



**VII.A.**

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

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July 3, 2007

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

The Planning Commission agenda for **July 9, 2007** will include the following item for your consideration:

**Wild Horse Grill (Towne Centre):** Amended Architectural Elevations for a restaurant located in a "PC" Planned Commercial District, located on the west side of Long Road, south of Edison Road.

Dear Planning Commission:

James Valenta, of Wild Horse Grill, has submitted Amended Architectural Elevations for your review. The Department of Planning has reviewed this submittal and submits the following report.

**BACKGROUND**

1. On September 23, 1998, the City of Chesterfield approved Ordinance 1454, rezoning the subject site from "M-3" Planned Industrial District to "PC" Planned Commercial District.
2. On April 12, 1999, the Site Development Concept Plan was approved by the Planning Commission.
3. On August 25, 2003, an Amended Site Development Concept Plan to revise lot lines was approved by the Planning Commission.
4. On January 12, 2004, Amended Architectural Elevations to add awnings to the storefronts of the development was approved by the Planning Commission.


**SUBMITTAL INFORMATION**

1. The request is for amended architectural elevations to the existing elevations of a restaurant use.
2. The change to the elevations is a shade sail structure covering the outdoor seating area. The materials of the shade sails are canvas.

**DEPARTMENTAL INPUT**

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Amended Architectural Elevations.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mara M. Perry', written in a cursive style.

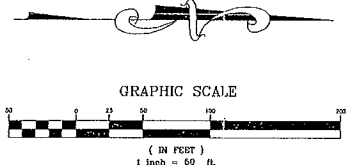
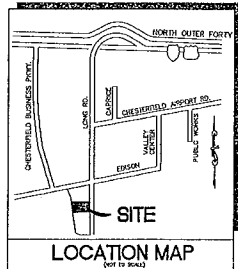
Mara M. Perry, AICP  
Senior Planner of Plan Review

Cc: City Administrator  
City Attorney  
Department of Public Works

Attachments:  
Before and After Photos of the structure location  
Plan of the sail structure  
Existing site plan for the site

# AMENDED SITE DEVELOPMENT CONCEPT PLAN

A TRACT OF LAND BEING PART OF LOT 3 OF TOWNE CENTRE PLAT TWO AS RECORDED IN PLAT BOOK 351, PAGES 11 AND 12 LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ZONED "PC" PLANNED COMMERCIAL-ORDINANCE NO. 1454



## PROPERTY DATA

OWNER: (SEE PLANS)  
 TOTAL ACREAGE: 17.34 AC.  
 EXISTING ZONING: P.C. PLANNED COMMERCIAL ORDINANCE NO. 1454  
 FIRE DISTRICT: CHESTERFIELD FIRE PROTECTION DISTRICT  
 SCHOOL DISTRICT: ROCKWOOD  
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DISTRICT  
 WATER SHED: MISSOURI RIVER  
 FEMA MAP: 29180C0140, LOMR APRIL 17, 2000  
 ELECTRIC COMPANY: AMEREN  
 GAS COMPANY: Laclede Gas Company  
 PHONE COMPANY: SOUTHWESTERN BELL TELEPHONE  
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY  
 LOCATOR NUMBER: (SEE PLANS)  
 SITC ADDRESS: (SEE PLANS)  
 CHESTERFIELD, MO 63005  
 WUNNENBERG'S: PG. 20, GRDS II-18, III-18

ZONED "M-3"

