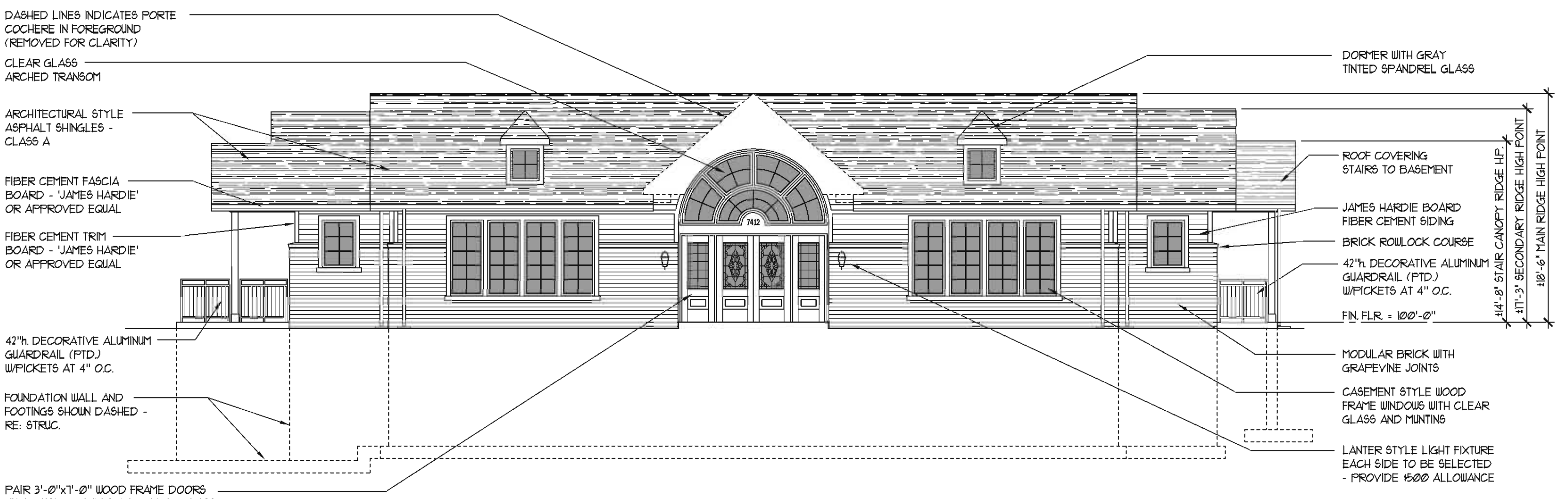
Civil Engineer:



