



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

Planning Commission Staff Report

Project Type: Amended Site Development Plan

Meeting Date: June 28, 2010

From: Shawn Seymour, AICP

Senior Planner

Location: Spirit of St. Louis Air Park (18260 Edison Avenue)

Applicant: Bax Engineering

Description: Spirit of St. Louis Air Park (Tac Air): Amended Site

Development Plan, Landscape Plan, and Architectural Elevations for a 2.128 acre tract of land zoned "M3" Planned Industrial District located south of the Edison Avenue and Spirit of St. Louis

Boulevard intersection (17V120242 & 17V110243).

PROPOSAL SUMMARY

Bax Engineering on behalf of Tac Air, has submitted an Amended Site Development Plan, Landscape Plan, and Architectural Elevations for Planning Commission review. The request is to construct two (2) canopies and an additional 1,716 square feet of building space. Also, slight parking lot and drive aisle modifications are proposed. The exterior building materials are proposed to be EIFS, stone, aluminum, and glass. The roof is proposed to be a flat PVC membrane roof surrounded by a parapet wall.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The property was originally zoned "M3" Planned Industrial District by St. Louis County and was subsequently amended by the County on three (3) separate occasions. The City of Chesterfield has further amended this "M3" Planned Industrial District on an additional three (3) instances, the last of which was in July of 1998 with the approval of and current governing ordinance, 1430.

Although a Site Development Plan is not on file with the City of Chesterfield, the existing structure utilized as the Tac Air airport terminal was constructed in 1998.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Office Warehouse	"M3" Planned Industrial District
South	Airport	"M3" Planned Industrial District
East	Airport	"M3" Planned Industrial District
West	Airport	"M3" Planned Industrial District



STAFF ANALYSIS

Zoning

The subject site is zoned "M3" Planned Industrial District. The submittal was reviewed against the requirements of City of Chesterfield Ordinance 1430, and all applicable Zoning Ordinance requirements. The submittal as presented adheres to Ordinance 1430 and all applicable Zoning Ordinance requirements.

Architectural Elevations

The project was reviewed by the Architectural Review Board on June 17, 2010. The Board did not identify any outstanding issues. A motion was passed to forward the project to Planning Commission for approval by a vote of 4-0.

Traffic/Access and Circulation

The site can be accessed by Edison Ave. There is a 125 space parking lot on the north and west side of the building. The vehicle drive aisle is being slightly modified to better facilitate vehicular navigation onto and off of the site when utilizing the proposed canopy on the north side of the existing building.

Landscaping

A Landscape Plan was submitted showing the addition of seven (7) trees to the site. During the construction phase of this proposed improvement, seven (7) trees are required to be removed;

Spirit of St. Louis Air Park (Tac Air) Planning Commission 06/28/2010

therefore, the applicant is proposing to replace these trees with a like species. The proposed Landscape Plan conforms to the City of Chesterfield Tree Preservation and Landscape Requirements. The City Arborist has reviewed the Landscape Plan and had no additional comments.

Lighting

No change is proposed to the lighting on the site.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Plan, Landscape Plan, and Architectural Elevations and has found the application to be in conformance with City of Chesterfield Ordinance 1430, and all other applicable Zoning Ordinance requirements. Staff requests action on the Site Development Plan for Spirit of St. Louis Air Park (Tac Air).

