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June 4, 2008

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

The Planning Commission agenda for **June 11, 2008** will include the following item for your consideration:

RE: Chesterfield Commons Six Outparcel Four (Culver's Restaurant): Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 1.3 acre tract of land located in a "C-8" Planned Commercial District north of Chesterfield Airport Road, and west of Boones Crossing.

Planning Commission:

Civil Engineering Design Consultants, Inc., on behalf of THF Chesterfield Six Development, LLC, 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. On May 26, 1988, St. Louis County approved Ordinance 13,933 a request for a change of zoning from an "NU" Non Urban District to a "C-8" Planned Commercial District for the 19.422 acre tract of land.
- 2. On May 17, 2004, the City of Chesterfield approved Ordinance 2096 which repealed St. Louis County Ordinance 13,933 to allow for drive-through restaurants on the outparcels along Chesterfield Airport Road and to increase the height of the light standards for Chesterfield Commons Six.
- 3. On June 4, 2005, the City of Chesterfield approved the Site Development Concept Plan for Chesterfield Commons Six.

Chesterfield Commons Six Outparcel 4 (Culver's Restaurant) SDSP Planning Commission Report June 4, 2008

SUBMITTAL INFORMATION

- 1. The request is for a single story restaurant, consisting of 3,954 square feet.
- 2. The exterior building materials will be comprised of brick, stone, EIFS, and glass. The roof is proposed to be a flat membrane.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on May 15, 2008. The ARB voted by a count of 6 – 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.

DEPARTMENTAL INPUT

The submittal is in compliance with all applicable City of Chesterfield Ordinances. The Department of Planning & Public Works requests action on the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations.

