



VII. A.

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Planning Commission Staff Report

Project Type: Amended Site Development Concept Plan

Meeting Date: March 8, 2009

From: Mara M. Perry, AICP
Senior Planner

Location: Chesterfield Airport Road on the southwest corner of its intersection with Goddard Avenue

Applicant: Stock and Associates on behalf of Greenberg Development

Description: **Spirit Town Center:** An Amended Site Development Concept Plan for a 7.8 acre parcel of land zoned “PC” Planned Commercial District located on Chesterfield Airport Road on the southwest corner of its intersection with Goddard Avenue.

PROPOSAL SUMMARY

Stock and Associates on behalf of Greenberg Development has submitted an Amended Site Development Concept Plan for your review. The request is to amend the existing Site Development Concept Plan to adhere to the new setbacks and site specific requirements established by their recent Ordinance Amendment. The development is currently zoned “PC” Planned Commercial District.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The subject tract was zoned prior to the incorporation of the City of Chesterfield to the “M3” Planned Industrial District by St. Louis County. On January 17, 2007, the City of Chesterfield approved Ordinance 2330 which rezoned the property to the “PC” Planned Commercial District. Ordinance 2330 was repealed and replaced with Ordinance 2593 in January 2010 which amended the general conditions including the Floor Area, Building Requirements and the Setbacks.

A Site Development Concept Plan for the development was approved by the City of Chesterfield Planning Commission on October 8, 2007. Special Conditions were also approved for the site

by the Department of Planning and Public Works allowing for the development to not retain the required thirty (30) percent of existing tree canopy.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Office/ Warehouse – Mark Andy and Chesterfield Valley Center	“PI” and “M-3” Planned Industrial
South	Office/ Warehouse- Crown Industrial Park and Edison Center	“M-3” Planned Industrial
East	Office/ Warehouse – Natoli	“M-3” Planned Industrial
West	Office/ Warehouse – Porta Fab	“M-3” Planned Industrial



STAFF ANALYSIS

- Zoning**
 The subject site is currently zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2593. This submittal was reviewed against the requirements of Ordinance 2593 and all applicable Zoning Ordinance Requirements. The site adheres to the applicable Zoning Ordinance requirements and the site specific governing ordinance.

- **Landscaping and Tree Preservation**

During the Site Development Concept Plan approval for the site an application for Special Conditions and a Mitigation Plan was approved. A Landscape Plan which includes the required mitigation will be submitted as individual Site Development Section Plans are in for review under the City of Chesterfield Landscape and Tree Preservation Requirements. The Conceptual Landscape Plan for the site was previously approved and is not being amended.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Concept Plan and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the site specific ordinance.

MOTION

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

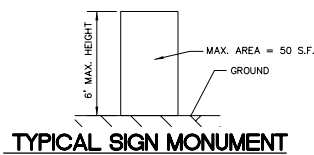
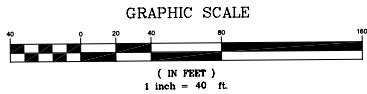
- 1) "I move to approve (or deny) the Amended Site Development Concept Plan for Spirit Town Center."
- 2) "I move to approve the Amended Site Development Concept Plan for Spirit Town Center with the following conditions..." (Conditions may be added, eliminated, altered or modified)

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

Attachments: Amended Site Development Concept Plan

PERTINENT DATA

SITE ACREAGE = 7.804 ACRES
EXISTING ZONING = "C" (Ordinance 2593)
FIRE DISTRICT = MONARCH FIRE PROTECTION
SCHOOL DISTRICT = ROCKWOOD
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DIST.
WATERSHED AREA = MISSOURI RIVER
WATER SERVICE = MISSOURI AMERICAN WATER CO.
GAS SERVICE = LACLEDE GAS
ELECTRIC SERVICE = AmerenUE
PHONE SERVICE = AT&T
LOCATOR NUMBER = 17V23-0055
OWNER = GREENBERG DEVELOPMENT
DB. 11589 PG. 2247



NOTE: FUTURE SITE DEVELOPMENT SECTION PLANS SHALL ENCLOSE SPECIFIC DETAILS FOR SIGNS IN ACCORDANCE WITH CITY OF CHESTERFIELD REQUIREMENTS

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING

Greenberg-Blatt Management, L.P. Trustee E, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 115.000, RSMo, (Ordinance No. 2593, do hereby agree 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 the City of Chesterfield Council.

(Signature) Owner

STATE OF MISSOURI } SS.
COUNTY OF ST. LOUIS }
On this day of _____, 2010, before me personally appeared _____, who being by me duly sworn, did say he is the _____ and that said instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.
IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

(Signature) Notary Public

(Signature) Print Name

My commission expires: _____

This Amended Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____ of 2010, by the Chairperson of said Commission, authorizing the recording of this Site Development Concept Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

(Signature) Planning and Development Services Director

(Signature) City Clerk

FLOODPLAIN NOTE

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (AREAS WITH 1-3 FEET FLOOD DEPTHS, PONDING AND FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 28189C0120 H WITH A MAP REVISION DATE OF APRIL 17, 2000. ELEV = 458.00

ST. LOUIS COUNTY BENCHMARK

11-59 ELEV=461.50 (U.S.G.S. - NAD 1929 DATUM)
"V" ON BACK OF ROLLED CURB; 107' SOUTH OF THE CENTERLINE OF CHESTERFIELD AIRPORT ROAD AND 13' WEST OF THE CENTERLINE OF GODDARD AVENUE.