MOTION

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

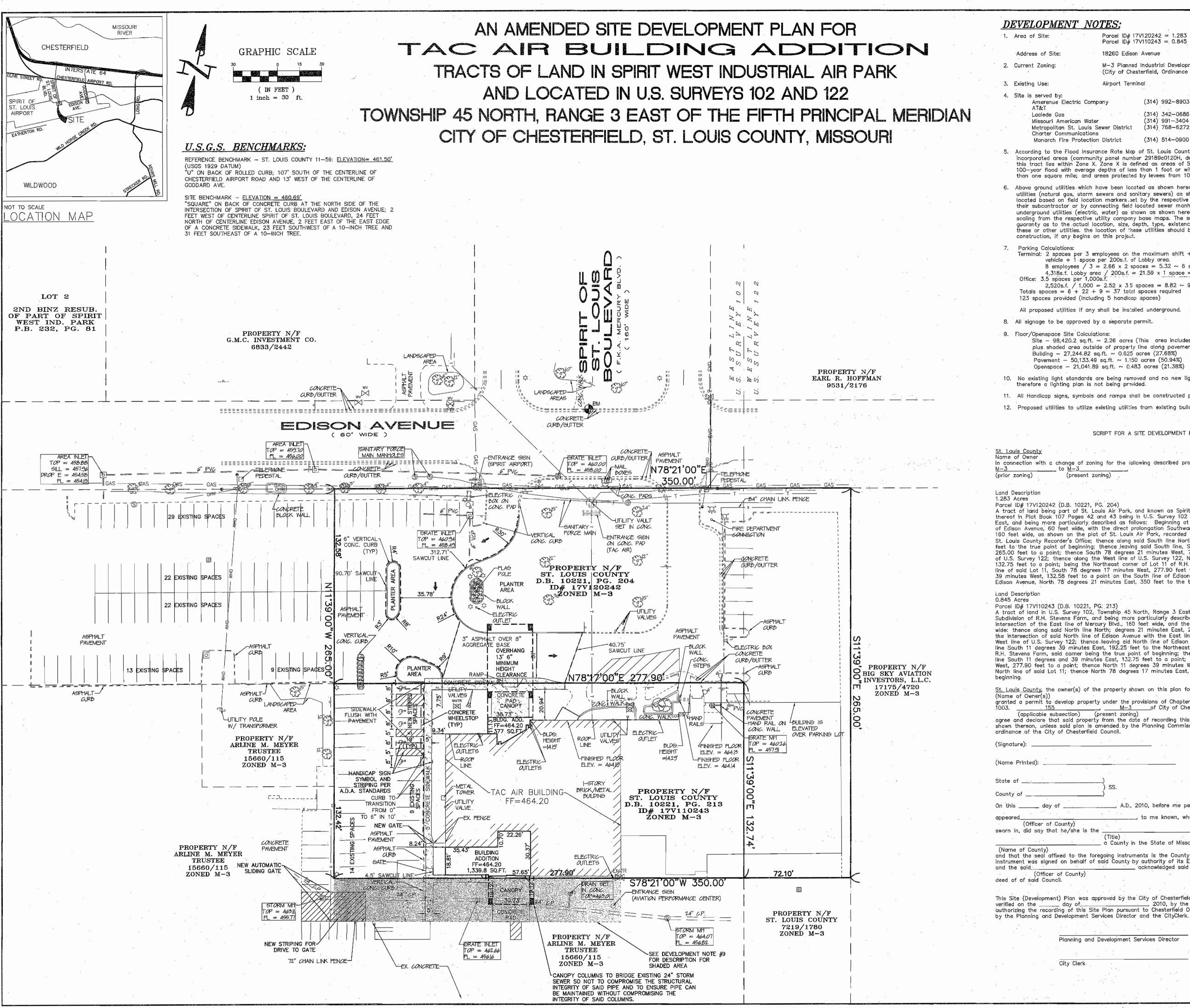
- 1) "I move to approve (or deny) the Amended Site Development Plan, Landscape Plan, and Architectural Elevations for Spirit of St. Louis Air Park (Tac Air)."
- 2) "I move to approve the Amended Site Development Plan, Landscape Plan, and Architectural Elevations for Spirit of St. Louis Air Park (Tac Air), with the following conditions..." (Conditions may be added, eliminated, altered or modified).

