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Memorandum Department of Planning, Public Works & Parks



To: Planning and Public Works Committee

From: Mara M. Perry, Senior Planner

Date: 04/19/2012

RE: **Chesterfield Blue Valley:** A Second Amended Site Development Concept Plan, Conceptual Landscape Plan, Conceptual Lighting Plan and Tree Preservation Plan for a 137.6 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

Summary

Stock and Associates, on behalf of Chesterfield Blue Valley LLC., has submitted a 2nd Amended Site Development Concept Plan, Conceptual Landscape Plan, Conceptual Lighting Plan and Tree Preservation Plan. The request is to amend the previously approved Amended Site Development Concept Plan which was approved for roadways only. This plan establishes twenty-two (22) lots and thirty-three (33) conceptual building locations in a "PC" Planned Commercial District for a 137.6 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

The plan was reviewed at the Planning Commission meeting held on March 26, 2012. At that meeting of the Planning Commission, a recommendation for approval of the above-referenced matter was approved by a vote of 9-0. This development has Automatic Power of Review.

Attached please find a copy of staff's report and the Planning Commission packet.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning, Public Works & Parks
Aimee Nassif, Planning and Development Services Director



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Planning Commission Staff Report

Project Type: 2nd Amended Site Development Concept Plan

Meeting Date: March 26, 2012

From: Mara Perry, AICP
Senior Planner

Location: North side of Olive Street Road, west of its intersection with Chesterfield Airport Road

Applicant: Stock and Associates on behalf of Chesterfield Blue Valley LLC.

Description: **Chesterfield Blue Valley:** A Second Amended Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan for a 137.6 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

PROPOSAL SUMMARY

Stock and Associates, on behalf of Chesterfield Blue Valley LLC., has submitted a 2nd Amended Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan for Planning Commission review. The request is to amend the previously approved Amended Site Development Concept Plan which was approved for roadways only. This plan establishes twenty-two (22) lots and thirty-three (33) conceptual building locations in a "PC" Planned Commercial District for a 137.6 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The site was zoned "NU" Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The areas located north of the Chesterfield Monarch Levee also included a "FP" Flood Plain Overlay in addition to the "NU" Non-Urban District zoning classification. The 55.8 acre, western portion of the Chesterfield Blue Valley development south of the levee was zoned "PC" Planned Commercial District in February of 2006 by the City of Chesterfield.

In January 2008, the 75.063 acre eastern portion of this development, also south of the levee, was zoned "PC" Planned Commercial District. The City of Chesterfield approved the consolidation of both the "PC" Planned Commercial Districts into one district in February of 2008. At that point, Chesterfield Blue Valley became one (1) "PC" Planned Commercial District, governed by City of Chesterfield Ordinance 2443.