GEOTECHNICAL ENGINEER'S NOTE

Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. The signature and seal are intended to confirm our review and professional opinion that these plans and revisions, through the date given below, comply with the Preliminary Geotechnical Report for the project, dated July 2007, and are compatible with the soil and geologic conditions at the site, as anticipated from the limited exploration data. This opinion is based on widely-spaced borings. Additional exploration was recommended in the preliminary report to better define the subsurface conditions.

Conditions may vary from those encountered during the preliminary exploration or can change due to construction activities, weather, or other conditions. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and implementation of our recommendations relative to construction. Construction means and methods shall be left to the Contractor.

SCI ENGINEERING, INC.

Shawna Erter, P.E.

Date: _____

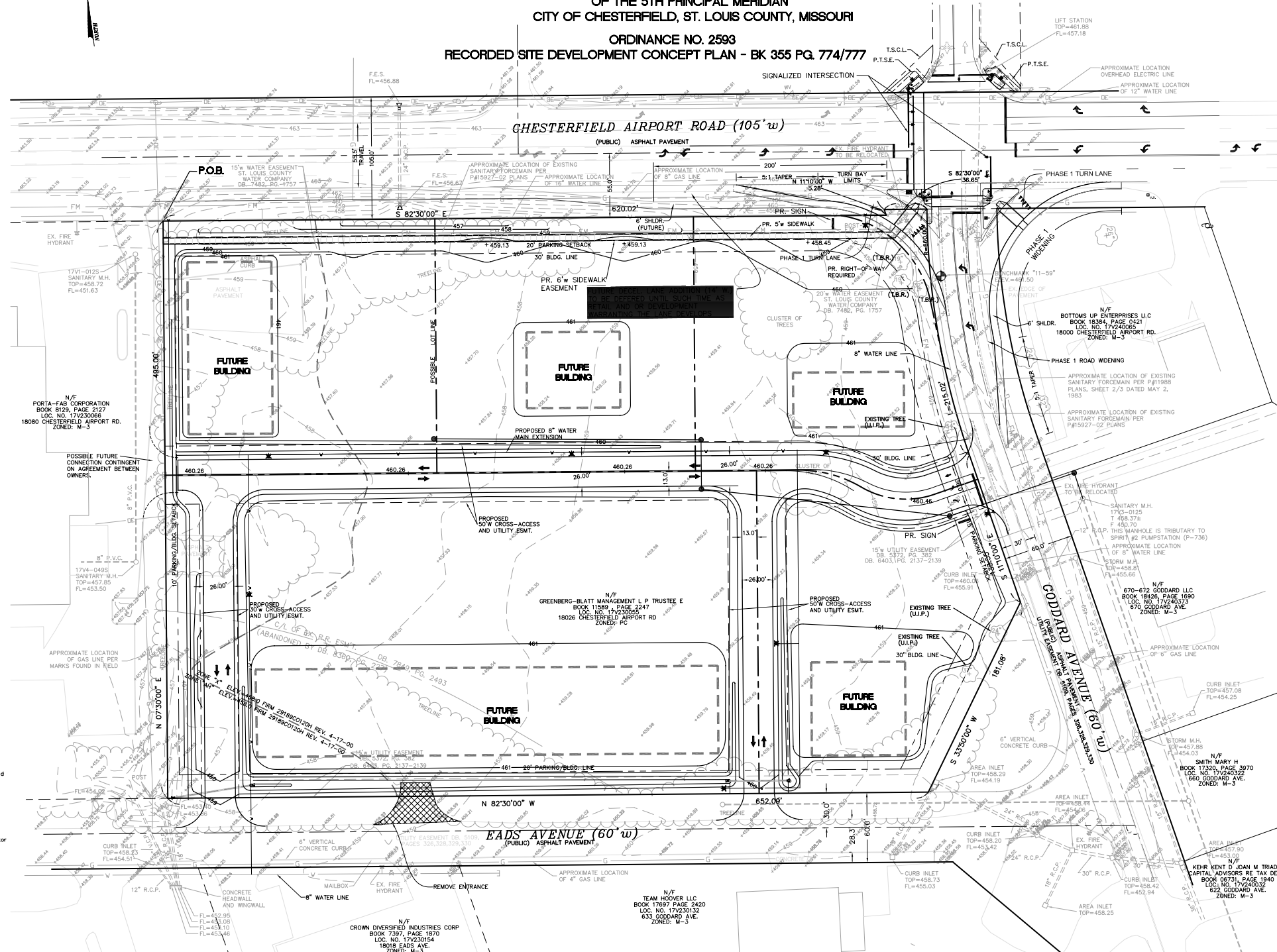
SPIRIT TOWN CENTER

**LOT CC CHESTERFIELD AIRPORT ROAD
1ST AMENDED SITE DEVELOPMENT CONCEPT PLAN**

"PLANNED COMMERCIAL" DISTRICT

A TRACT OF LAND BEING PART OF ST. LOUIS AIR PARK AS RECORDED IN PLAT BOOK 107, PAGES 42 AND 43 LOCATED IN U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ORDINANCE NO. 2593
RECORDED SITE DEVELOPMENT CONCEPT PLAN - BK 355 PG. 774/777



