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April 3, 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:

Spirit Valley Business Park, Lot 11 (Paragon): A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a 1.93 acre parcel located at 616 Spirit Valley East Drive; west of the intersection of Olive Street Road and Chesterfield Airport Road.

Dear Planning Commission:

Stock and Associates, Inc. has submitted on behalf of Paragon Certified Restoration, A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

On June 18, 2007 the City Council approved Ordinance Number 2373 rezoning the property from a "NU" Non-Urban District to a "PI" Planned Industrial District.

SUBMITTAL INFORMATION

The request is for a 20,009 square foot building broken out into 5,000 square feet of office space and 15,009 square feet of service area located on a 1.93 acre parcel zoned "PI" Planned Industrial District. The Landscape Plan and Lighting Plan have been reviewed by Staff and have been found to be in compliance with City requirements

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on January 17, 2008. The Architectural Review Board voted, by a vote of 4-0 to forward the above referenced project to Planning Commission with the following recommendations:

- 1. All rooftop equipment must be screened so as not to be visible.
- 2. In the event that MSD water quality standards are modified and the water quality features along the northern portion of the building are no longer required, add additional landscaping along the northern side of the building.

The petitioner has provided rooftop screening as requested by the Architectural Review Board. At this time, the water quality features are still required; and as such, the Petitioner is unable to add landscaping along the northern portion of the building.

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 Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations.

Respectfully submitted,

Respectfully submitted,

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Site Development Section Plan

Justin Wyse Project Planner

Attachments:

Landscape Plan Lighting Plan

Architectural Elevations

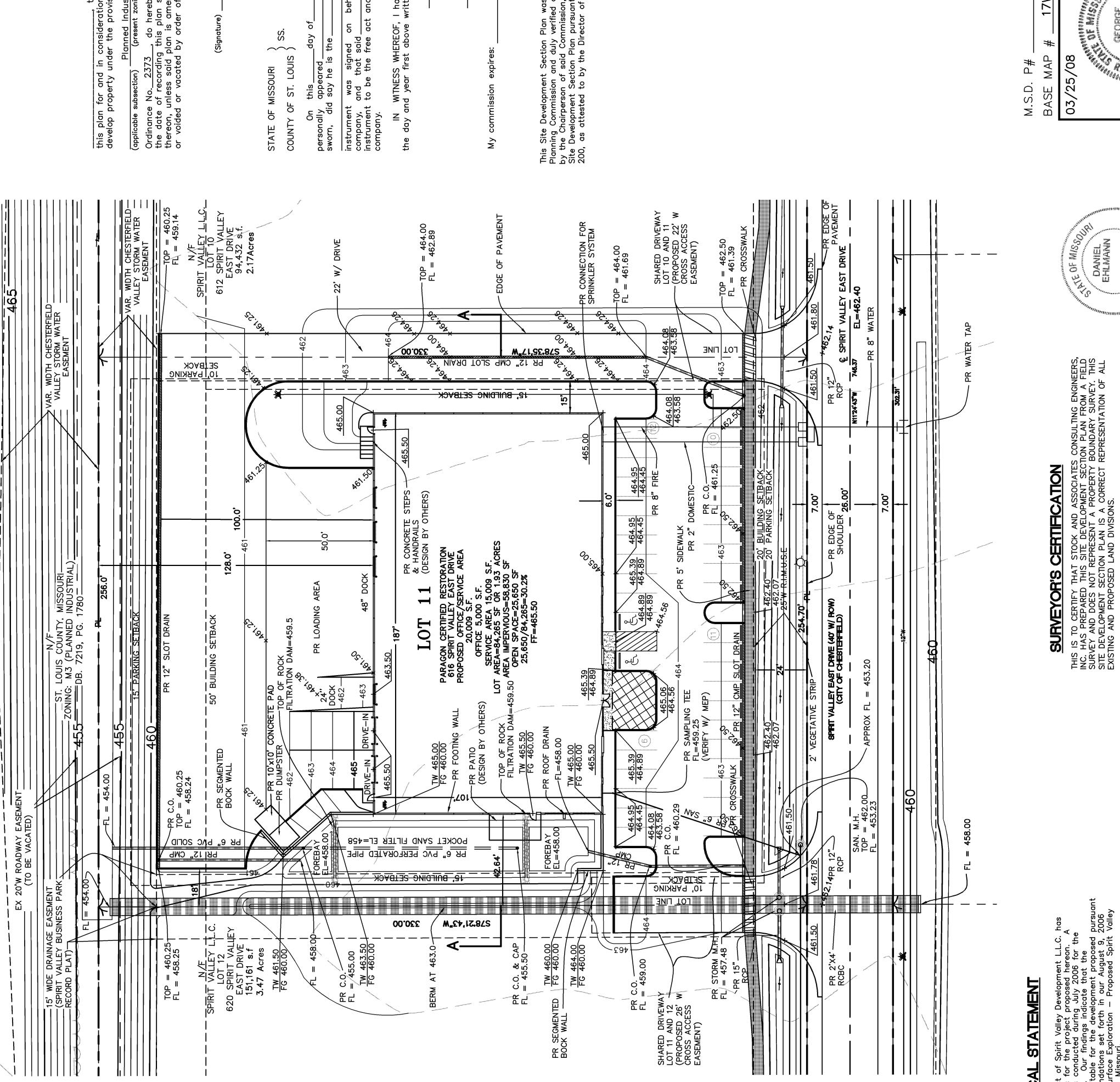
Cc: City Administrator City Attorney Director of Planning and Public Works

