



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

April 9, 2008

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

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

**RE:** Spirit of St. Louis Airpark (Spirit Restaurant): Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for 2.75 acre tract of land located in an "M-3" Planned Industrial District on the south side of Wings of Hope Boulevard, and 610 feet west of the intersection of Spirit of St. Louis Boulevard and Wings of Hope Boulevard.

## Planning Commission:

The Forest Park Group has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for your review. The Department of Planning & Public Works has reviewed this petition and submits the following report.

# **BACKGROUND**

- 1. Spirit of St. Louis Airpark approved via St. Louis County Ordinance Number 2212 approved a rezoning from an "NU" Non Urban District to a "M-3" Planned Industrial District and was subsequently amended by St. Louis County Ordinance Numbers 9642, 11,768, 13,838, and 13,935.
- 2. On March 2, 1992, the City of Chesterfield adopted Ordinance 656 which amended St. Louis County Ordinance 13,935 to reduce the right-of-way on Edison Avenue from sixty (60) feet to forty (40) feet with a ten (10) foot road easement.

- 3. On April 3, 1994, the City of Chesterfield adopted Ordinance 870 which adopted St. Louis County Ordinances 2212, 9642, 11,768. 13,838, and 13,935 and allowed additional permitted uses.
- 4. On April 15, 1996, the City of Chesterfield adopted Ordinance 1156 which amended St. Louis County Ordinance 13,838 and City of Chesterfield Ordinance 656 and repealed City of Chesterfield Ordinance 870 and changed the boundary of the "M-3" Planned Industrial District.
- 5. On September 15, 1997, the City of Chesterfield adopted Ordinance 1312 which amended Ordinance 1156 to allow fraternal organizations within the established "M-3" Planned Industrial District.
- 6. On July 20, 1998, the City of Chesterfield adopted Ordinance 1430 which reduced the side yard setback for 660 Goddard Avenue from ten (10) feet to three (3) feet from the northern boundary and nine (9) feet on the southern boundary.

### **SUBMITTAL INFORMATION**

- 1. The request is for a two (2) story structure, consisting of 11,380 square feet. The first floor shall be occupied by a restaurant, while the second floor shall be utilized for office space.
- 2. The exterior building materials will be comprised of curtain wall glazing and metal span panels. The roof is proposed to be a flat membrane.

## **ARB RECOMMENDATIONS**

This project was reviewed by the Architectural Review Board on January 17, 2008. The ARB voted by a count of 4-0 that the project be forwarded for approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations to the Planning Commission with the following recommendations:

- 1. Possible reduction in parking for additional landscaping.
- 2. Revise the location of the trash enclosure and provide additional landscaped screening.
- 3. Better pedestrian access from existing parking to entry of building.

Through staff review and comments, the petitioner has addressed the Architectural Review Board recommendations.

Spirit Airpark (Spirit Restaurant) SDSP Planning Commission Report April 9, 2008

# **DEPARTMENTAL INPUT**

The submittal was reviewed for compliance with City of Chesterfield Ordinances. The Department of Planning & Public Works requests approval of the Site Development Section Plan.