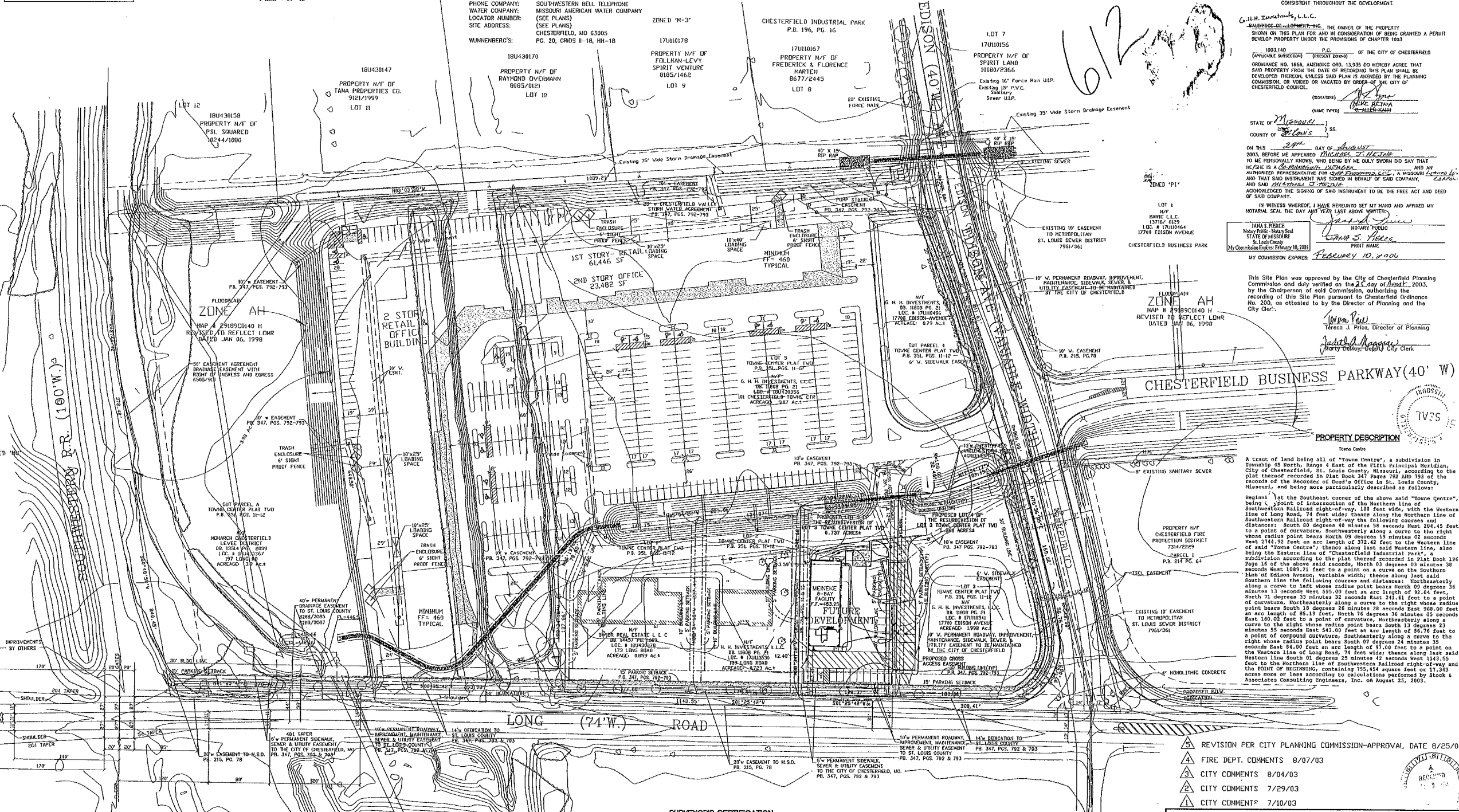
PROPERTY N/4 OF FOLLMAN-LEVY SPIRIT VENTURE 9185/1462 LOT 9

CHESTERFIELD INDUSTRIAL PARK P.B. 196, PG. 16

PROPERTY N/4 OF FREDERICK & FLORENCE MARTEN 8677/2445 LOT 8

LOT 7 17010156 PROPERTY N/4 OF SPIRIT LAND 10080/2366

Existing 16" Force Main U.P. Existing 15" P.V.C. Sanitary Sewer U.P.



- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONFIRMED.
- DEVELOPMENT GOVERNED BY CITY ORDINANCE 1454.
- ALL ELEVATIONS ARE BASED ON U.S.D. BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY OWNER.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL MEASURES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- GRADING CONTRACTOR SHALL INSTALL SLOPE CONTROL DEVICES TO STABILIZE THE GRADING. ADDITIONAL SLOPE CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.

## GENERAL NOTES

- IMPROVEMENTS WITHIN CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAY SHALL BE PER ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- GRADING & STORM WATER FOR U.S.D. STANDARD SPECIFICATIONS & THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.
- EXISTING UTILITIES SHALL BE PROTECTED BY THE CITY OF CHESTERFIELD.
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- THE INDUSTRIAL PARK SHALL BE LIMITED TO 160,000 S.F. BASED ON THE DEVELOPER'S ABILITY TO COMPLY WITH THE PARKING REGULATIONS OF THE CITY OF CHESTERFIELD.
- BUILDING DESIGN, CONSTRUCTION MATERIALS AND COLORS SHALL BE CONSISTENT THROUGHOUT THE DEVELOPMENT.

G.H.H. INVESTMENTS, L.L.C.  
 BALDRIAGE DEVELOPMENT, INC. THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP PROPERTY UNDER THE PROVISIONS OF CHAPTER 1003 OF THE CITY OF CHESTERFIELD ORDINANCE NO. 1656, AMENDING ORD. 13,935 DO HEREBY AGREE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED THEREON UNLESS SAID PLAN IS AMENDED BY THE PLANNING COMMISSION, OR VOIDED OR VACATED BY ORDER OF THE CITY OF CHESTERFIELD COUNCIL.