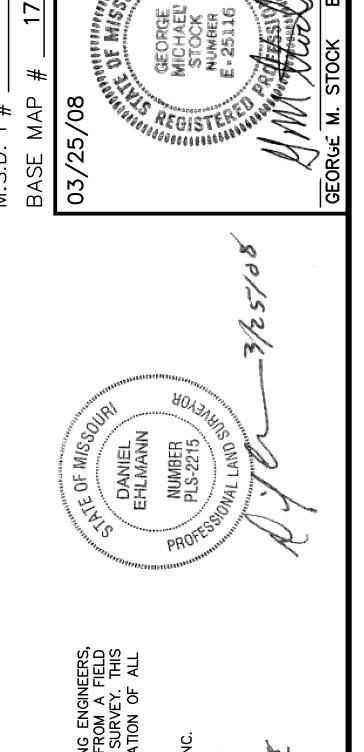
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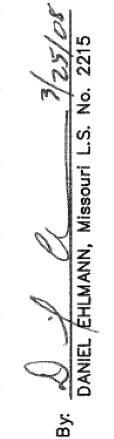
Aimee Nassif Senior Planner

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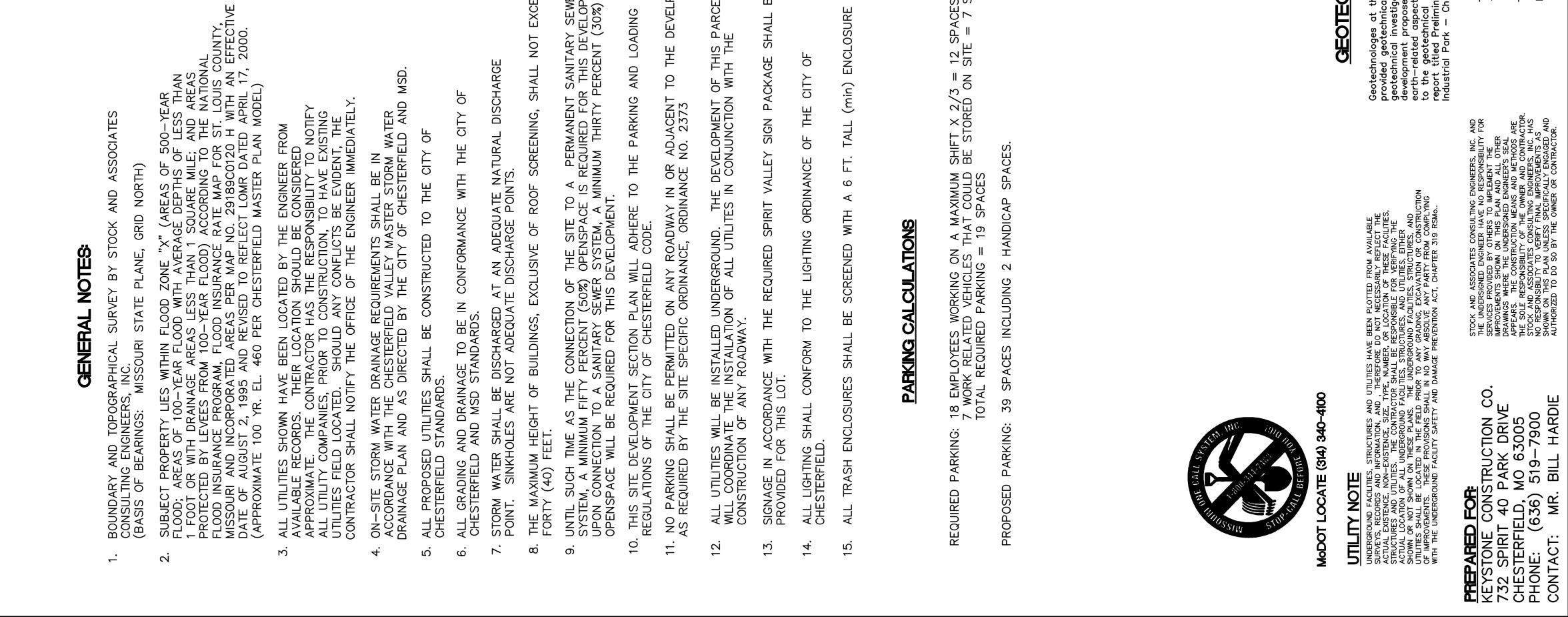
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STOCK AND L.S. No. 222