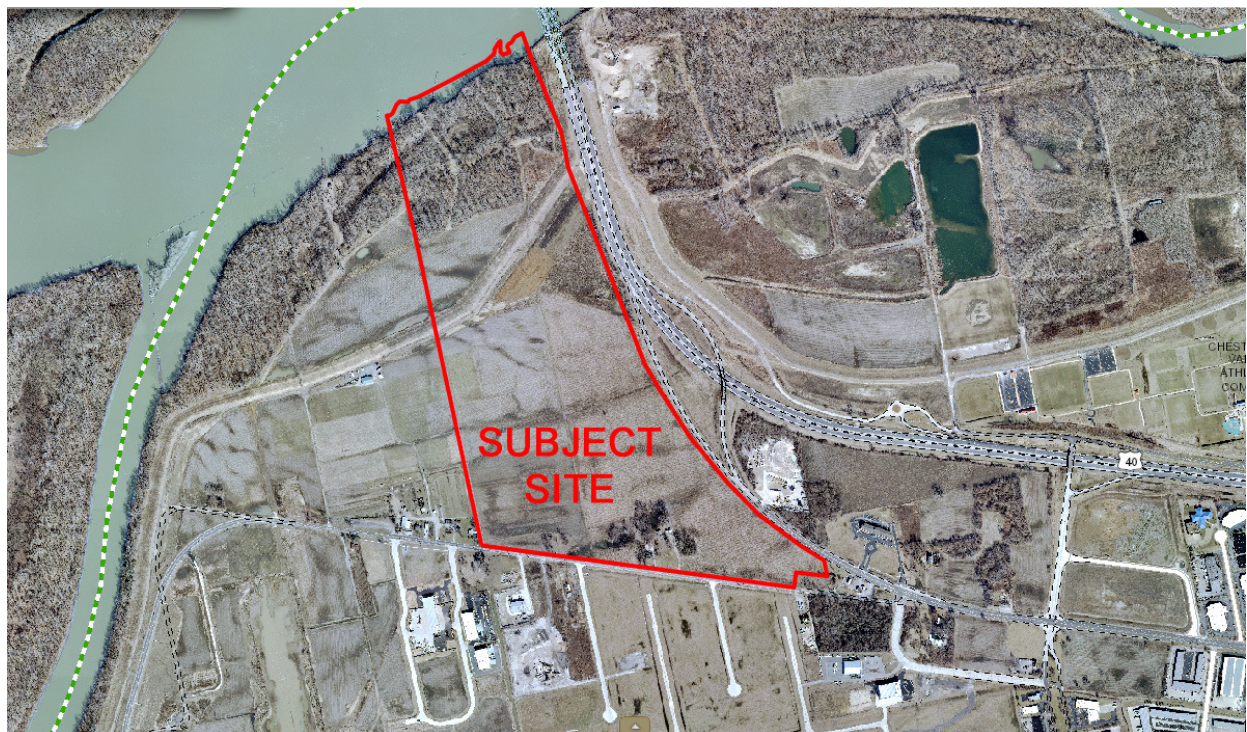
In 2010, an additional six (6) acre piece of land was requested to be added to the current development ordinance for the site. Ordinance 2443 was repealed and replaced with Ordinance 2612 for the entire 137.6 acres.

A Site Development Concept Plan for the roadways only was approved by the City Council in 2008. Additional amendments to that roadway plan were approved administratively in 2010.

This Amended Site Development Concept Plan before you now provides all the details that are required to be shown on a concept plan. This had not been previously required as the developer had only been moving forward on the infrastructure for the development. As one of the lots is proposed to be developed, a conceptual plan is required for the entire development.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Missouri River	N/A
South	Spirit of St. Louis Airport	“M3” Planned Industrial
East	Interstate 64-Highway 40	N/A
West	Agriculture	“NU” Non-Urban District



STAFF ANALYSIS

Zoning

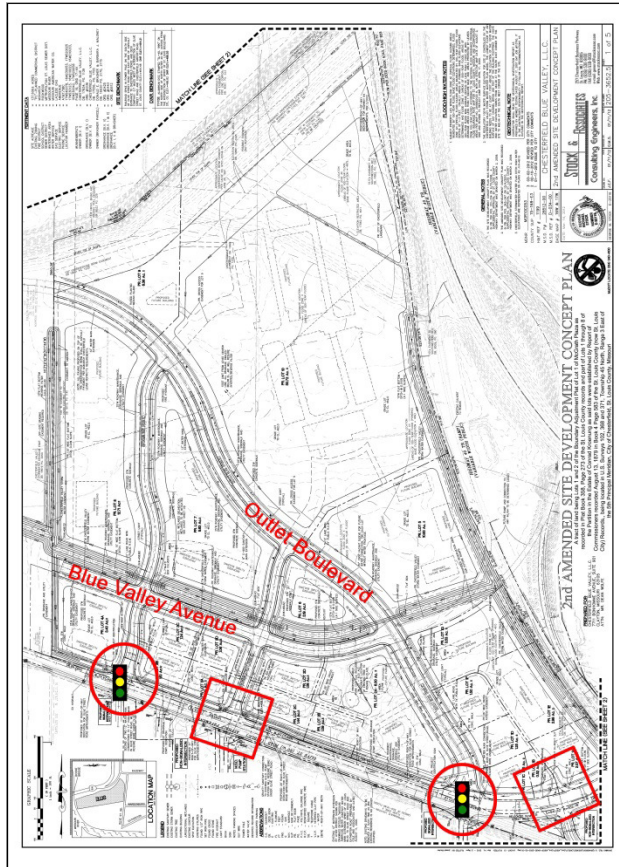
The subject site is zoned “PC” Planned Commercial District. The submittal was reviewed against and adheres to the requirements of City of Chesterfield Ordinance 2612 and all applicable Zoning Ordinance requirements.

