



IV. A.

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

Department of Planning & Public Works Public Hearing Summary Report

P.Z. 03-2010 Suburbia Gardens (40-Timberlake SE, LLC): A request for a change of zoning from “FPNU” Flood Plain Non-Urban District to a “PC” Planned Commercial District for an 8.7 acre tract of land located on the southeast corner of the intersection of S. Outer 40 and Timberlake Manor Parkway. (19R540055)

Summary

Stock and Associates, on behalf of 40-Timberlake SE, LLC, are requesting a change of zoning from “FPNU” Flood Plain Non-Urban District to a “PC” Planned Commercial District. The site is currently the location of the Suburbia Gardens plant nursery.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this subject site within the Residential Single Family use designation.

A public hearing further addressing the request will be held at the April 26, 2010 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and Preliminary Plan.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner

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



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, April 26, 2010 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

P.Z. 03-2010 Suburbia Gardens (40-Timberlake SE, LLC): A request for a change of zoning from "FPNU" Flood Plain Non-Urban District to a "PC" Planned Commercial District for an 8.7 acre tract of land located on the southeast corner of the intersection of S. Outer 40 and Timberlake Manor Parkway. (19R540055)

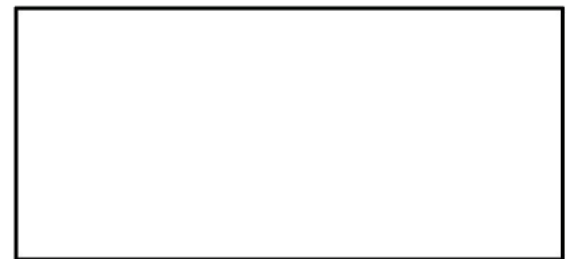
Description of Property

A tract of land being part of Lot 2 of the Subdivision of land of Samuel Conway, deceased, in partition in U.S. Survey 366 and Sections 13 and 14, Township 45 North, Range 4 East, in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 9 Page 77 of the St. Louis City (former County), Missouri Records.

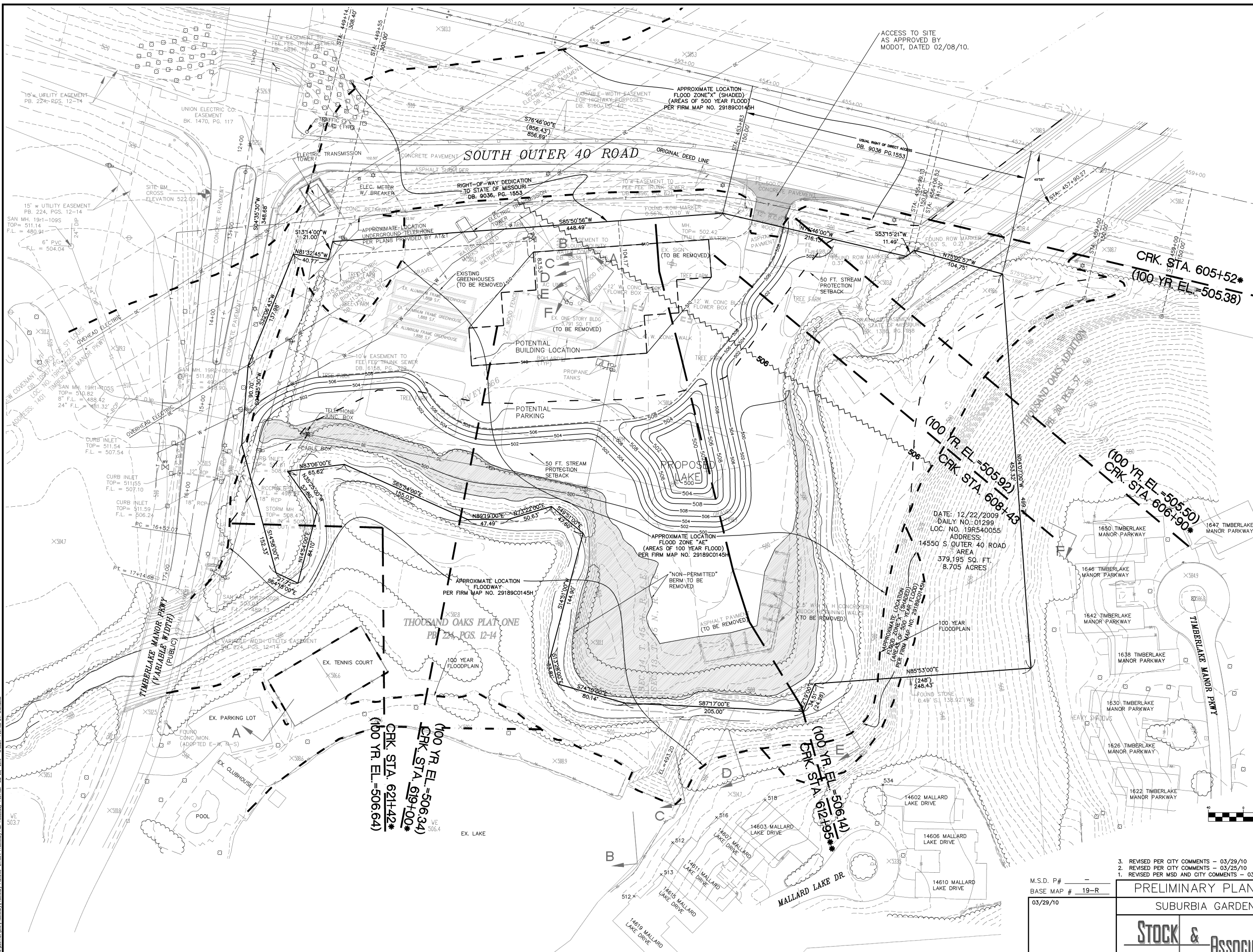
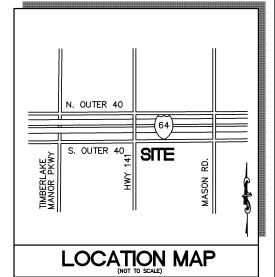
Proposed Uses: Administrative office for educational or religious facility; cafeteria for employees and guests only; church and other place of worship; coffee shop; day care center, adult; day care center, child; educational facility - vocational school; educational facility - college/university; financial institution; nursing home; office, dental; office, general; office, medical; park; parking area, including garages, for automobiles; professional and technical service facility; research facility