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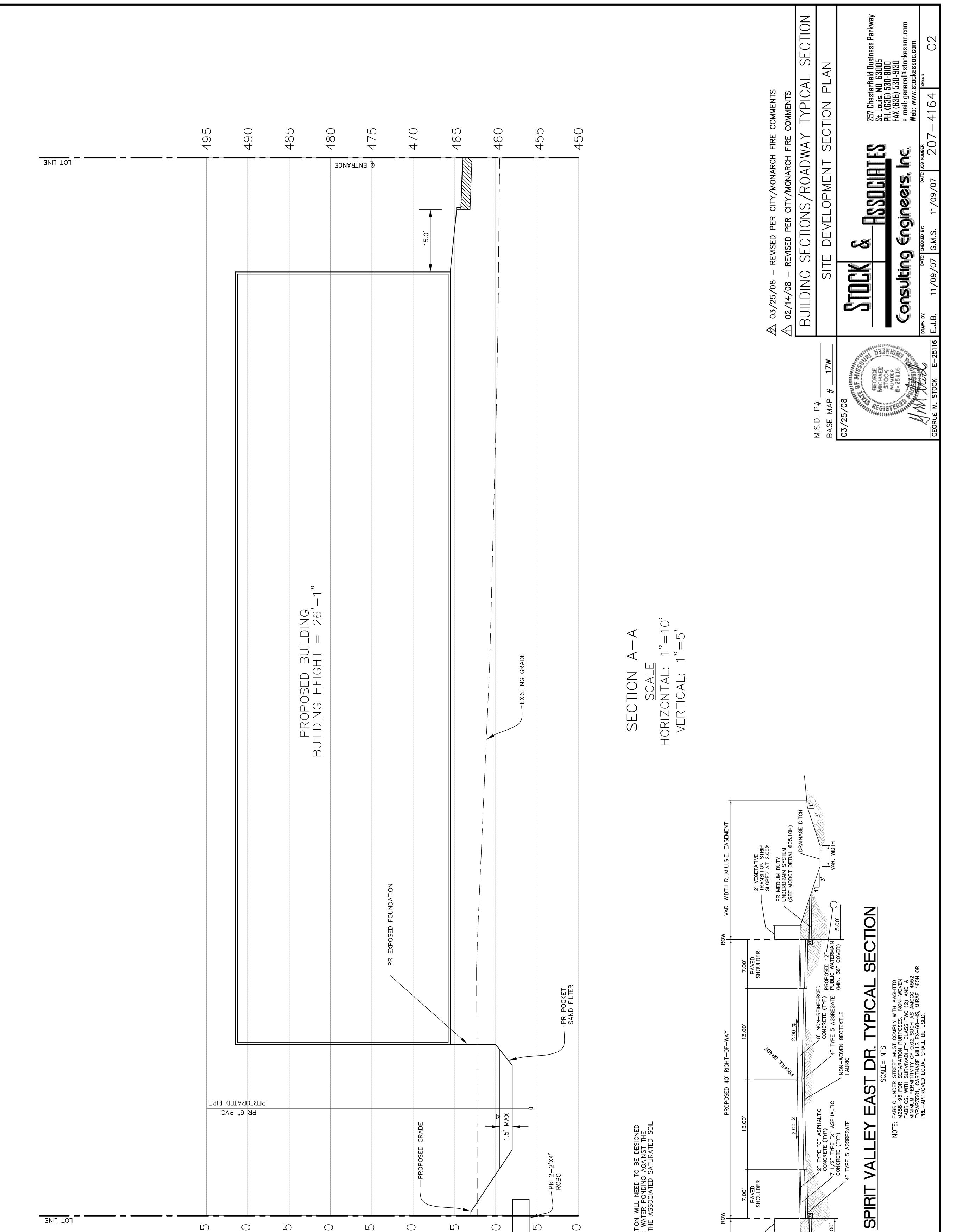
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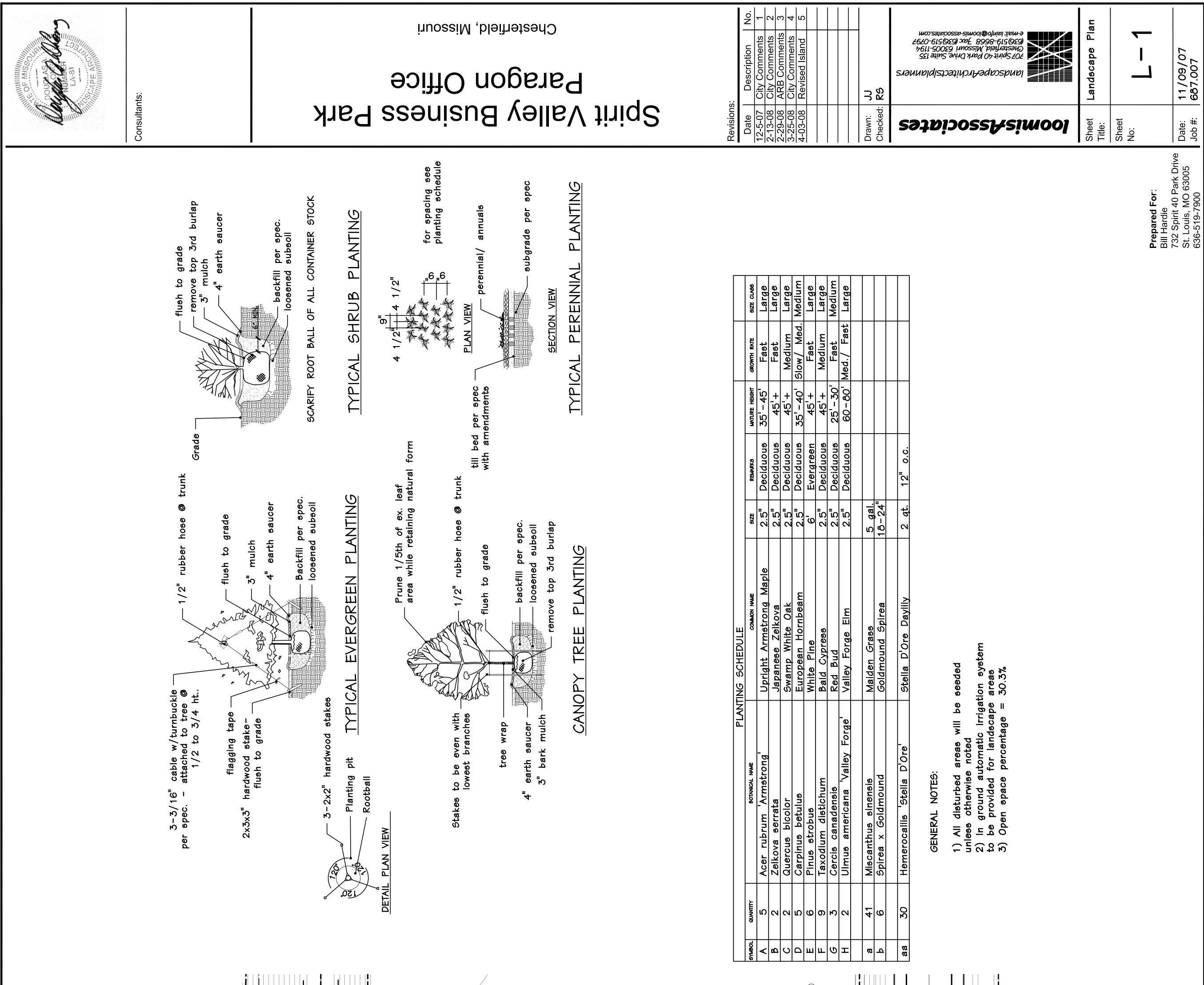