Respectfully submitted,

Respectfully submitted,

Mara M. Perry, AICP

Senior Planner of Plan Review

Shawn P. Seymour, AICP Project Planner

Cc: City Administrator City Attorney

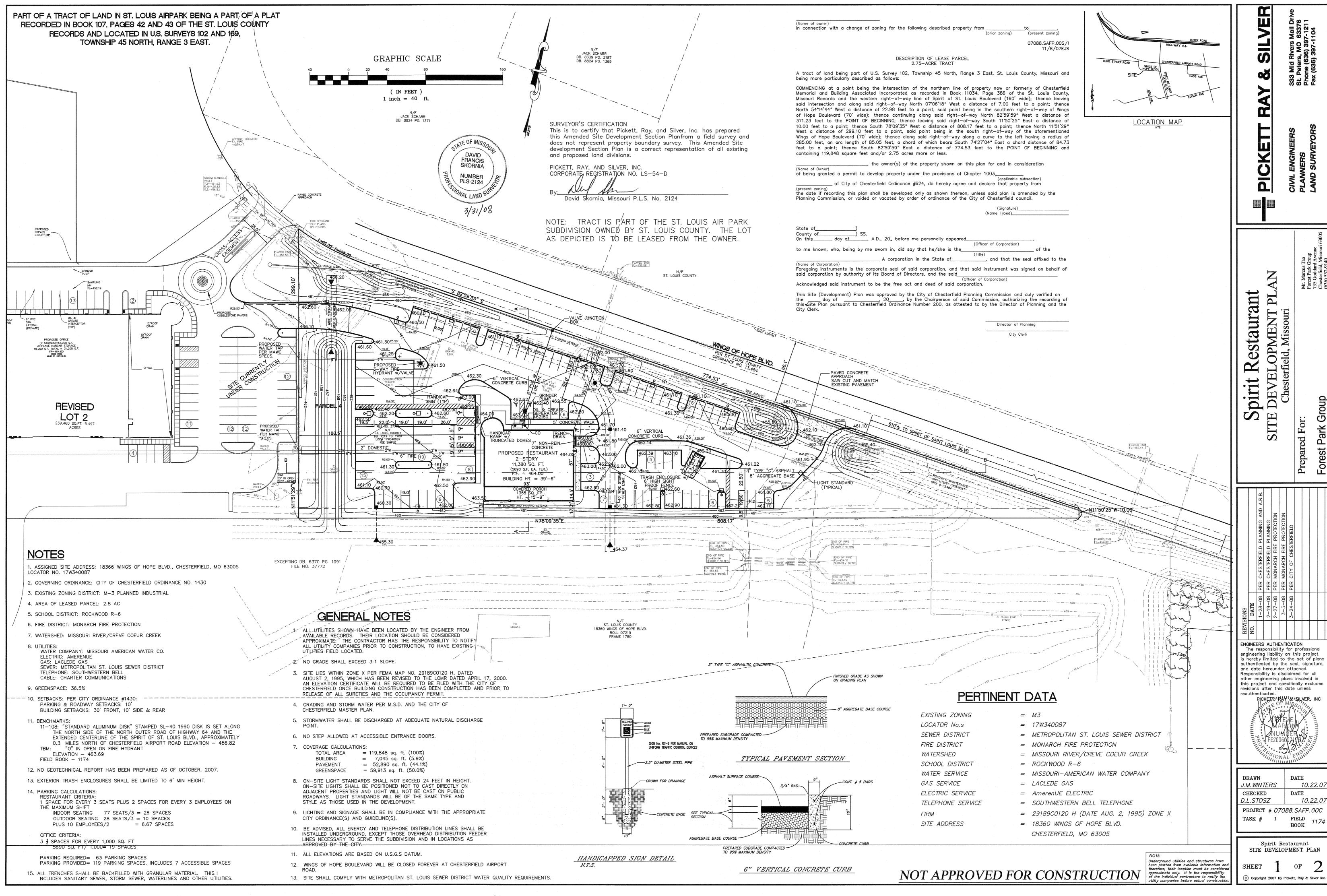
Director of Planning and Public Works

Attachments: Site Development Section Plan

Landscape Plan Lighting Plan

**Architectural Elevations** 

- 3 -

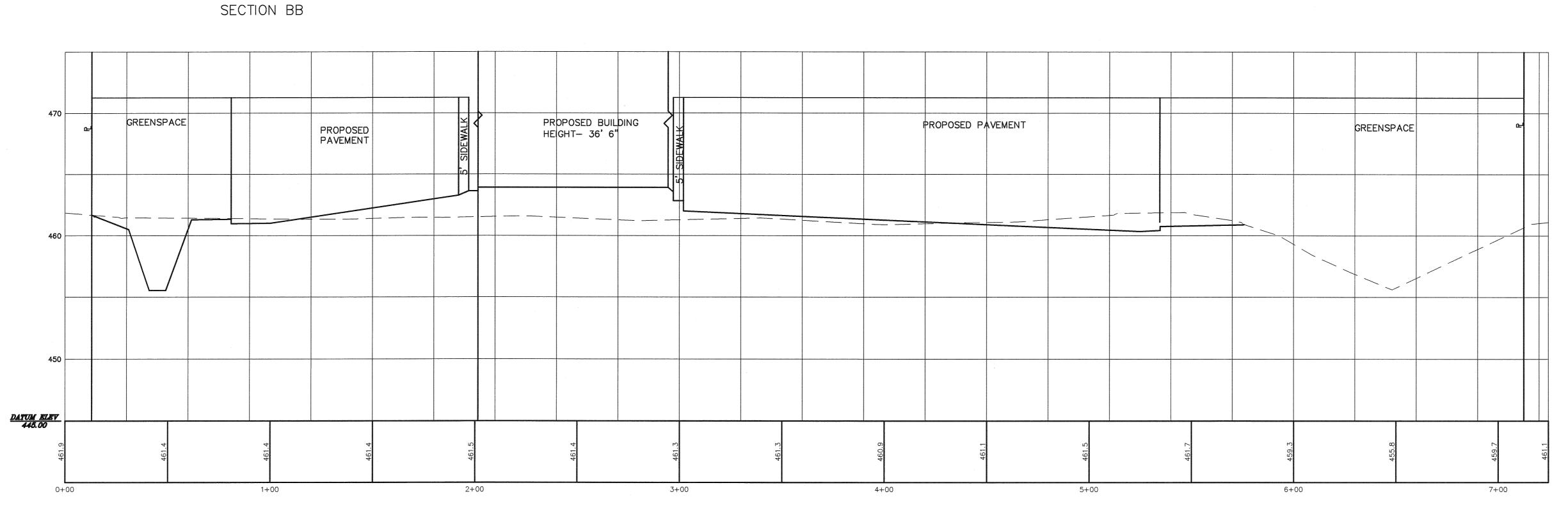


SECTION AA

470

PROPOSED BUILDING
HEIGHT - 36' 6"

