



VII. E.

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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:

Children's Discovery Learning Center (940 North Woods Mill Road): Amended Site Development Plan, Amended Architectural Elevations, and Amended Landscape Plan for a childcare center on a 1.00-acre "R3" Residence District with a Conditional Use Permitted tract of land south of the intersection of Woods Mill Road and Olive Boulevard.

Dear Planning Commission:

P&K Kanyuck Investment, LLC has submitted for your review an Amended Site Development Plan, Amended Architectural Elevations and Landscape Plan for the above-referenced property.

BACKGROUND

1. The site was zoned "R3" Residence District by St. Louis County prior to the City's incorporation.
2. There is an existing child care center on the site which has been in operation since before the City's incorporation.
3. Because the previous owners did not obtain a Conditional Use Permit from St. Louis County to operate the child care center, the current owner sought, and was granted, City of Chesterfield Conditional Use Permit #26 to bring the property into compliance with City of Chesterfield Code.
4. Administrative approval was recently granted for a Site Development Plan for construction of a structural retaining wall.

SUBMITTAL INFORMATION

1. The request is for a 1,277 square foot addition to Children's Discovery Learning Center.
2. The addition consists of 610 square feet in classroom space, 203 square feet in office space, 335 square feet in hallway and 79 square feet for a new entry foyer.
3. The proposed exterior materials consist of Brick to match the existing and Hardie Board Cap Siding. Roof materials are proposed to be high definition asphalt shingles.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on February 14, 2008. The ARB voted unanimously that the project should be forwarded for approval of the Amended Site Development Plan, Amended Architectural Elevations, and Amended Landscape Plan to the Planning Commission.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield Ordinances. The Department of Planning requests action in the Amended Site Development Section Plan.

Respectfully Submitted,



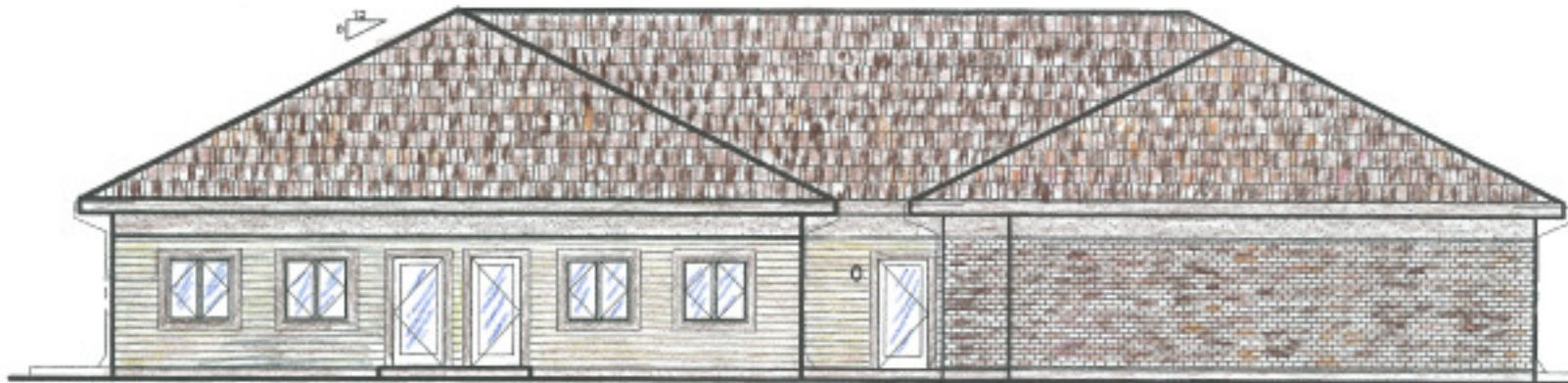
Annissa McCaskill-Clay, AICP
Assistant Director of Planning

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

Attachments:
Amended Site Development Plan
Amended Landscape Plan
Amended Architectural Elevations



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

KILLIAN SMITH ARCHITECT + ASSOCIATES, P.C.
800 South Harrison
St. Louis, MO 63122
314 • 434 • 2652



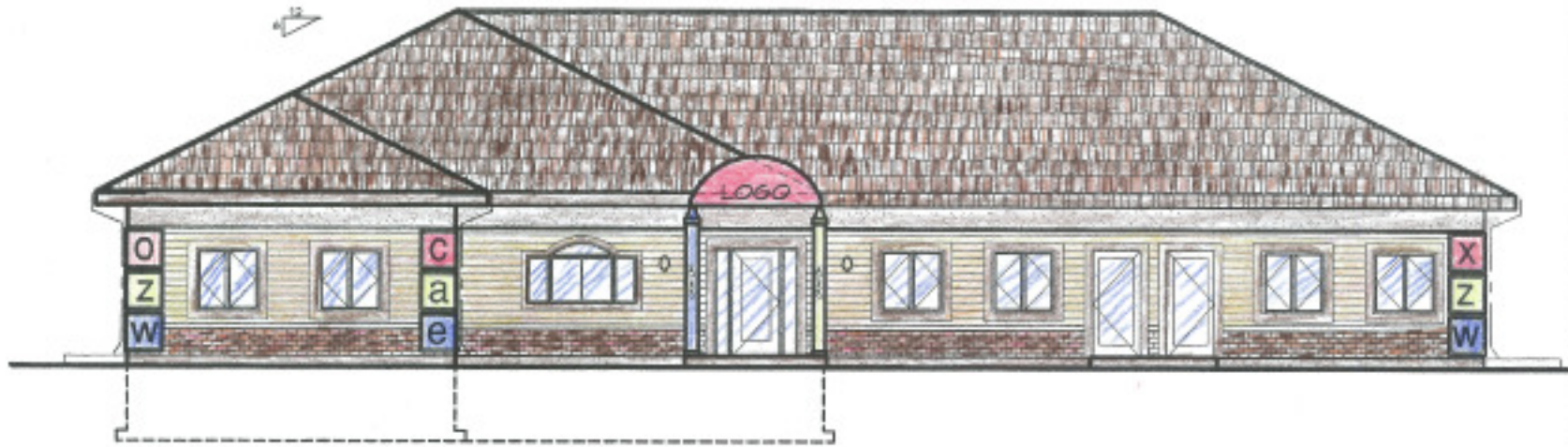
Project code

CDL 0701

REVISION TO:

CHILDREN'S DISCOVERY LEARNING CENTER
440 N. FLOODS MILL ROAD ST. LOUIS, MO 63017

17 JAN 08



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

KILLIAN SMITH ARCHITECT + ASSOCIATES, P.C.
18. Lisle, MD 20712
Fax 314.404.8888

500 South Harrison
St. Louis, MO 63101
Tel 314.404.8888



Project Code

CDL 0701

RENOVATION TO:

CHILDREN'S DISCOVERY LEARNING CENTER
440 N. WOODS MILL ROAD ST. LOUIS, MO 63011

17 JAN 08