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner Mara Perry at 636.537.4744 or via e-mail at mperry@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



ACCESS TO SITE AS APPROVED BY MODOT, DATED 02/08/10.

CRK. STA. 605+52*
(100 YR. EL. = 505.38)

(100 YR. EL. = 505.92)
CRK. STA. 608+43

(100 YR. EL. = 505.50)
CRK. STA. 606+90*

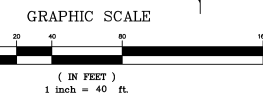
(100 YR. EL. = 506.34)
CRK. STA. 619+00*

(100 YR. EL. = 506.42)
CRK. STA. 621+42*

(100 YR. EL. = 506.64)

(100 YR. EL. = 506.14)
CRK. STA. 612+95*

DATE: 12/22/2009
DAILY NO.: 01299
LOC. NO. 19R540055
ADDRESS:
14550 S OUTER 40 ROAD
AREA
379,195 SQ. FT.
8.705 ACRES



3. REVISED PER CITY COMMENTS - 03/29/10
2. REVISED PER CITY COMMENTS - 03/25/10
1. REVISED PER MSD AND CITY COMMENTS - 03/05/10

M.S.D. P# -
BASE MAP # 19-R
03/29/10

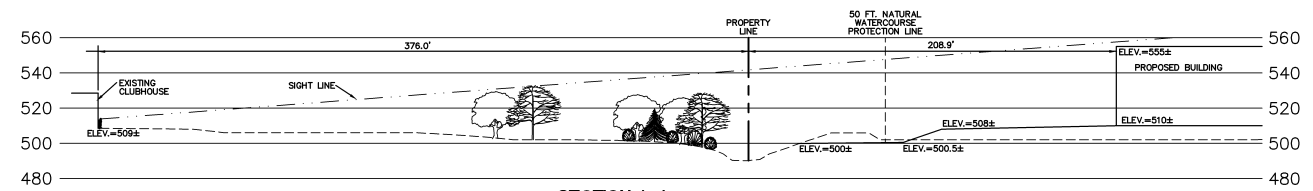
PRELIMINARY PLAN W/ FLOOD STUDY
SUBURBIA GARDENS REDEVELOPMENT

STOCK & ASSOCIATES
Consulting Engineers, Inc.