VERTICAL SCALE- 1"=5' HORIZONTAL SCALE- 1"=30'



Spirit Restaurant
SITE DEVELOPMENT PLAN
Chesterfield, Missouri

PICKETT RAY & SILVER

Prepared For:
Forest Park Group

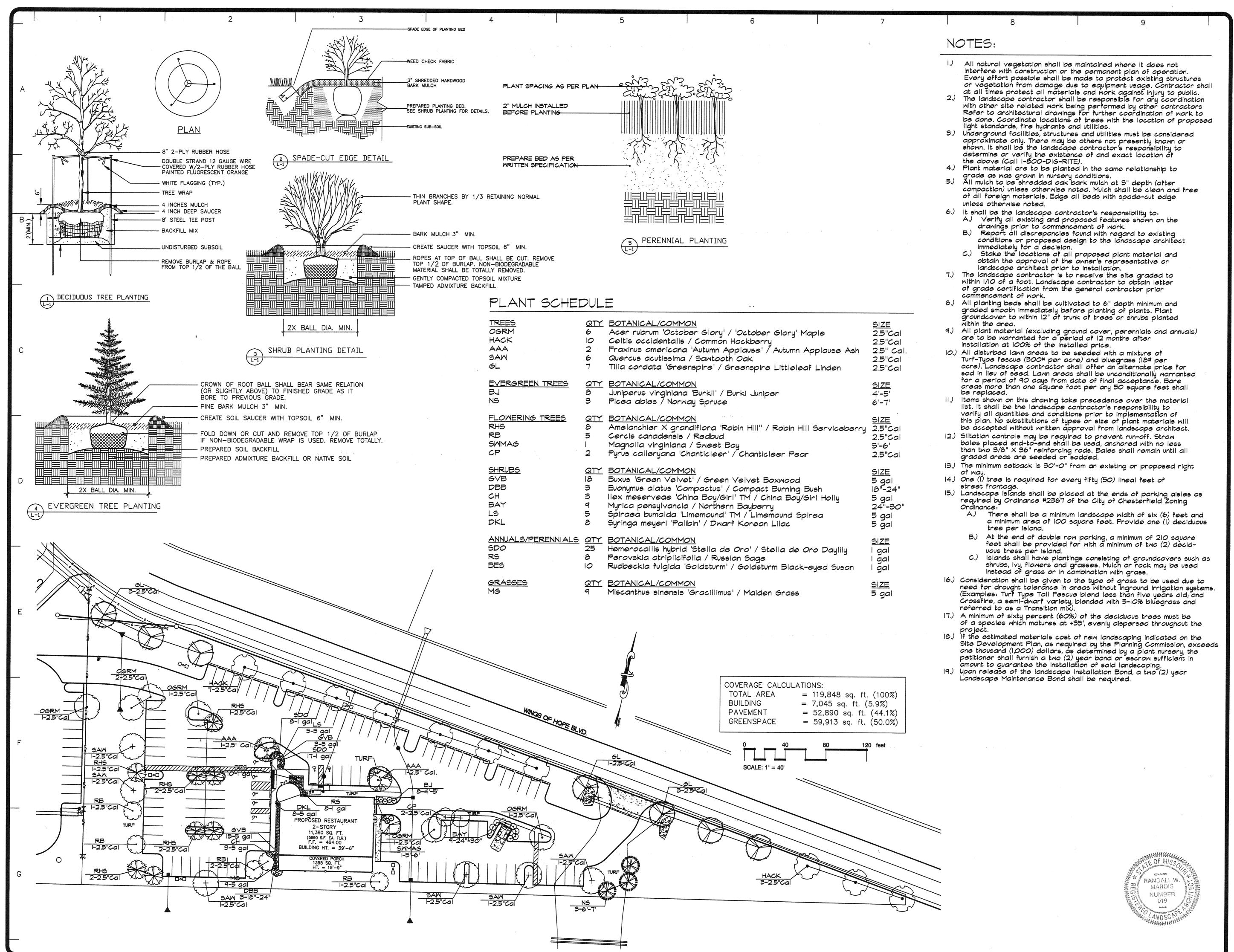
ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated in this project. The second specifically excludes revisions after this date unless reauthenticated in the second specifically excludes revisions after this date unless reauthenticated in the second specifically excludes revisions after this date unless reauthenticated in the second specifically excludes revisions after this date.