Cc: City Administrator City Attorney

Department of Planning and Public Works

Attachments: Amended Site Development Plan

Landscape Plan Architectural Elevations



DEVELOPMENT NOTES:

1. Area of Site: Parcel ID# 17V120242 = 1.283 Acres Parcel ID# 17V110243 = 0.845 Acres 18260 Edison Avenue Address of Site:

M-3 Planned Industrial Development 2. Current Zoning: (City of Chesterfield, Ordinance #1430)

3. Existing Use:

Monarch Fire Protection District

(314) 992--8903 Amerenue Electric Company AT&T (314) 342-0686 Laclede Gas (314) 991-3404 Missouri American Water Metropolitan St. Louis Sewer District (314) 768-6272 Charter Communications

According to the Flood Insurance Rate Map of St. Louis County, Missouri and ncorporated areas (community panel number 29189c0120H, dated August 2, 1995), this tract lies within Zone X. Zone X is defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than one square mile; and areas protected by levees from 100 year flood.

(314) 514-0900

6. Above ground utilities which have been located as shown hereon. The underground utilities (natural gas, storm sewers and sanitary sewers) as shown hereon are as ocated based on field location markers set by the respective utility company and or their subcontractor or by connecting field located sewer manholes. All other underground utilities (electric, water) as shown as shown hereon have been plotted by scaling from the respective utility company base maps. The surveyor makes no guaranty as to the actual location, size, depth, type, existence, nonexistence, of these or other utilities, the location of these utilities should be verified before construction, if any begins on this project.

Parking Calculations:

Terminal: 2 spaces per 3 employees on the maximum shift + 1 space per use vehicle + 1 space per 200s.f. of Lobby area. 8 employees $\sqrt{3}$ = 2.66 x 2 spaces = 5.32 \sim 6 spaces 4,318s.f. Lobby area / 200s.f. = 21.59 x 1 space = 21.59 \sim 22 spaces Office: 3.5 spaces per 1,000s.f. 2,520s.f. $/ 1,000 = 2.52 \times 3.5 \text{ spaces} = 8.82 \sim 9 \text{ spaces}$ Totals spaces = 6 + 22 + 9 = 37 total spaces required 123 spaces provided (including 5 handicap spaces)

All proposed utilities if any shall be installed underground.

8. All signage to be approved by a separate permit.

9. Floor/Openspace Site Calculations:

Site - 98,420.2 sq.ft. ~ 2.26 acres (This area includes both parcels plus shaded area outside of property line along pavement line.) Building - 27,244.82 sq.ft. ~ 0.625 acres (27.68%) Pavement - 50,133.49 sq.ft. ~ 1.150 acres (50.94%) Openspace - 21,041.89 sq.ft. ~ 0.483 acres (21.38%)

10. No existing light standards are being removed and no new light standards are proposed therefore a lighting plan is not being provided.

11. All Handicap signs, symbols and ramps shall be constructed per A.D.A. Standards

12. Proposed utilities to utilize existing utilities from existing building

SCRIPT FOR A SITE DEVELOPMENT PLAN

St. Lauis County Name of Owner

In connection with a change of zoning for the following described property from

A tract of land being part of St. Louis Air Park, and known as Spirit West Industrial Air Park. as per plat thereof in Plat Book 107 Pages 42 and 43 being in U.S. Survey 102 and 122, Township 45 North, Range 3 160 feet wide, as shown on the plat of St. Louis Air Park, recorded in Plat Book 107 Pages 43 and 43 of St. Louis County Recorder's Office; thence along said South line North 78 degrees 21 minutes East, 95.00 feet to the true point of beginning; thence leaving said South line, South 11 degrees 39 minutes East, 265.00 feet to a point; thence South 78 degrees 21 minutes West, 72.10 feet to a point in the West line of U.S. Survey 122; thence along the West line of U.S. Survey 122, North 11 degrees 39 minutes West, 132.75 feet to a point; being the Northeast corner of Lot 11 of R.H. Stevens Farm, thence along the North line of said Lot 11, South 78 degrees 17 minutes West, 277.90 feet to a point; thence North 11 degrees 39 minutes West, 132.58 feet to a point on the South line of Edison Avenue; thence along South line of Edison Avenue, North 78 degrees 21 minutes East, 350 feet to the true point of beginning.