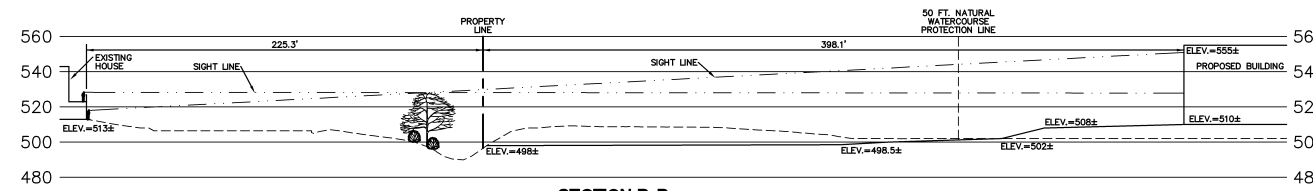
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9100
FAX: (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

GEORGE M. STOCK E-25116 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000996	DATE: 01/20/10	DESIGNED BY: G.M.S.	DATE: 01/20/10	DATE: 03/29/10	206-4481	1 of 2
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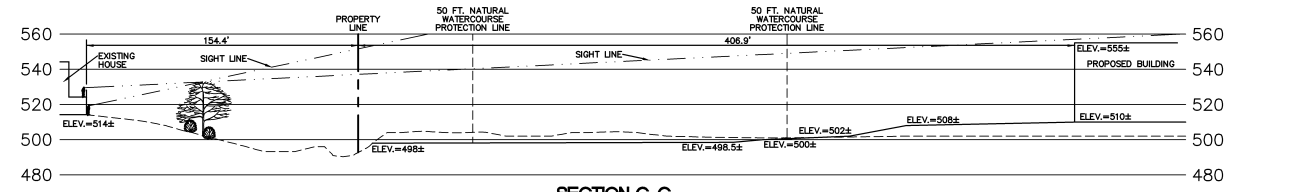
OWNER:
40-TIMBERLAKE SE, LLC
c/o MR. TROY POHLMAN, MANAGER
36 BRIARCLIFF
ST. LOUIS, MO. 63124



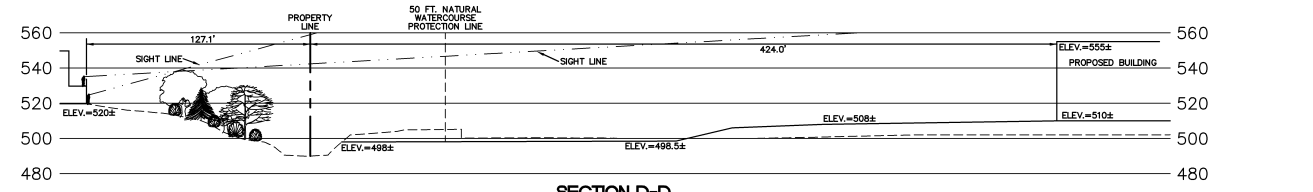
SECTION A-A
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=40'



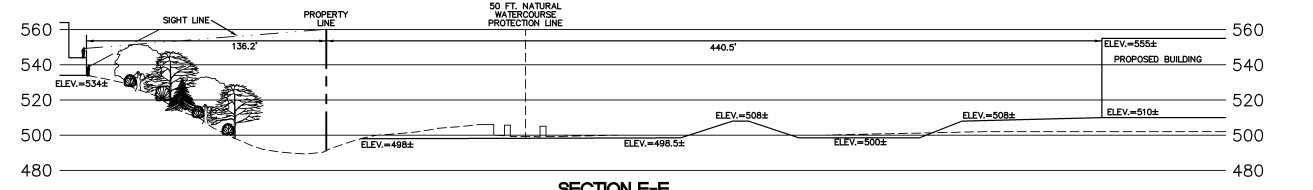
SECTION B-B
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VERTICAL 1"=40'



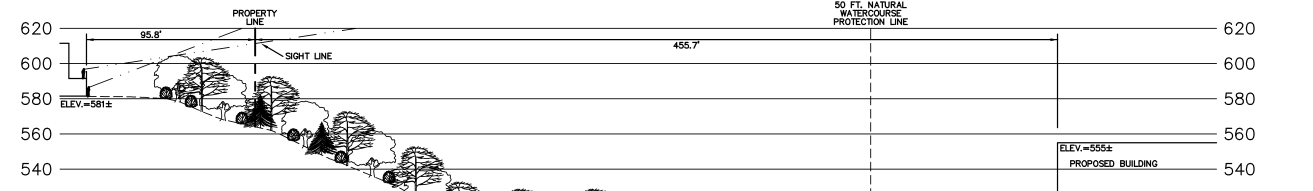
SECTION C-C
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=40'