DRAWN	DATE						
J.M. WINTERS	10.22.07						
CHECKED	DATE						
D.L.STOSZ	10.22.07						
PROJECT # 07088.SAFP.00C							
TASK # 1	FIELD 1174 BOOK						

Spirit Restaurant SITE SECTIONS

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JAN. 7, 2008 RM

JAN. 30, 2008 RM

FEB. 19, 2008 RM

MAR. 3, 2008 RM

MAR. 10, 2008 RM

FEB. 19, 2008 RMM
MAR. 3, 2008 RMM
MAR. 10, 2008 RMM
MAR. 20, 2008 RMM

TECHNOLOGIES

Spirit Restauran

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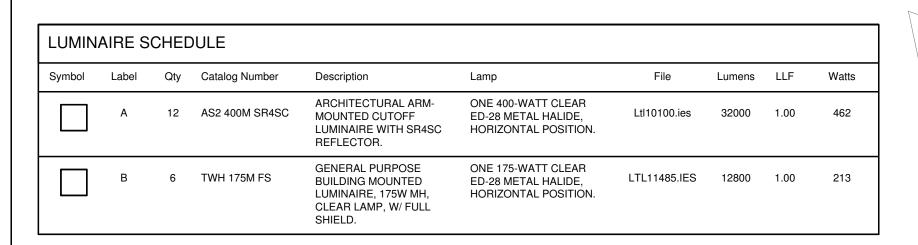
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SCALE
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JOB No.
2007-258

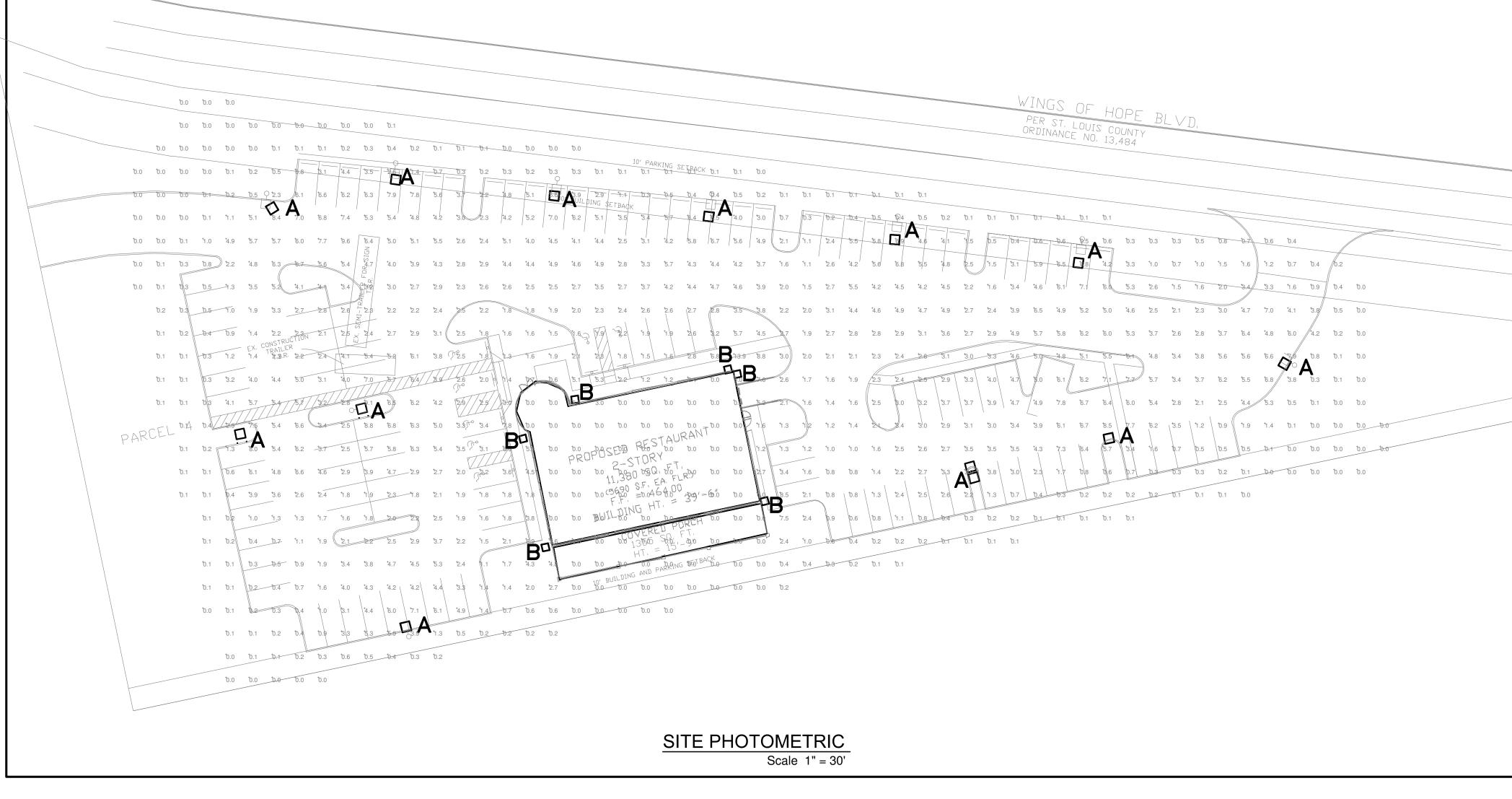
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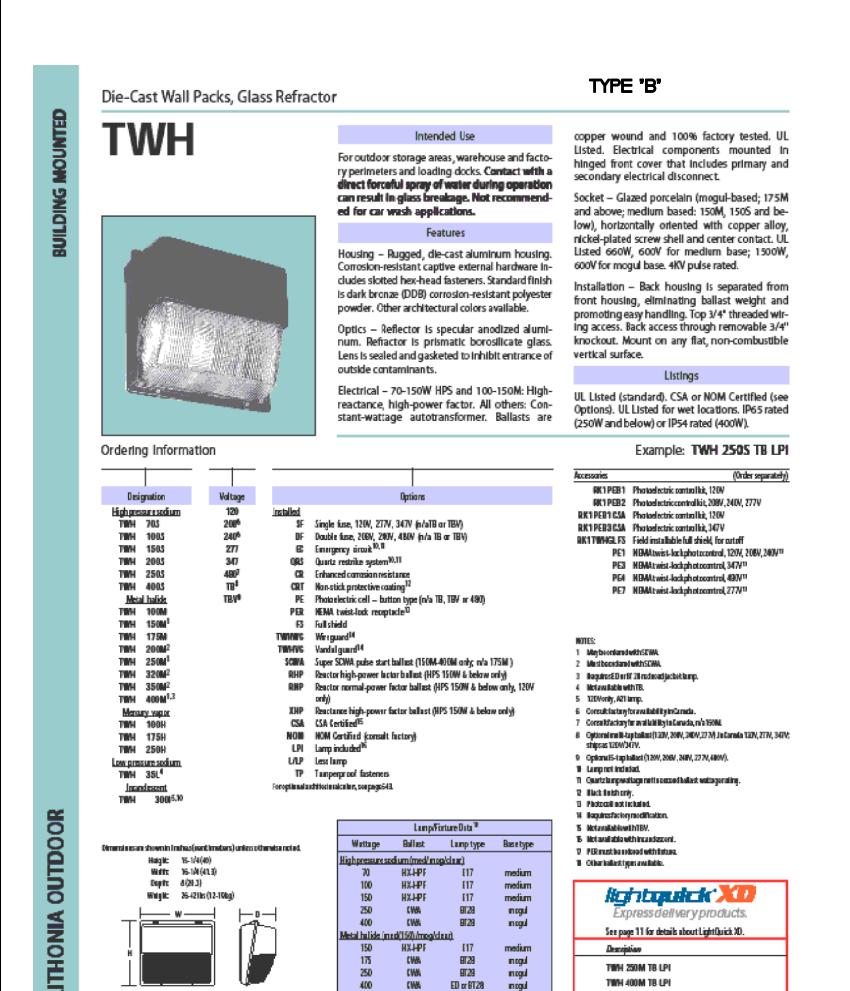
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STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.3 fc	13.9 fc	0.0 fc	N / A	N / A