Development Requirements

Ordinance #2612 requires that a ½ acre park be constructed and will include a forty-seven (47) inch Pecan Tree which was identified on the Tree Stand Delineation Plan during rezoning. The location of this proposed park is identified on the concept plan as proposed Lot 2A.

Traffic/Access

A Traffic Impact Study for the development was provided in 2005 during the first rezoning of the initial 55.8 acres proposed development. In November 2007, an update was prepared for the original traffic study to address the additional land being rezoned and added to the original property.



The site is accessed via four (4) proposed entrances from Olive Street Road. Two of those entrances will be signalized should it be warranted. The main boulevard (labeled Outlet Boulevard) in the development, which is one of the proposed signalized intersections, runs northwest through the development between the lots with a proposed future connection to the land to the west. A second roadway (labeled Blue Valley Avenue) intersects the boulevard and runs east and west through the development. No direct access is to be provided directly to Interstate 64/ Highway 40-61 from the development at this time.

In addition to the City review, St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation have provided comments on this project. The location of the proposed future Right of Way to accommodate the reconstruction of the Boone Bridge is shown on the Conceptual Plan. Due to the future bridge project, MoDOT will be heavily involved in any plans, permits or other reviews for this project. As bridge design gets completed, additional Right of Way may be required by MoDOT from the developer.

Pedestrian Circulation

As required by Ordinance #2612 as well as the City of Chesterfield Code, sidewalks are being shown on both sides of all streets and will be required to meet ADA standards. On the north side of the proposed Blue Valley Avenue, sidewalks are being shown on the north side of the proposed drainage channel.

Lighting

A Conceptual Lighting Plan is provided showing the required street light fixtures along the roadways in this development. Street lights will be the standard Ameren UE street fixtures. The lighting has been reviewed against the City of Chesterfield Code and meets all requirements. As individual Site Development Section Plans are submitted, parking lot and other lighting for the site will be submitted for review.

Landscaping

A Conceptual Landscape Plan shows required street trees along Olive Street Boulevard as well as the location of the required thirty (30) foot landscape buffer along Olive Street Boulevard. The development was approved for a Modification to City of Chesterfield Tree Preservation and Landscape Requirements for the required thirty (30) foot landscape buffer along Interstate 64-Highway 40. The modification was approved based upon the Chesterfield Valley Master Stormwater Plan required conveyance ditch locations and the additional requirements to engineer the site to meet City Codes. Detailed landscape plans for each lot will be reviewed as the individual Site Development Section Plans are submitted.

The Conceptual Landscape Plan meets all requirements of the City of Chesterfield Tree Preservation and Landscape Requirements. The City Arborist has reviewed the Conceptual Landscape Plan and had no additional comments.

Signage

The locations of proposed Project Identification signs are being shown on the Site Development Concept Plan. Project Identification signs are allowed per City Code at each main entrance to the development for Commercial developments over twenty (20) acres in size.

During the rezoning of the site, a City of Chesterfield “landmark designating entrance” was required by ordinance as a part of the Chesterfield Blue Valley development. The location of the landmark sign is identified on the concept plan near the City limit adjacent to the exit ramp off Interstate 64-Highway 40. At this time, only the location is being approved and details of the size, color, and design of the sign will be provided at a later date.

DEPARTMENTAL INPUT

Staff has reviewed the 2nd Amended Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan and has found the application to be in conformance with City of Chesterfield Ordinance 2612, and all other applicable Zoning Ordinance requirements. Staff recommends approval of the 2nd Amended Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan for Chesterfield Blue Valley.