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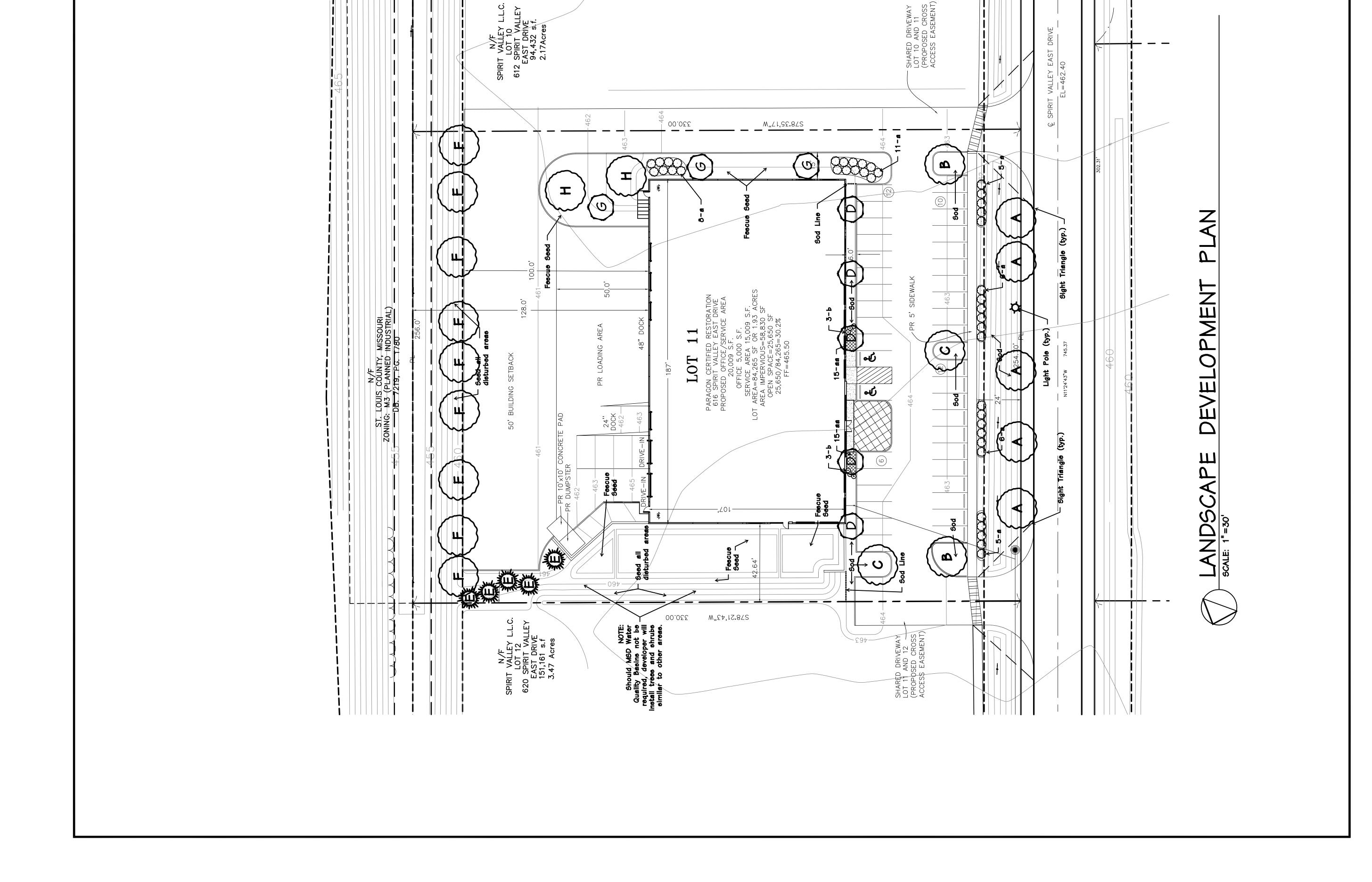
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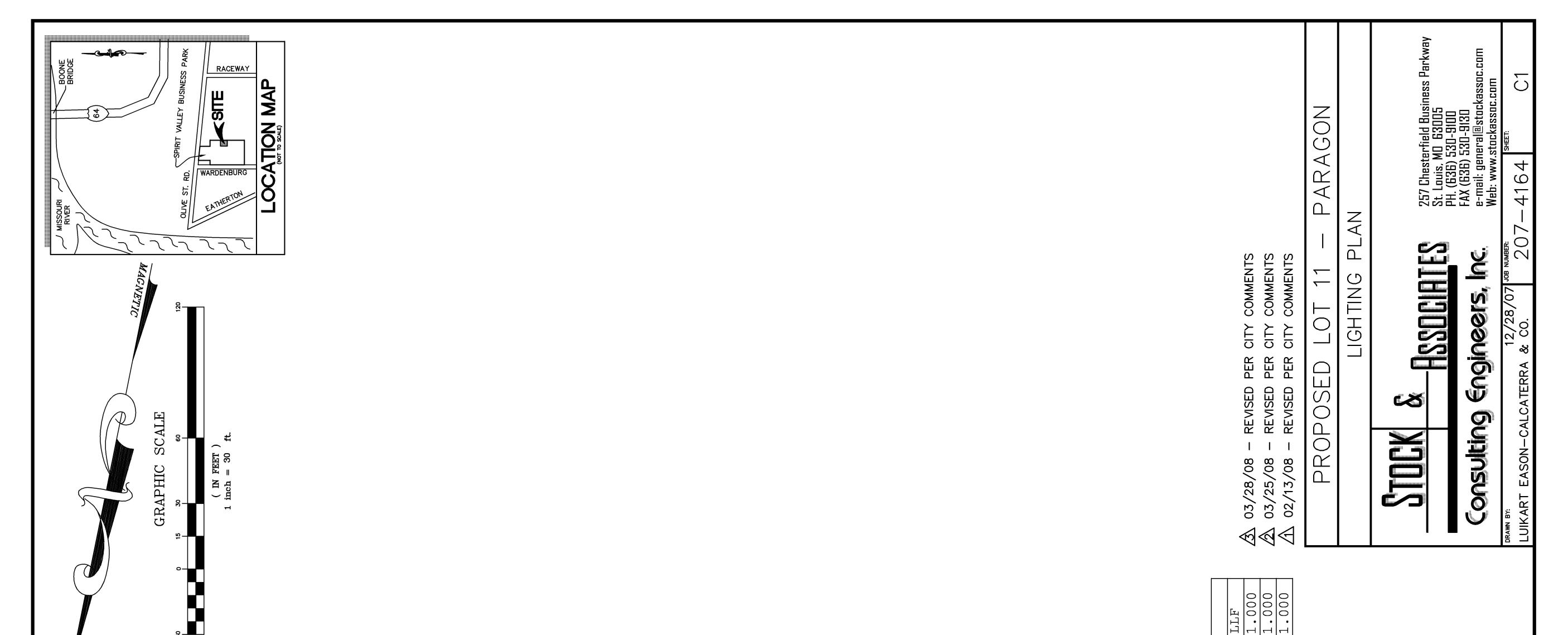