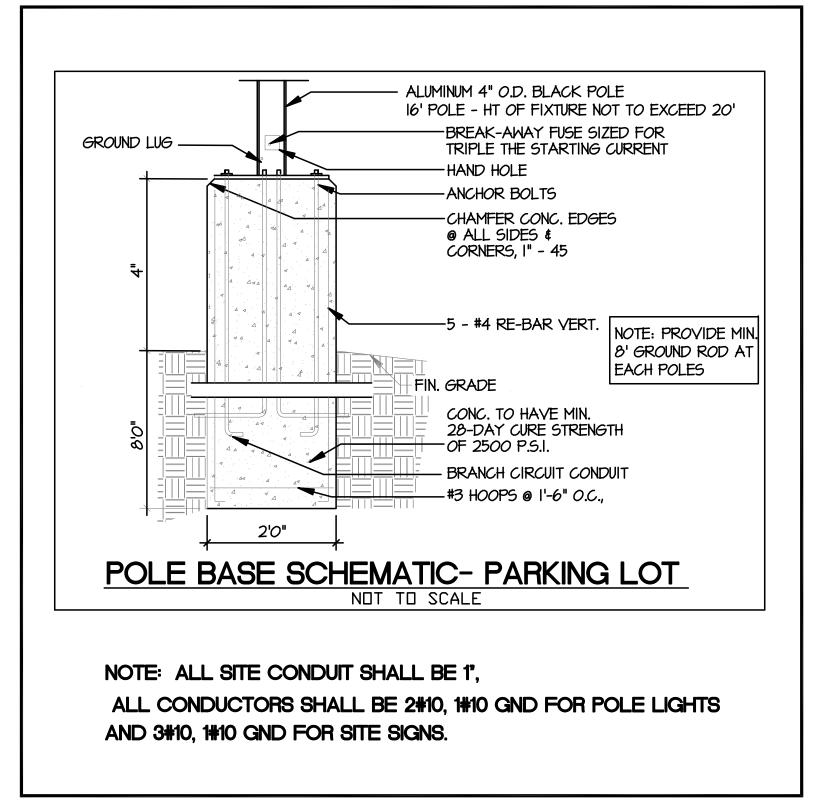


www.lithonfa.com, keyword: <u>TWH</u>

Rev.12/06

PSG9





NOTE: HOUSE SHIELD AND TILT SHALL BE ADJUSTED IN FIELD TO PROVIDE NO MORE THAN .5 FC AT PROPERTY LINES AND NO MORE THAN 8 FC FROM 5'-0" OF BASE OF FIXTURE. AND RE-VERIFY SITE PHOTOMETRICS MEET ORDINANCE 2228 THIS SHALL BE DONE BY EC AND REPORT SUBMITTED TO ENGINEER

JOHN CRANE

ZEKIND

NUMBER

F-19648

NUMBER

F-19648

SEAL

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL

SEA APPEARS ON THIS SHET ASSAMES RESPONSELLTY
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(PURSUANT TO 327.411 RSMO) MAY RESPONSELLTY FOR
ALL OTHER POLATE, SPECIFICATIONS, ESTIMATES, REPORTS
OR OTHER DOCUMENTS OR ROSTROLHERIS NOT SEALED
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FOR PORTIONS OF THE PROJECT NOT PREPARED UNDER
MY SUPERVISION IS DISCLAMED. REVISIONS BY
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SITE PHOTOMETRIC PLA

FORESTAURANT DEVELOPMENT FOR FORESTAURANT DEVELOPMENT FOR I8366 AVIATION MUSEUM PKWY.

CHESTERFIELD, MISSOURI 63005

John C. Zekind
& Associates
CONSULTING ENGINEERS
1276 WHITE ROAD
CHESTERFIELD, MO, 63017
314-878-2290