Land Description 0.845 Acres

Parcel ID# 17V110243 (D.B. 10221, PG. 213) A tract of land in U.S. Survey 102, Township 45 North, Range 3 East, being part of Lot 11 of the Subdivision of R.H. Stevens Farm, and being more particularly described as follows: Beginning at the intersection of the East line of Mercury Blvd., 160 feet wide, and the North line of Edison Avenue, 60 feet wide: thence along said North line North; degrees 21 minutes East, 22.92 feet to a point; and point being the intersection of said North line of Edison Avenue with the East line of U.S. Survey 102, being also the West line of U.S. Survey 122; thence leaving aid North line of Edison Avenue and along said U.S. Survey line South 11 degrees 39 minutes East, 192.25 feet to the Northeast corner of Lot 11 of the Subdivision of R.H. Stevens Farm, said corner being the true point of beginning; thence continuing along said U.S. Survey line South 11 degrees and 39 minutes East, 132.75 feet to a point; thence South 78 degrees 21 minutes West, 277.90 feet to a point; thence North 11 degrees 39 minutes West 132.42 feet to a point on the North line of said Lot 11; thence North 78 degrees 17 minutes East, 277.90 feet to the true point of

St. Louis County, the owner(s) of the property shown on this plan for and in consideration of being (Name of Owner(s))

granted a permit to develop property under the provisions of Chapter

1003. _______ <u>M-3</u> of City of Chesterfield Ordinance #624, do hereby (applicable subsection) (present zoning)

agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

__, A.D., 2010, before me personally

a County in the State of Missouri; and that the seal affixed to the foregoing instruments is the County seal of said County, and that said instrument was signed on behalf of said County by authority of its Economic Council of St. Louis County, ___ acknowledged said instrument to be the free act and

This Site (Development) Plan was approved by the City of Chesterfield Planning Commission and duly verified on the ______ day of_______, 2010, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as attested to

Planning and Development Services Director

City Clerk



★ —FOUND CROSS GAS- -GAS LINE SAN--- -SANITARY LINE W --- -WATER LINE STM-- -STORM LINE OHW-- -OVERHEAD WIRE UCL-- -UNDERGROUND CABLE LINE

ന്ഥ -UTILITY POLE -GUY WIRE

-ELECTRIC METER -SANITARY MANHOLE

-WATER METER

-WATER VALVE

-FIRE HYDRANT

-- GAS METER \bowtie GV −GAS DRIP

- - SIGN/(TYPE)

O -BOLLARD W/ SIZE

GRATE INLET

上 —HANDICAPPED PARKING oco -SANITARY CLEANOUT

obs -DOWN SPOUT TREE W/ SIZE

hereby disclaim any

responsibility for all other drawings, specifications, estimates reports or other documents or istruments relating to or tended to be used for any po r parts of the architectural or engineering project or survey other than these authenticated I my seal.

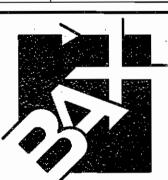


Larry David Walker Engineer 2007020343

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REVISIONS 05-12-10 City Comments 06-10-10 Fire Dept. Comment



ENGINEERING PLANNING SURVEYING

221 Point West Blvd. St. Charles, MO 63301 636-928-5552 FAX 920-1718

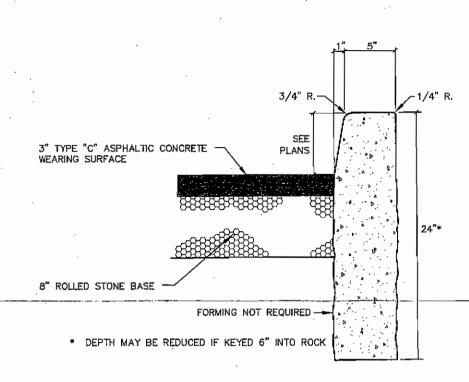
JUN 2 5 2010 21. OF PLANNING PEBLIC WORK