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FLAN	BOTANICAL NAME	Acer rubrum 'Armstrong'	Zelkova serrata	Quercus bicolor	Carpinus betulus	Pinus strobus	Taxodium distichum	Cercis canadensis	Ulmus americana 'Valley Forge'	Miscanthus sinensis	Spirea × Goldmound
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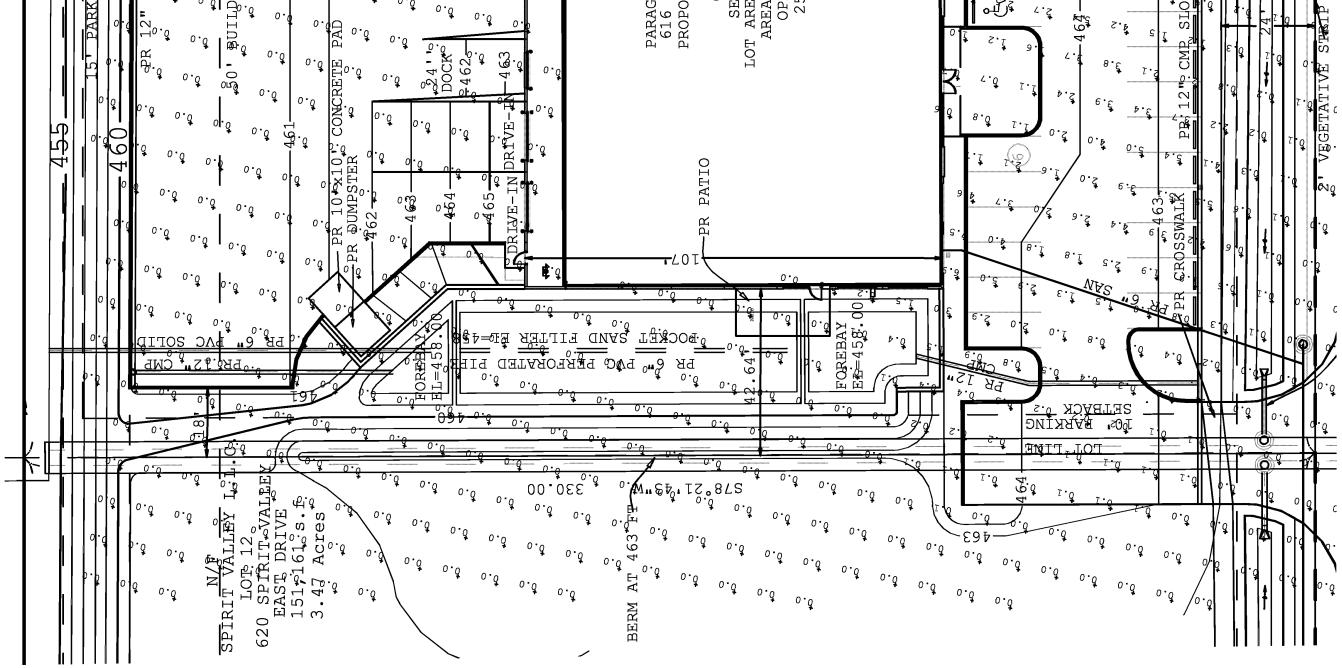