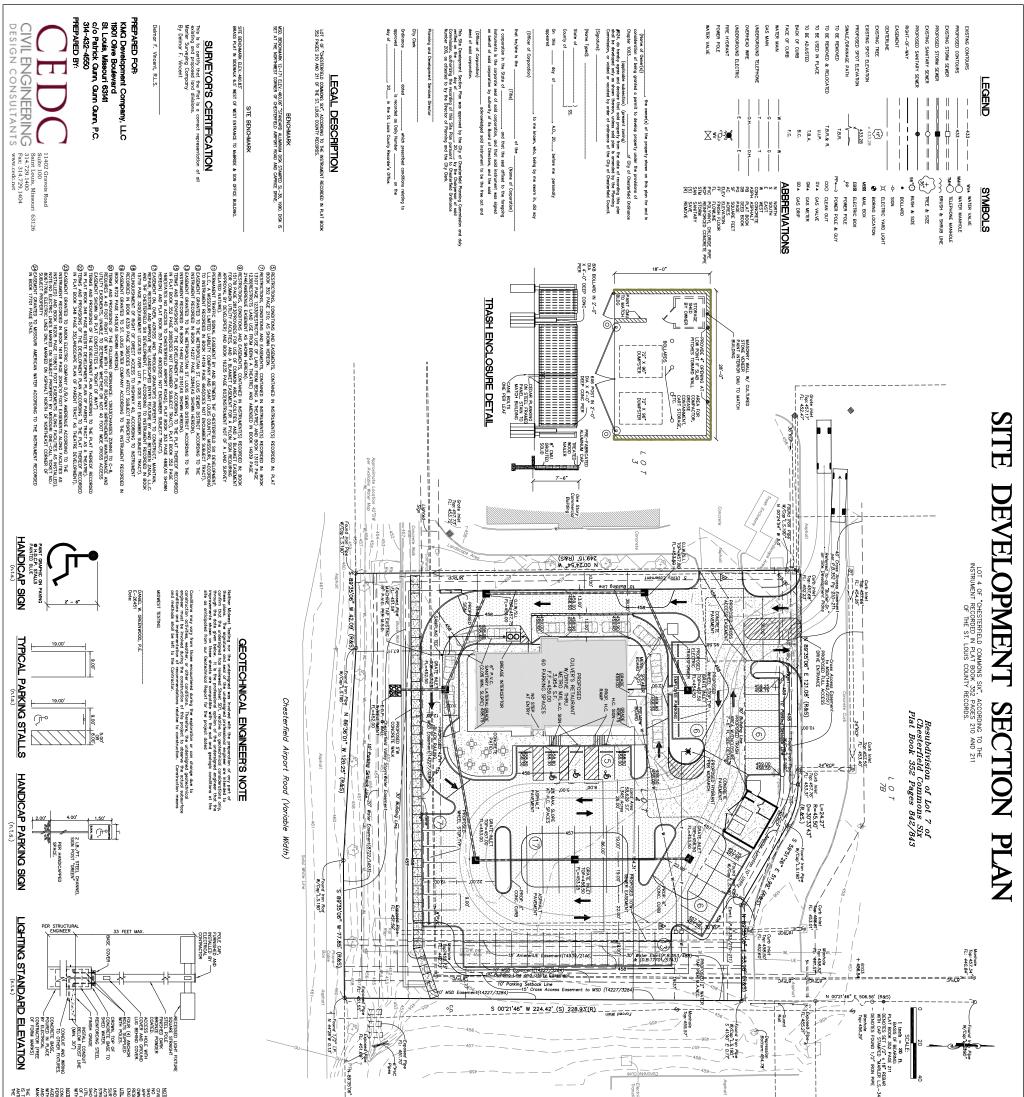
Respectfully submitted,

Shawn P. Seymour, AICP Project Planner

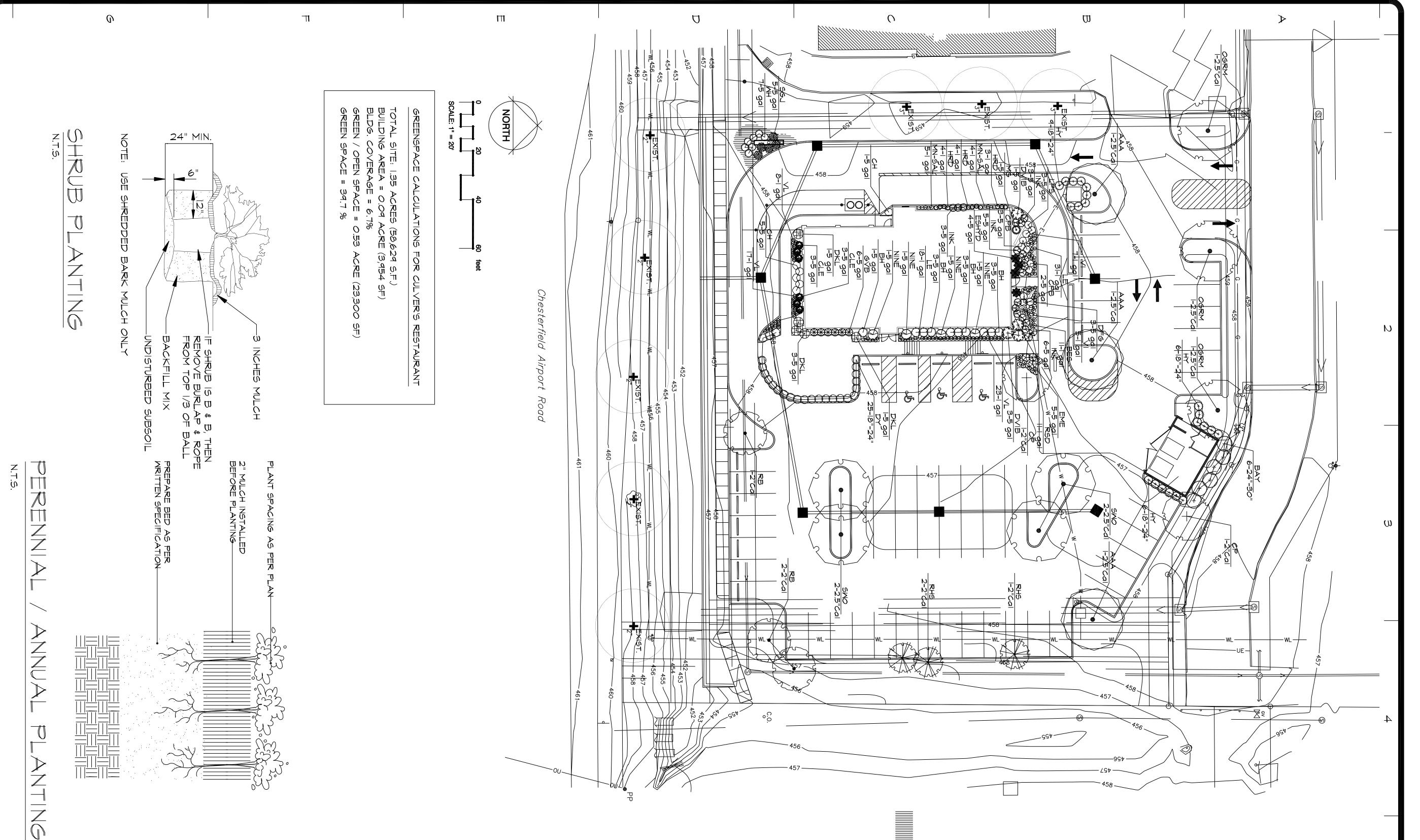
- Cc: City Administrator City Attorney Director of Planning and Public Works
- Attachments: Site Development Section Plan Landscape Plan Lighting Plan Architectural Elevations