STATE OF MISSOURI )  
 COUNTY OF ST. LOUIS )  
 I, JANA S. FREED, Notary Public for the State of Missouri, My Commission Expires February 10, 2005.

ON THIS 21st DAY OF August 2003, BEFORE ME APPEARED JUDITH A. HAGAN, who being by me duly sworn did say that she is a G.H.H. INVESTMENTS, L.L.C. and an authorized representative for G.H.H. INVESTMENTS, L.L.C., a Missouri limited liability company, and that said instrument was signed in behalf of said company, and said company acknowledged the signing of said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

JANA S. FREED  
 Notary Public  
 State of Missouri  
 My Commission Expires February 10, 2005

TERESA J. PRICE, Director of Planning  
 JUDITH A. HAGAN, City Clerk

This Site Plan was approved by the City of Chesterfield Planning Commission and duly verified on the 21st day of August, 2003, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance No. 200, as amended by the Director of Planning and the City Clerk.

CHESTERFIELD BUSINESS PARKWAY (40' W.)

PROPERTY DESCRIPTION

A tract of land being all of "TOWNE CENTRE", a subdivision in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 347 pages 792 and 793 of the records of the Recorder of Deeds' Office in St. Louis County, Missouri, and being more particularly described as follows:

Begin: at the Southeast corner of the above said "TOWNE CENTRE", being a point of intersection of the Northern line of the Southern Railroad right-of-way, 100 feet wide, with the Western line of Long Road, 74 feet wide; thence along the Northern line of Long Road, 74 feet wide; thence along the Northern line of distance: South 89 degrees 40 minutes 58 seconds West 291.45 feet to a point of curvature, Southwesterly along a curve to the right whose radius point bears North 09 degrees 11 minutes 02 seconds West 2744.92 feet an arc length of 372.42 feet to the Western line of said "TOWNE CENTRE"; thence along said Western line, also being the Eastern line of "Chesterfield Industrial Park", a subdivision according to the plat thereof recorded in Plat Book 196 page 16 of the above said records, North 03 degrees 03 minutes 20 seconds West 1089.71 feet to a point on a curve on the Southern line of Bellvue Avenue, variable width; thence along said Southern line the following courses and distances: Northwesterly along a curve to the left whose radius point bears South 36 minutes 13 seconds West 595.09 feet an arc length of 92.04 feet, North 21 degrees 31 minutes 32 seconds East 241.61 feet to a point of curvature, Northwesterly along a curve to the right whose radius point bears South 18 degrees 26 minutes 28 seconds East 968.00 feet an arc length of 85.19 feet, North 76 degrees 16 minutes 05 seconds East 160.02 feet to a point of curvature, Northwesterly along a curve to the right whose radius point bears South 13 degrees 23 minutes 55 seconds East 543.00 feet an arc length of 56.76 feet to a point of compound curvature, Southwesterly along a curve to the right whose radius point bears South 07 degrees 24 minutes 30 seconds East 84.00 feet an arc length of 97.00 feet to a point on the Northern line of Southern Railroad right-of-way and the POINT OF BEGINNING, containing 755,454 square feet or 17.34 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on August 25, 2003.

## SURVEYOR'S CERTIFICATION

I, DONALD W. TAYLOR, Surveyor, do hereby certify that this is a true and correct copy of the original Survey and that the same has been filed for record in my office on the 21st day of August, 2003, at St. Louis, Missouri, and is truly recorded in Plat Book 351, Page 11-12.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
 L.S. No. 222-0  
 By: DONALD W. TAYLOR, Missouri L.S. No. 2041

M.S.D. P# 25395  
 BASE MAP # 17-U

REVISION PER CITY PLANNING COMMISSION-APPROVAL DATE 8/25/03

- REVISION PER CITY PLANNING COMMISSION-APPROVAL DATE 8/25/03
- FIRE DEPT. COMMENTS 8/07/03
- CITY COMMENTS 8/04/03
- CITY COMMENTS 7/29/03
- CITY COMMENTS 7/10/03

TOWNE CENTRE  
 AMENDED SITE DEVELOPMENT CONCEPT PLAN

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.  
 425 NORTH NEW GALLAS ROAD  
 SUITE 105  
 ST. LOUIS, MO 63141  
 PH. (314) 432-3100  
 FAX (314) 432-8171  
 e-mail: gstock@stockinc.com