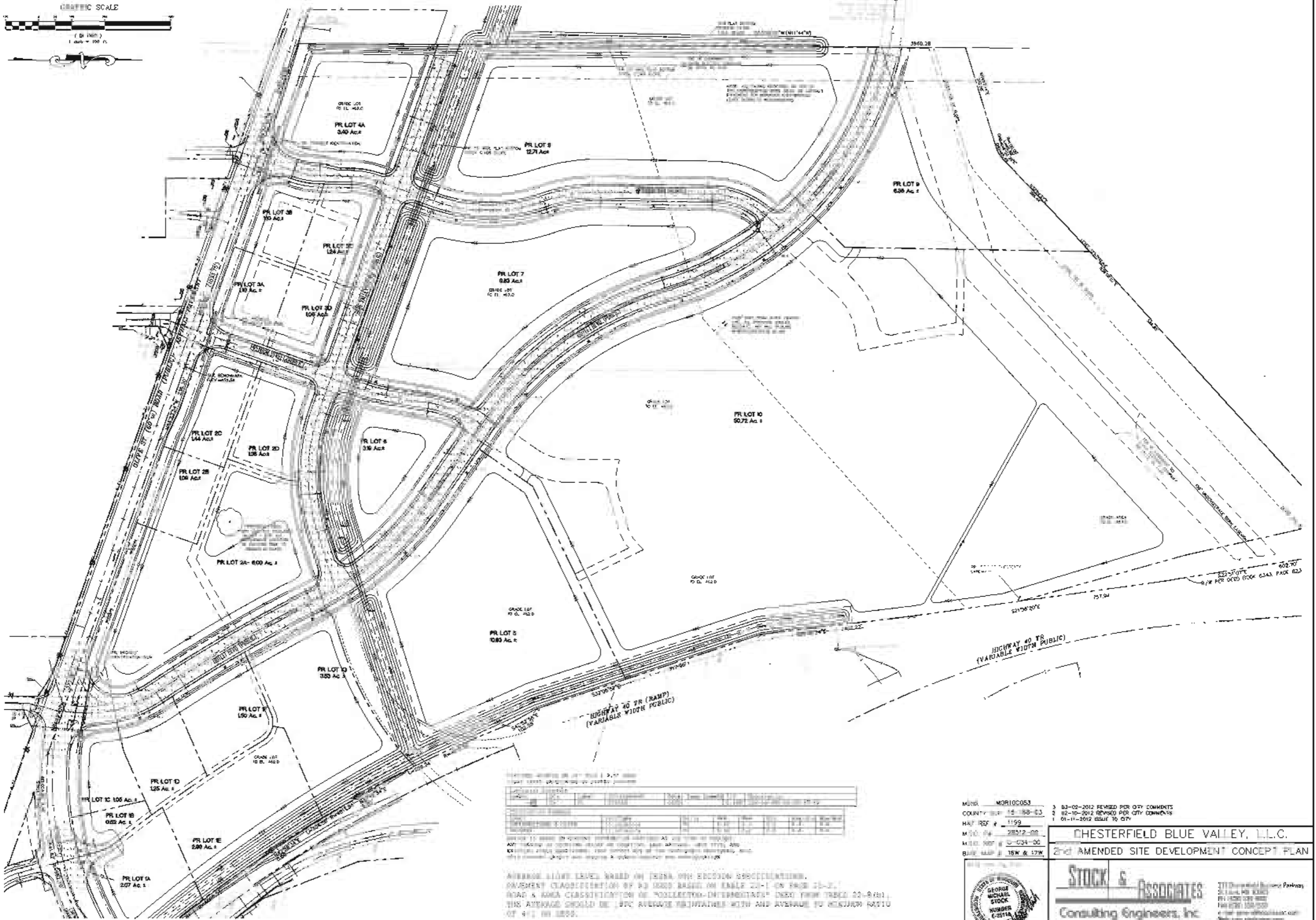
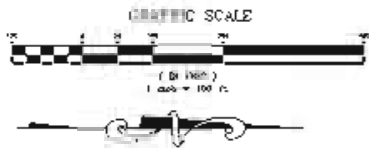
MOTION