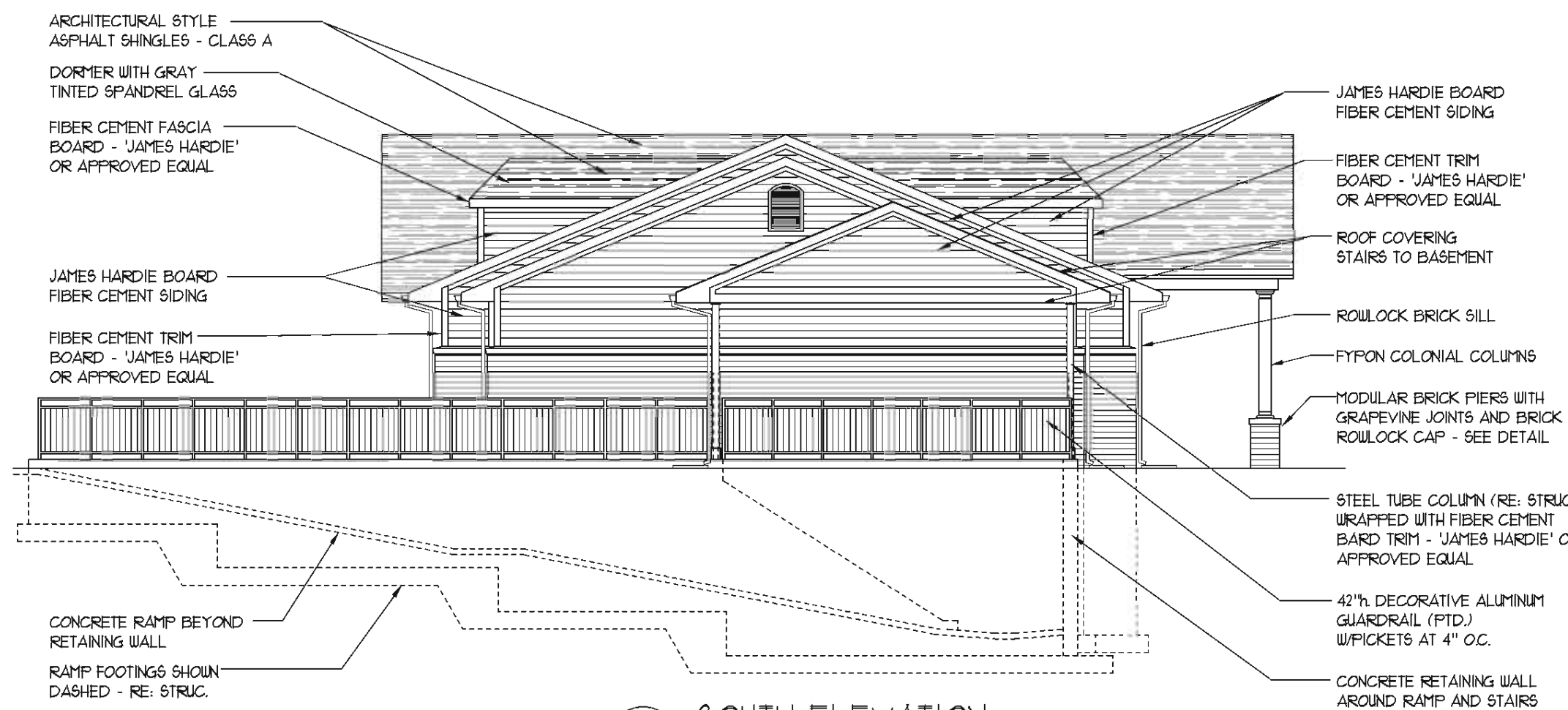
Structural Engineer:



6 PARTIAL SOUTH ELEVATION
1/8"=1'-0"



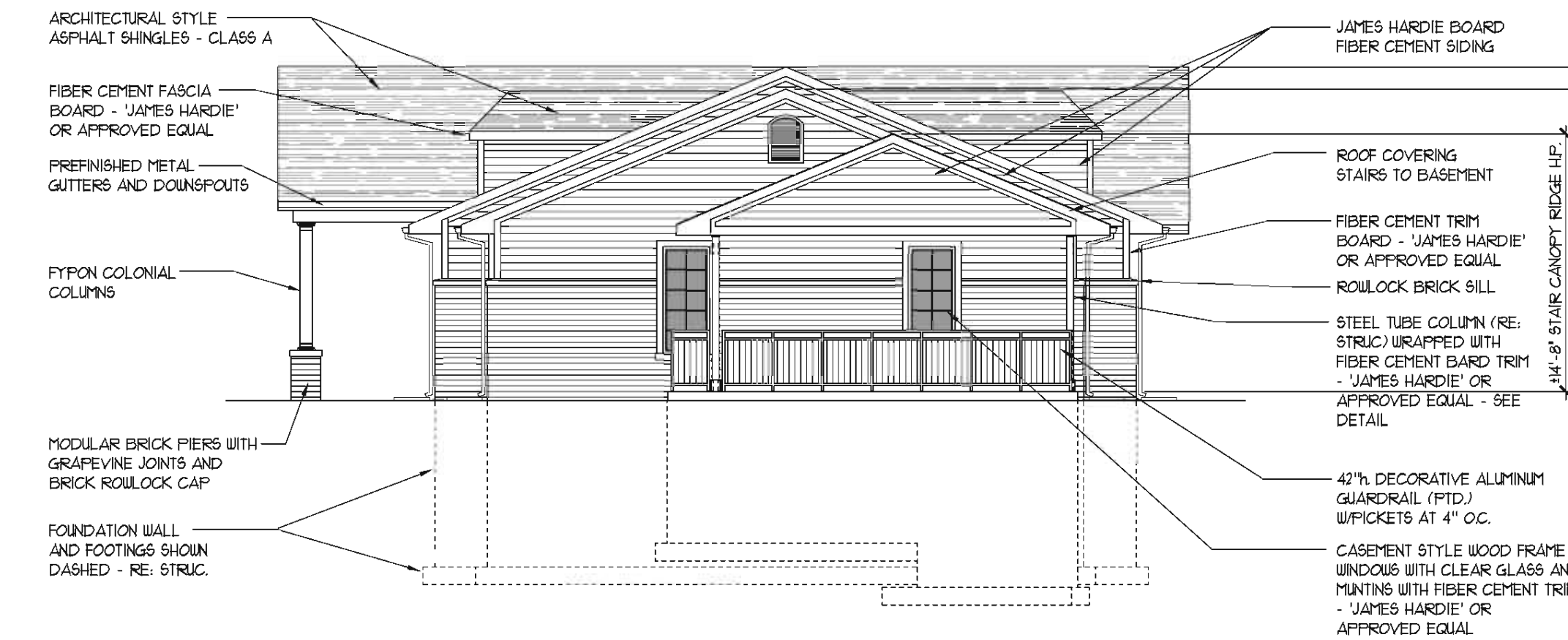
3 PARTIAL EAST ELEVATION
1/8"=1'-0"