SECTION D-D
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=40'



SECTION E-E
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=40'



SECTION F-F
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=40'

DRAWING FILE: D:\DRAWING\2014\19-R\Suburbia Gardens\Suburbia Gardens.dwg LAYOUT: Preliminary Plan-Sections PLOTTED: Mar 15, 2010 10:20am PLOTTED BY: jst

M.S.D. P#	1. REVISED PER MSD AND CITY COMMENTS - 03/05/10		
BASE MAP #	19-R		
03/19/10	PRELIMINARY PLAN SECTIONS		
	SUBURBIA GARDENS REDEVELOPMENT		
	STOCK & ASSOCIATES		
	Consulting Engineers, Inc.		
GEORGE M. STOCK CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000996	E-25116	DATE: 01/20/10	DATE: 01/20/10
		206-4481	2 of 2

257 Chesterfield Business Parkway
St. Louis, MO 63005
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Web: www.stockassoc.com

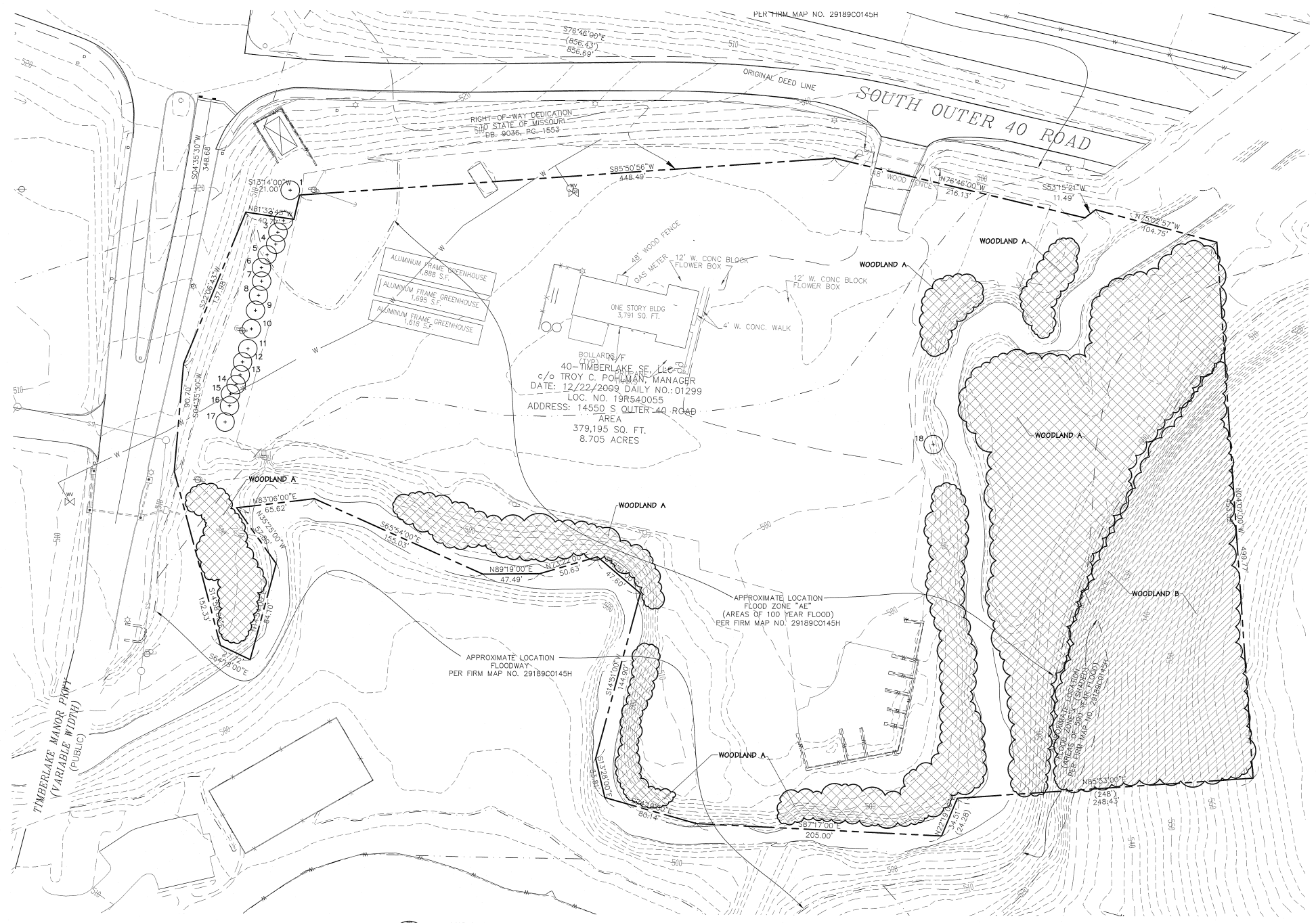


Jerald Saunders - Landscape Architect
 MO License # LA-007

Consultants:

FORMER SUBURBIA GARDENS STOCK AND ASSOCIATES

CHESTERFIELD, MISSOURI



TREE STAND DELINEATION
 SCALE 1"=40'

TREE LEGEND
 Existing Individual Tree (circle with reference number) — Reference Number
 Location/Canopy Size (circle with cross-hatch) — Location/Canopy Size

Existing Tree List					
ID	Type	Size	Condition	Area-S.F.	Add. Comments
1	Spruce	4"	Fair	113	Off Property
2	Austrian Pine	6"	Fair	33	
3	Red Maple	3"	Poor	20	Deer damage to trunk
4	Arborvitae	3"	Fair	30	
5	Spruce	4"	Fair	18	
6	Arborvitae	2"	Poor	28	
7	Colorado Spruce	4"	Poor	90	
8	Austrian Pine	8"	Poor	28	
9	Colorado Spruce	3"	Poor	90	
10	Austrian Pine	6"	Poor	90	
11	Austrian Pine	6"	Poor	36	
12	Austrian Pine	4"	Poor	90	
13	Austrian Pine	6"	Poor	100	
14	Austrian Pine	8"	Poor	113	
15	Austrian Pine	8"	Poor	120	
16	Box Elder	10"	Fair	113	
17	Austrian Pine	8"	Poor	260	
18	Silver Maple	18"	Fair	1369	