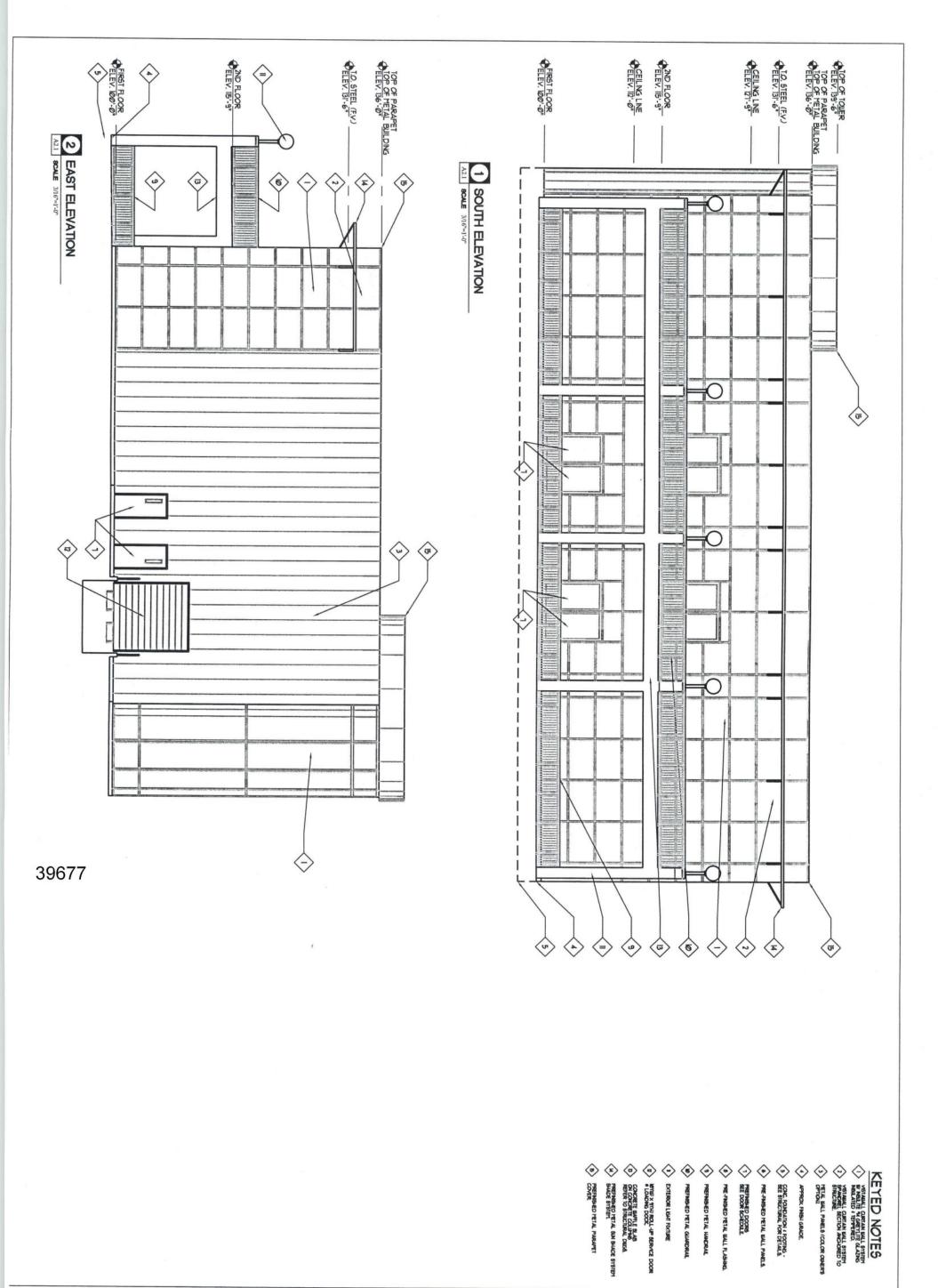
REVISIONS

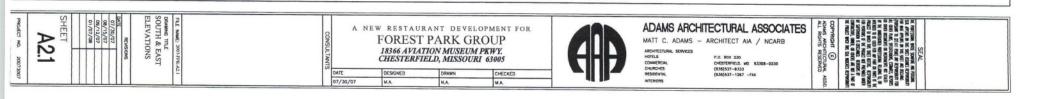
DATE
2/19/08 SITE REVISION

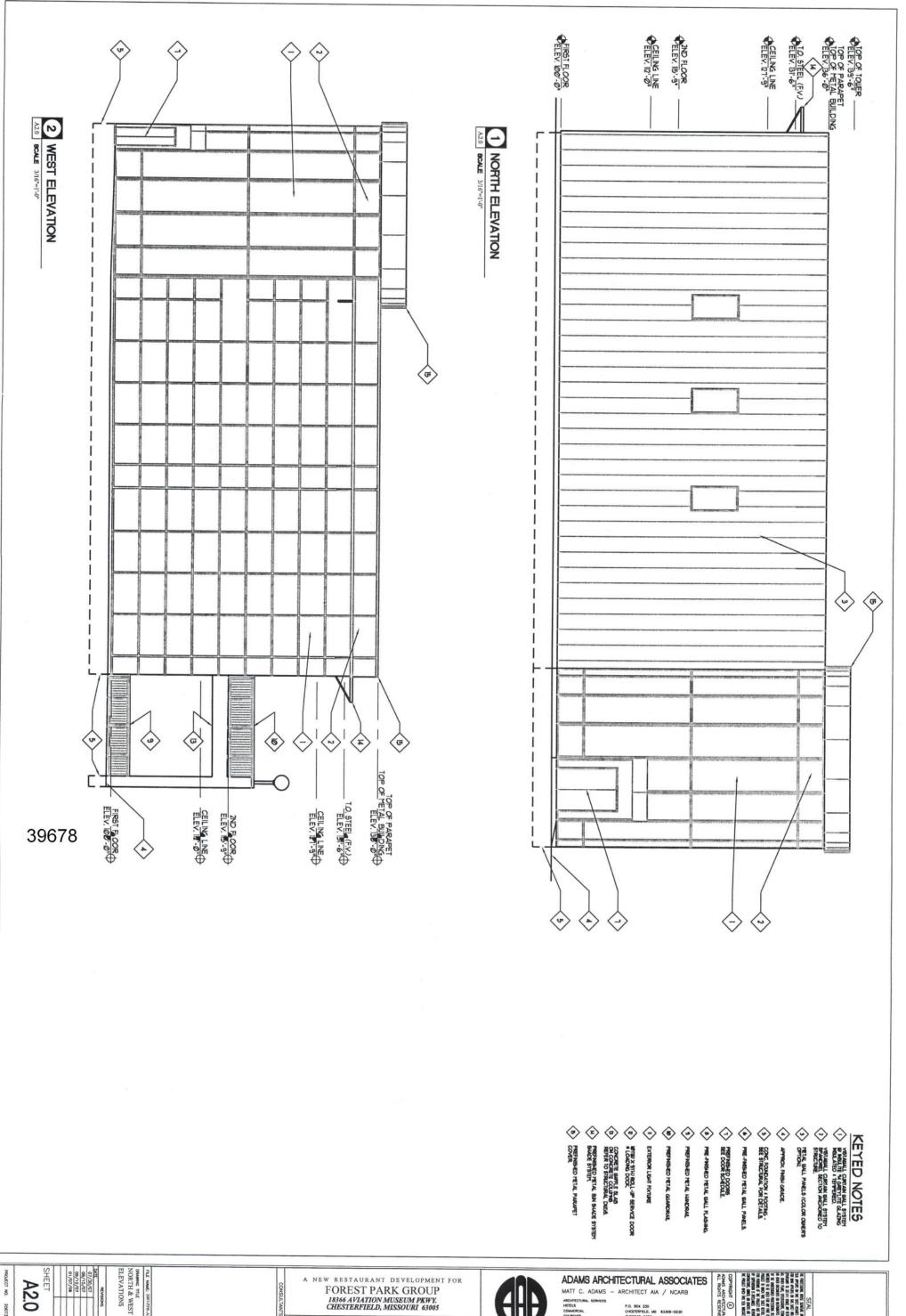
SP-1

PROJECT NO. 20073007

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