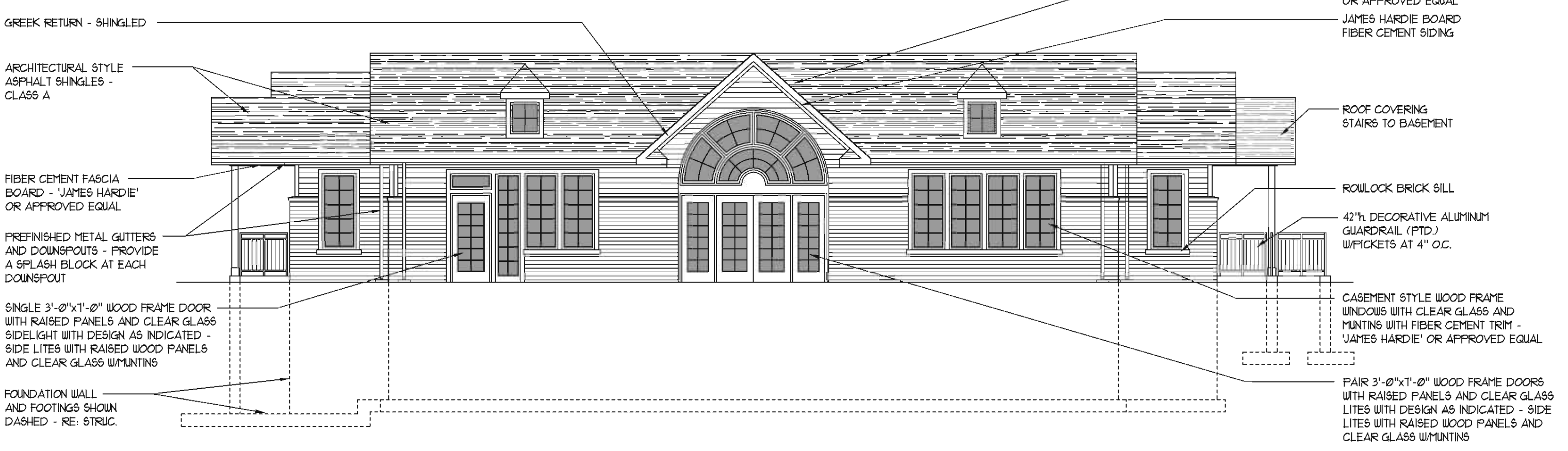
5 SOUTH ELEVATION
1/8"=1'-0"



2 EAST ELEVATION
1/8"=1'-0"



4 NORTH ELEVATION
1/8"=1'-0"



1 WEST ELEVATION
1/8"=1'-0"

Proposed New Facility for . . .
Woodsmill Park Apartments
13487 POST ROAD
CHESTERFIELD, MISSOURI
WOLFF PROPERTIES

ISSUE DATES
REVISED CITY SUBMITTAL: 01-26-10

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SHEET NUMBER
A1 of 1

PROJECT NUMBER: 08380 DATE: 01-26-10