				Total	1369

Tree Stand Delineation Narrative
 Mar. 16, 2010

Woodland A: Located along creek at south end of property and along the East side and in flood plain of creek. The dominate species includes the following: Silver Maple, Box Elder, and Sycamore. The overstory canopy are widely spaced tree trunk calipers ranging from 10-40" DBH. The understorey is primarily Bush Honeysuckle. While a few trees in this woodland meet the size requirement to be considered a Monarch, there are none that meet the overall standards for Monarch trees.

Woodland B: Located on the East side of the creek on a west facing slope above the 505 contour. The overstory trees include: White Oak, Green Ash, Red Oak, and Black Cherry. The average diameter of the overstory trees are 10" DBH. The understorey trees are: Sugar Maple, Redbud, and Bush Honeysuckle. The density of trees is 100/trees per acre. This woodland area will not be disturbed with any proposed construction.

There are no State Champion or Rare Trees on this site.

Douglas A. DeLong - Certified Arborist MW-4826A
 DeLong Landscape Architecture
 7620 West Bruno
 St. Louis, MO 63117
 (314) 346-4856

WOODLAND A = 1.74 Ac. (75,963 sq. ft.)
 WOODLAND B = 0.90 Ac. (39,416 sq. ft.)
 INDIVIDUAL TREES = .03 Ac (1,369 sq. ft.)

Total Existing Canopy 2.43 Ac (106,581 sq. ft.)

Tree Stand Delineation Plan Prepared
 under direction of: Douglas DeLong
 Certified Arborist MW- 4826A

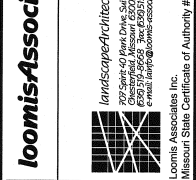
Base Map Provided by: Stock and Associates Inc.

Revisions:

Date	Description	No.

Drawn: JU
 Checked: RS

Douglas A. DeLong - Certified Arborist MW-4826A
 DeLong Landscape Architecture
 7620 West Bruno
 St. Louis, MO 63117
 (314) 346-4856



Sheet Title: TREE STAND DELINEATION

Sheet No: TSD

Date: 03/16/10
 Job #: 813.017