04 - 09 - 1009-14800 PROJECT NUMBER SHEET OF FILE NAME

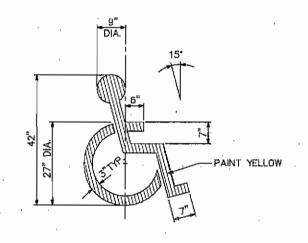
14800PRE.DWG DRAWN DESIGNED CHECKED

TAC AIR
BUILDING ADDITION

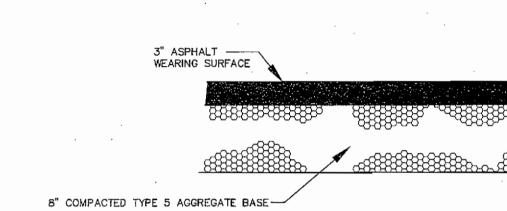




PLACE EXPANSION JOINT AT MAXIMUM SPACING OF 20' AND AT P.C. AND P.T. OF ROUNDINGS.

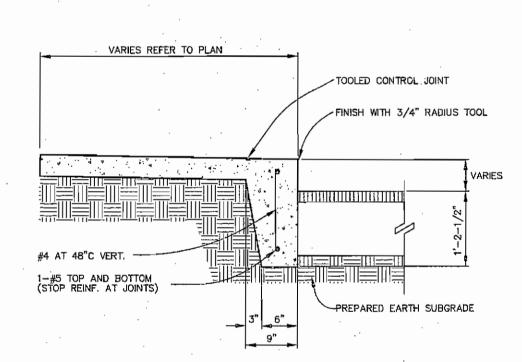


PAINTED HANDICAPPED
PARKING SYMBOL
NOT TO SCALE



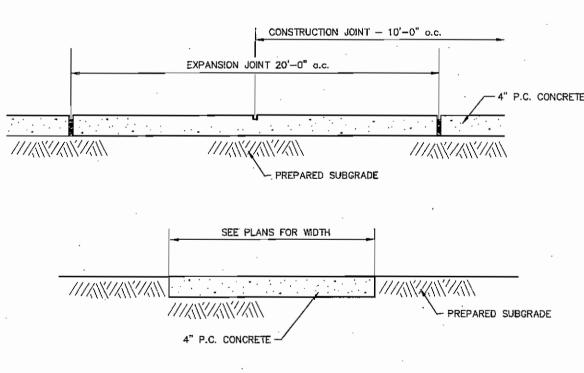
ASPHALT PAVEMENT DETAIL

NOT TO SCALE



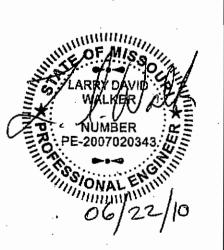
PROVIDE 1/2" PREMOLDED EXPANSION JOINT FILLER AT 60' CENTERS PROVIDE TOOLED CONTRACTION JOINTS AT 10' C.C.

TURNED DOWN CONCRETE WALK
NOT TO SCALE




CONCRETE SIDEWALK DETAIL

NOT TO SCALE



Larry Walker
Engineer
2007020343
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Drawn by: CJA
Scale: 1" = 20'Date: 4-15-10Revised:

BAXTER FARMS
and NURSERIES
3411 CREVE COEUR MILL ROAD
ST. LOUIS, MISSOURI 63146
314/542-9400

Landscape Planting Plan For:

Chesterfield, MO 63005

Prenared For: Diggan Contracting



NORTH ELEVATION SCALE: NOT TO SCALE



WEST ELEVATION SCALE: NOT TO SCALE



PROPOSED ELEVATIONS

SCALE: NOT TO SCALE APRIL 14, 2010 SOUTH ELEVATION SCALE: NOT TO SCALE



Zwick + Gandt Architecture, Inc.

9109 WATSON ROAD, SUITE 110 St. Louis, Missoumi 63126

Architecture

Interfer

Planning

TAC-AIR
18260 EDISON AVE., CHESTERFIELD, MISSOURI