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

- 1) “I move to approve (or deny) the 2nd Amended Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan for Chesterfield Blue Valley.”
- 2) “I move to approve the 2nd Amended Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan for Chesterfield Blue Valley, with the following conditions...” (Conditions may be added, eliminated, altered or modified)

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

Attachments: Site Development Concept Plan
Conceptual Landscape Plan
Conceptual Lighting Plan

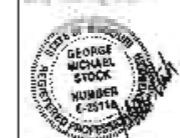


NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	01/11/12	J.E.F.	G.M.S.
2	REVISED PER CITY COMMENTS	01/11/12	J.E.F.	G.M.S.
3	REVISED PER CITY COMMENTS	01/11/12	J.E.F.	G.M.S.

ALL GRADES SHOWN ARE BASED ON THE DATA FROM EXISTING ELEVATIONS. EXISTING CLASSIFICATION OF ROAD SHOWN IN TABLE 20-1 ON PAGE 20-21. ROAD & AREA CLASSIFICATION IS "COLLECTOR-INTERMEDIATE" (SEE TRM 20-8(b)). THE AVERAGE SHOULD BE 1.5% AVERAGE GRAVITIES WITH AVERAGE TO MINIMUM RATIO OF 4:1 ON 2000.

MUNICIPALITY: MORRIS COUNTY
 COUNTY: MORRIS COUNTY
 MAP REF: 1199
 M.D. NO: 28512-00
 M.D. MAP: C-034-00
 BLUE MAP: 16W & 17W

CHESTERFIELD BLUE VALLEY, L.L.C.
 2nd AMENDED SITE DEVELOPMENT CONCEPT PLAN



Stock & Associates
 Consulting Engineers, Inc.