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASED ON BEARINGS, MISSOURI STATE PLANE, GRID NORTH)
- GRADING & STORM WATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (AREAS WITH FLOOD DEPTHS OF 1 TO 3 FEET, USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS 458 FEET) AND FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THIS MAP IS IDENTIFIED AS MAP NO. 28189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- ALL SIDEWALKS WITHIN THE DEVELOPMENT WILL NOT BE MAINTAINED BY THE CITY OF CHESTERFIELD.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY.
- ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
- STREET TREES SHALL BE PROVIDED ALONG BOTH SIDES OF ANY PUBLIC ROAD IN ACCORDANCE WITH THE CITY OF CHESTERFIELD TREE MANUAL.
- MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SPOORING SHALL NOT EXCEED 45 FEET.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY AND MOOT STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
- NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SWHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- A MINIMUM OF THIRTY PERCENT (30%) OPENSPACE IS REQUIRED FOR THIS DEVELOPMENT.
- THIS DEVELOPMENT SHALL HAVE A MAXIMUM FLOOR AREA RATION (F.A.R.) OF THIRTY-FIVE PERCENT (35%).
- ALL SIDEWALKS TO BE CONSTRUCTED TO SAINT LOUIS COUNTY ADA STANDARDS.
- DEVELOPMENT IS TO PROVIDE A SIDEWALK CONFORMING TO SAINT LOUIS COUNTY ADA STANDARDS ADJACENT TO CHESTERFIELD AIRPORT ROAD. SIDEWALK TO BE ALONG ENTIRE FRONTAGE OF PROPERTY.
- ACCESS TO THIS DEVELOPMENT FROM GODDARD SHALL BE VIA ONE COMMERCIAL ENTRANCE. A SIGHT DISTANCE EXHIBIT IS REQUIRED. THE ENTRANCE SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY STANDARDS.

PROPERTY DESCRIPTION

A tract of land being part of St. Louis Air Park, according to the plat thereof recorded in Plat Book 107, Pages 42 and 43 of St. Louis County Records, located in U.S. Surveys 150 and 122, Township 45 North, Range 3 East of the Fifth Principal Meridian, St. Louis County, Missouri, more particularly described as follows:
BEGINNING at the Northeast corner of a tract of land conveyed to Porta-Fab Corporation by deed recorded in Book 8129, Page 2127 of said records, said corner also being on the South right-of-way line of Chesterfield Airport Road (variable width); thence along said South line, South 82 degrees 30 minutes 00 seconds East, 620.02 feet; thence North 11 degrees 10 minutes 00 seconds West, 5.28 feet; thence South 82 degrees 30 minutes 00 seconds East, 36.65 feet; thence along the West right-of-way line of Goddard Avenue (50 feet wide), along a curve to the left with a radius point that bears South 82 degrees 30 minutes 16 seconds East, 660.00 feet from the last mentioned point, an arc distance of 215.02 feet; thence South 11 degrees 10 minutes 00 seconds East, 133.55 feet; thence South 33 degrees 50 minutes 00 seconds West, 181.08 feet to the North right-of-way line of Eads Avenue (60 feet wide); thence along said line, North 82 degrees 30 minutes 00 seconds West, 652.09 feet to the Southeast corner of the aforementioned Porta-Fab tract; thence along the East line of said tract, North 07 degrees 30 minutes 00 seconds East, 495.00 feet to the POINT OF BEGINNING and containing 339,949 square feet or 7.804 acres more or less.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Concept Plan from a field survey and does not represent a property boundary survey. This Site Development Concept Plan is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: DANIEL EHMANN, Missouri L.S. No. 2215

M.S.D. # 28052-00

BASE MAP # 17-V

SPIRIT TOWN CENTER - LOT CC CHESTERFIELD AIRPORT ROAD
1st Amended Site Development Concept Plan

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DRAWN BY: E.J.B. DATE: 02/03/10
CHECKED BY: G.M.S. DATE: 02/03/10
JOB NUMBER: 205-3627.1
SHEET: 1 of 3

DATE: 02/03/10 11:52 AM FILE: P:\Projects\2010\20527\20527_1\20527_1.dwg LAYOUT: 1-Concept File: PLT02D: File Size: 20527 - 2/26/2010 11:52 AM AUTHOR: P. ROXBOROUGH