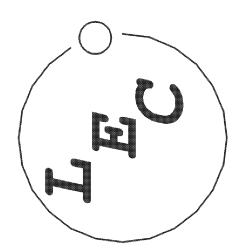
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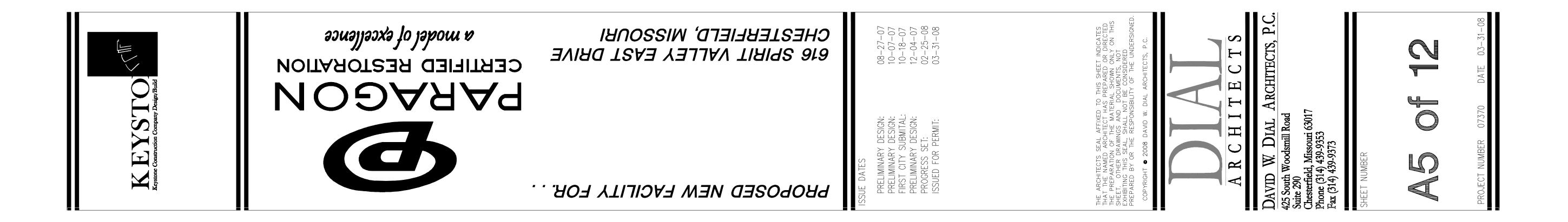


