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January 28, 2008

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

The Planning Commission agenda for **February 11, 2008** will include the following item for your consideration:

Chesterfield Commons Four (ASDCP): An Amended Site Development Concept Plan, and a partially Amended Conceptual Landscape Plan for a 21.64 acre tract of land zoned "PI" Planned Industrial District, located south of Chesterfield Airport Road and east of Public Works Drive.

Dear Planning Commission:

Wolverton & Associates, on behalf of THF Chesterfield Four Development, LLC, has submitted an Amended Site Development Concept Plan, and a partially Amended Conceptual Landscape Plan for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

Chesterfield Commons Four is a 21.64 acre tract of land located south of Chesterfield Airport Road and east of Public Works Drive. The subject property is zoned "PI" Planned Industrial District under the terms and conditions of the City of Chesterfield Ordinance 2371.

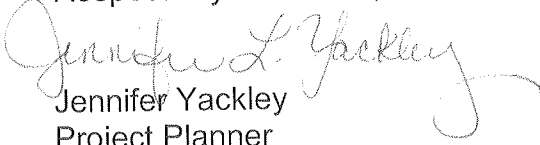
SUBMITTAL INFORMATION

1. The Amended Site Development Concept Plan divides Lot 1, the movie theater site, into two (2) lots bringing the total number of lots to seven (7).
2. The additional lot is needed to accommodate the proposed Flex Building located south of the theater and north of Edison Avenue.
3. Due to the seepage berm, plantings along Edison Avenue are not possible. The partially Amended Conceptual Landscape Plan includes a note to this effect.

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 Concept Plan, and partially Amended Conceptual Landscape Plan.

Respectfully submitted,


Jennifer Yackley
Project Planner

Respectfully submitted,


Aimee Nassif
Senior Planner of Zoning
Administration

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

Attachments:
Amended Site Development Concept Plan
Partially Amended Conceptual Landscape Plan