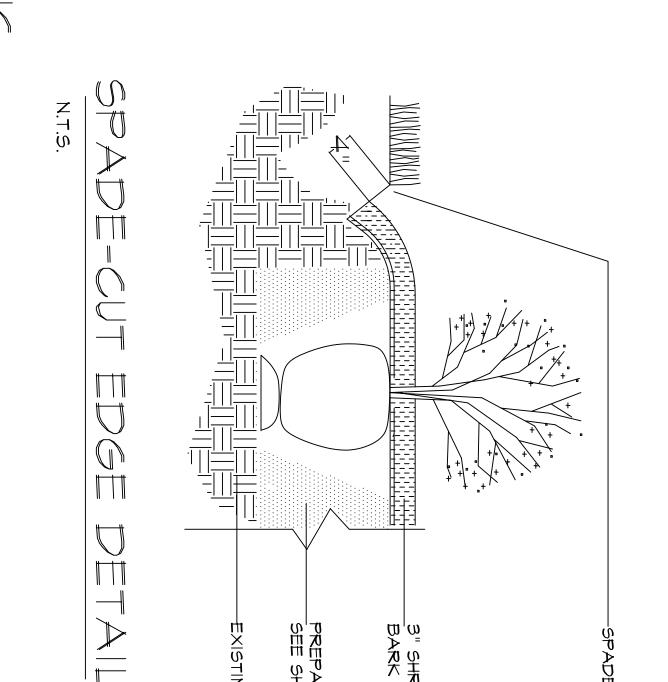
Respectfully submitted,

Mara M. Perry, AICP Senior Planner of Plan Review



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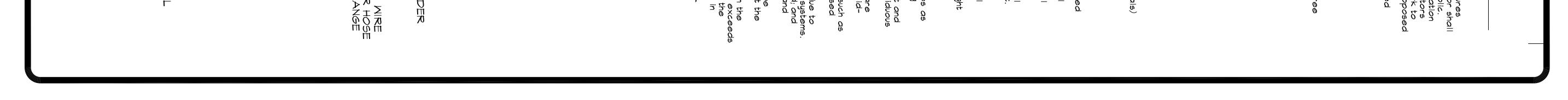


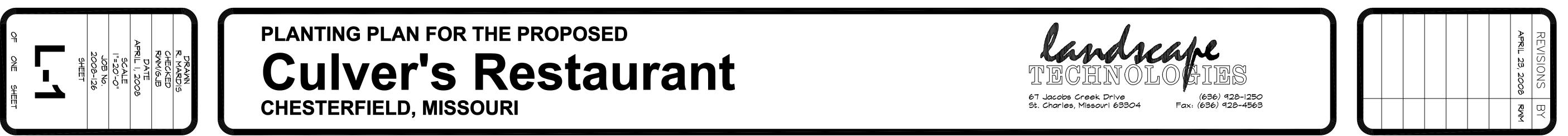
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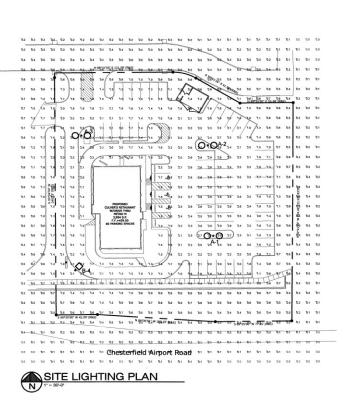
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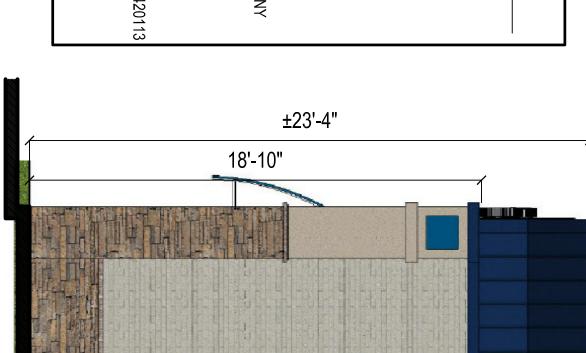