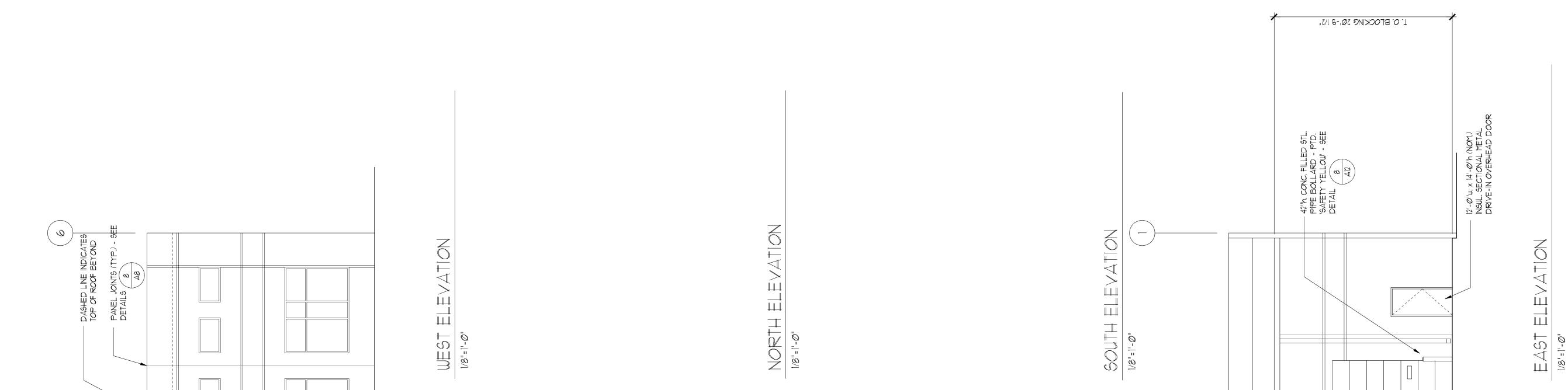
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SPIRIT VALLEY BUSINESS PARK LOT 11 LIGHTING PLAN ZONIGE PLANE INDUSTRIAL ORDINANCE NO. 2373	IlluminanceFc 0.45 7.6 0.0 $N.A.$ $N.A.$ $tot Surface$ IlluminanceFc 2.89 7.6 0.4 7.23 19.0 $tot dule$ IlluminanceFc 2.89 7.6 0.4 7.23 19.0 $tot dule$ IlluminanceDescription 7.6 0.4 7.23 19.0 $tot y$ LabelDescriptionIlluminance 10.0 12.0 10.0 10.0 10.0 $tot y$ ImportantDescriptionImportant 12.0 <	Filename: Spirit Valley Lot 11-R2.AGI Date:3/28/2008 Calculations Prepared by Luikart-Eason-Calcaterra & Compa 11088 Millpark Dr. Ste. 120 Maryland Heights, Missouri Phone: 314-298-7500 Fax 314-298-8508 Web: lecltg.co