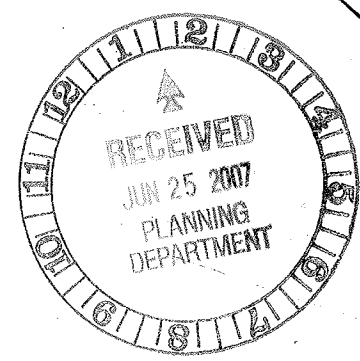
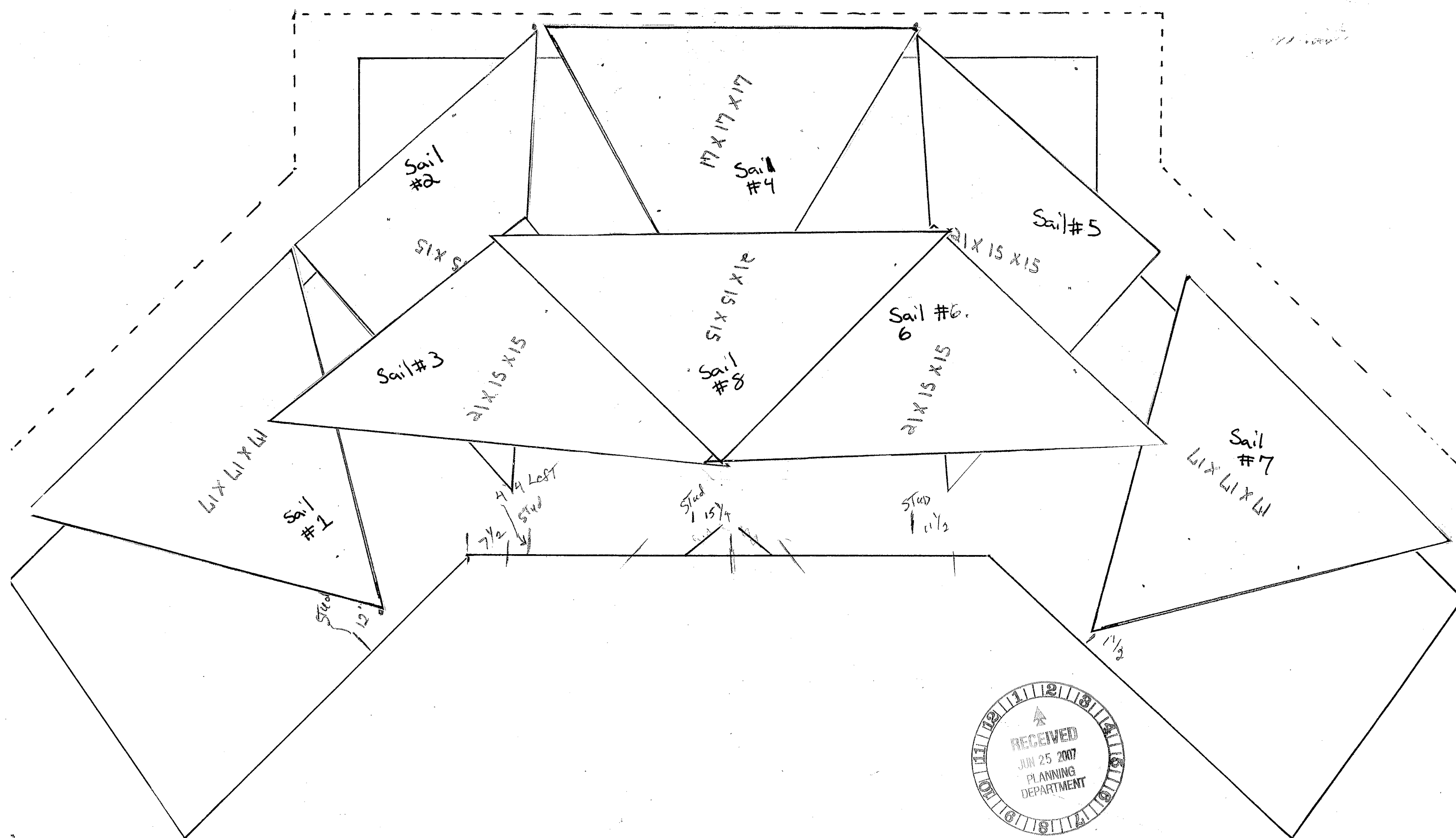
DATE: 06/20/03  
 SHEET: 203-2997  
 1 of 1

PREPARED FOR:  
**BALDRIDGE DEVELOPMENT**  
 C/O MR. ALLEN KANN  
 11825 MANCHESTER ROAD  
 ST. LOUIS, MISSOURI 63131  
 PHONE 314.966.2300  
 FAX 314.966.2370

UTILITY NOTE:  
 UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES OTHER THAN SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED BY THE FIELD PRIOR TO ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ASSOLVE ANY PARTY FROM COMPLIANCE WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 318 RSM.











RECEIVED  
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DEPARTMENT