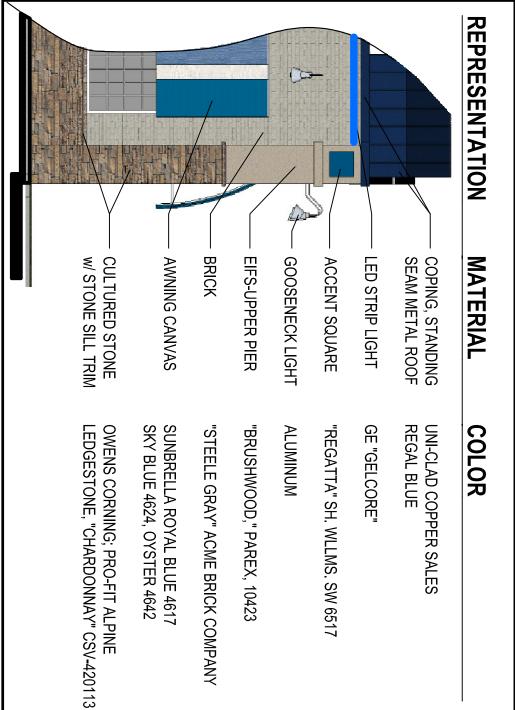
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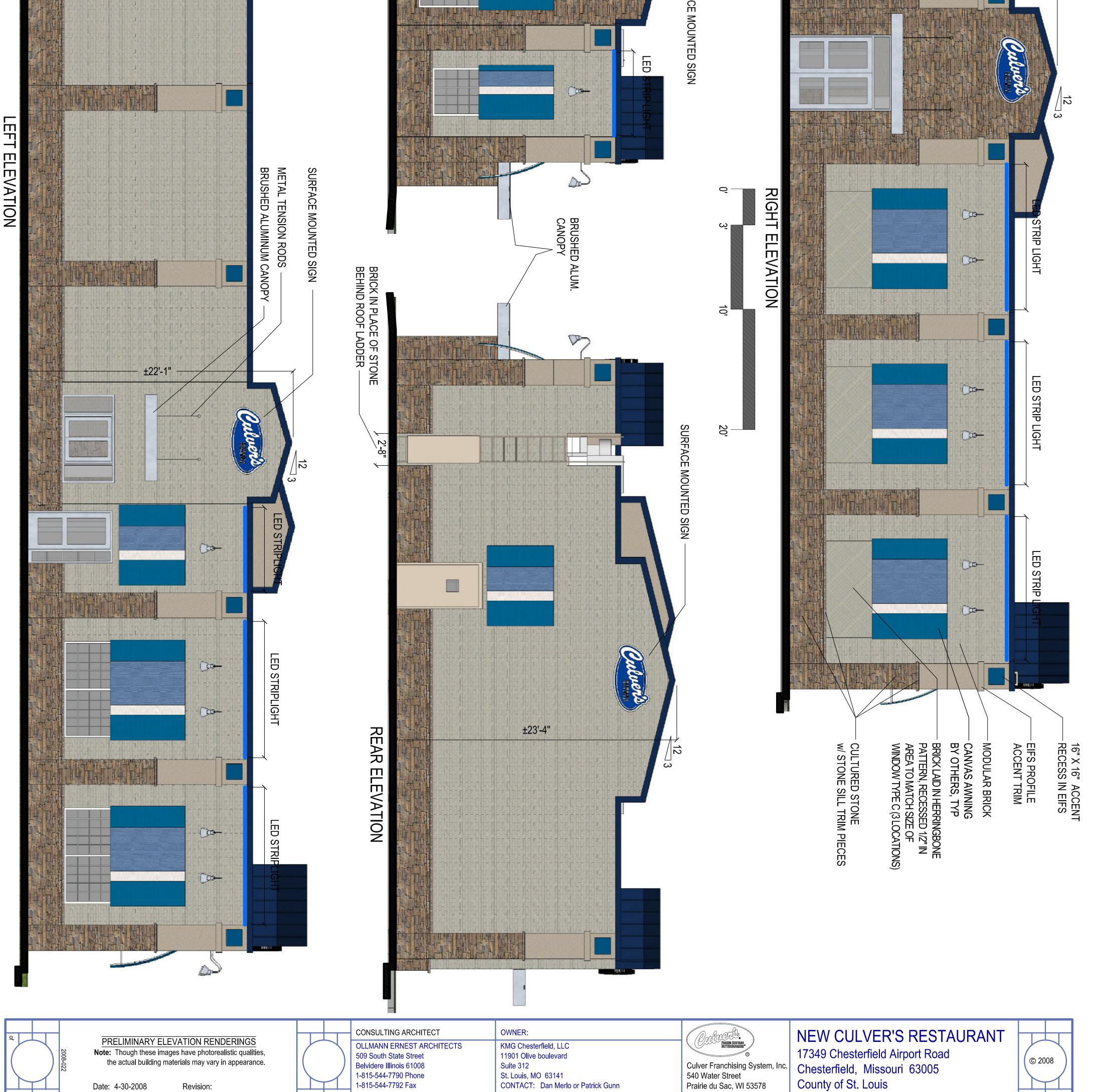






Date: 4-30-2008

Revision:



CONTACT: Dan Merlo or Patrick Gunn

Prairie du Sac, WI 53578

608-643-7980

1-815-544-7792 Fax

In Association w/ James A. Lichty, Architect