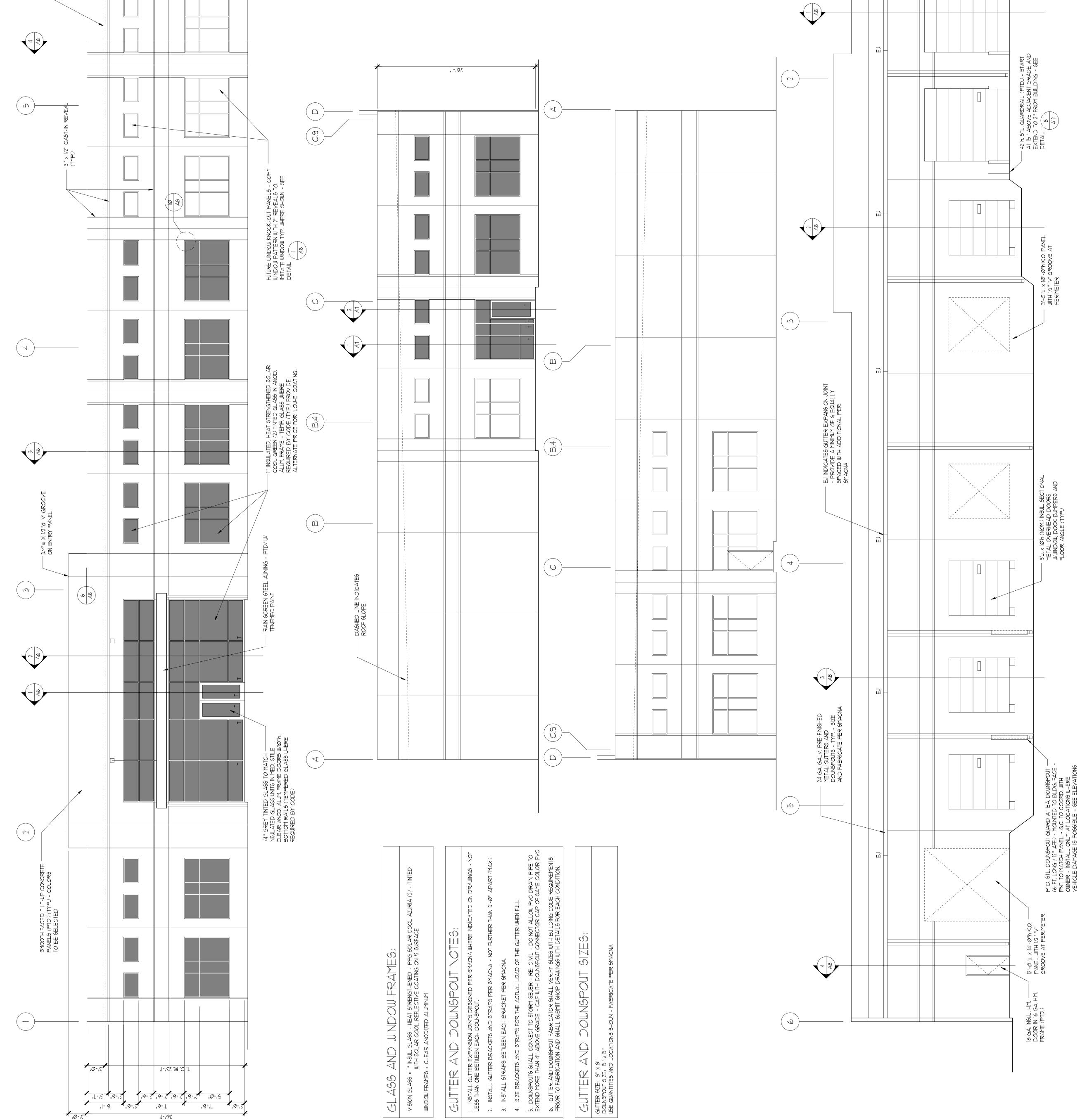












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