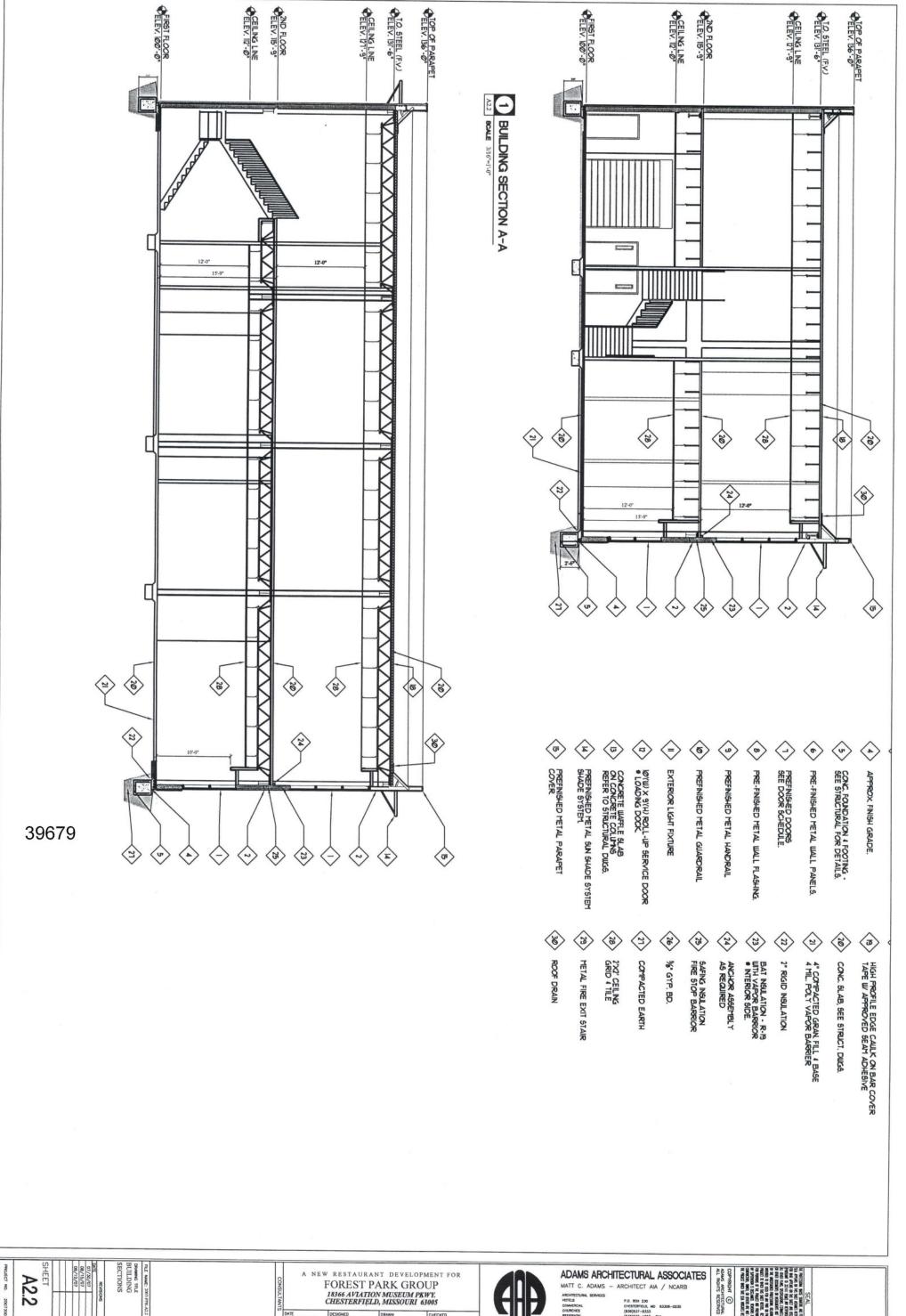
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DRAWING TILE
NORTH & WEST
ELEVATIONS

18366 AVIATION MUSEUM PKWY. CHESTERFIELD, MISSOURI 63005







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