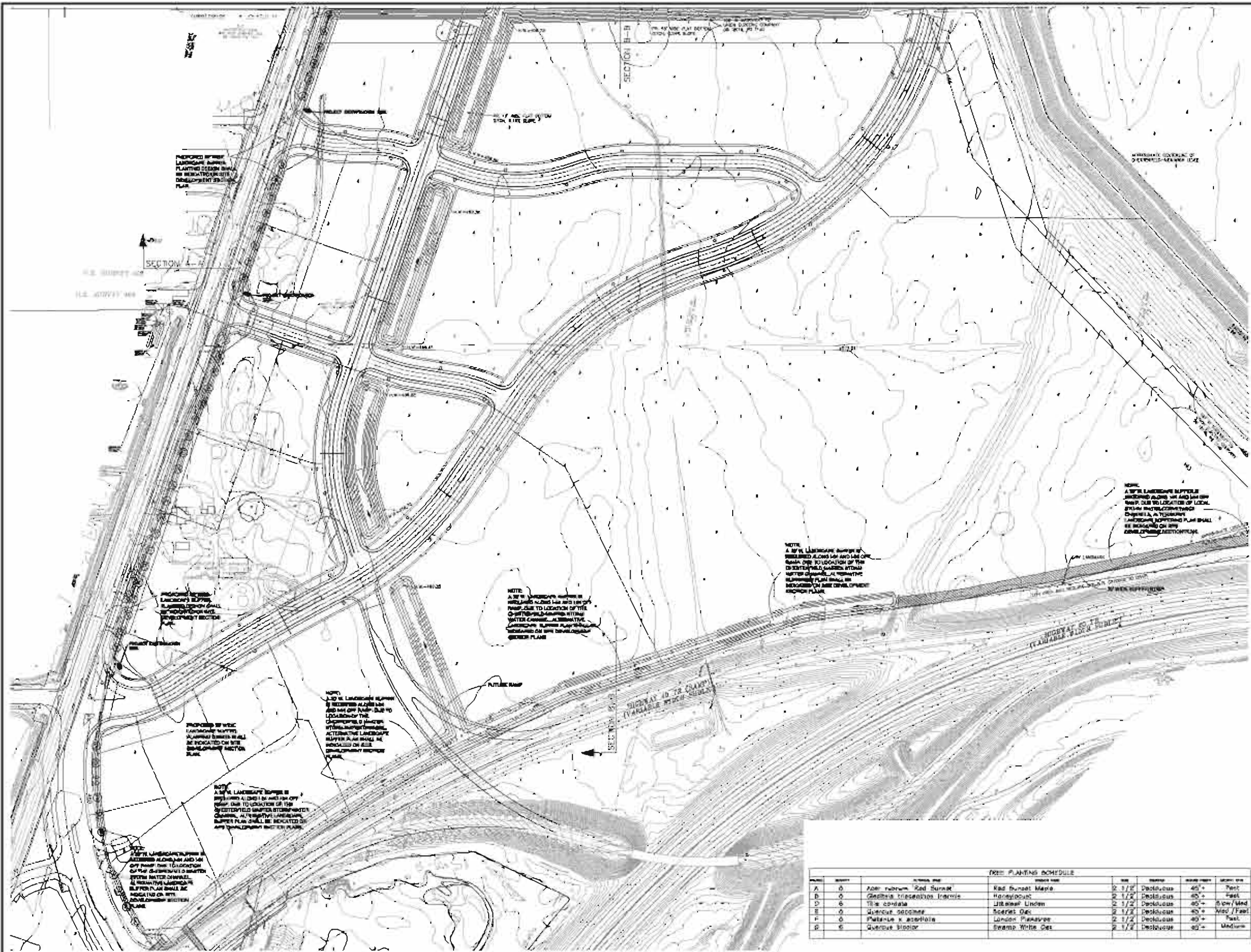
377 Chesterfield Business Parkway
 Chesterfield, MO 63005
 Phone: (636) 526-1000
 Fax: (636) 526-1001
 Email: info@stockandassociates.com
 Web: www.stockandassociates.com



Professional Seal
 License No. 1000000000
 State of Maryland

Chesterfield Blue Valley LLC

2nd Amended Site Development Concept Plan



PROPOSED 15' WIDE LANDSCAPE BUFFER PLANTING DESIGN SHALL BE INDICATED ON THE DEVELOPMENT SECTION PLAN

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NOTE: A 15' WIDE LANDSCAPE BUFFER IS REQUIRED ALONG THE SIDE OF THE ROAD DUE TO THE LOCATION OF THE INTERFIELD WATER STORAGE TANKS. AN ALTERNATIVE LANDSCAPE BUFFER PLAN SHALL BE INDICATED ON THE DEVELOPMENT SECTION PLAN.

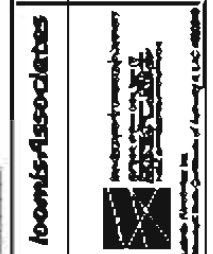
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NO.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	PLACEMENT	PLANTING RATE	PLANTING DATE
A	○	Acer rubrum Red Sunak	Red Sunset Maple	2 1/2"	Deciduous	45+	Fall
B	○	Gebeke tinctoria Iramis	Honeylocust	2 1/2"	Deciduous	45+	Fall
D	○	Tilia cordata	Limeleaf Linden	2 1/2"	Deciduous	45+	5/10/14
E	○	Quercus bicolor	Scarlet Oak	2 1/2"	Deciduous	45+	Fall
F	○	Platanus x acerifolia	London Plane	2 1/2"	Deciduous	45+	Fall
G	○	Quercus florida	Swamp White Oak	2 1/2"	Deciduous	45+	Medium

CONCEPTUAL LANDSCAPE PLAN
 SCALE 1" = 80'

NO.	DATE	DESCRIPTION	BY
1	01/11/18	CLP	...
2	01/11/18	CLP	...
3	01/11/18	CLP	...



CLP

Date: 01/11/18
 Job #: 813.025