



VII.A.

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August 6, 2008

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

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

Downtown Chesterfield: An Amended Site Development Concept Plan and Conceptual Landscape Plan for a 15.96 acre lot of land zoned “C-8” Planned Commercial District located on the northwest corner of Chesterfield Parkway West and Lydia Hill Road.

Dear Planning Commission:

Volz, Inc., on behalf of Sachs Properties, has submitted an Amended Site Development Concept Plan and Conceptual Landscape Plan for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

BACKGROUND

1. On July 16, 1973, St. Louis County approved Ordinance 6815 which amended the St. Louis County zoning ordinance by changing the boundaries of various districts and the “C-8” and “FP C-8” Planned Commercial and Flood Plain Planned Commercial Districts. At that time, St. Louis County approved the preliminary plans and provided approval for the final development plan.
2. On May 20, 1991, the City of Chesterfield approved Ordinance 577 which amended ordinance 10,241 and 6,815 for a parking reduction for the Chesterfield Mall.
3. On May 19, 1997, the City of Chesterfield approved Ordinance 1265 which amended the zoning ordinance by changing the boundaries of an “R-6A” 4,500 square foot residence district to “C-8” Planned Commercial District for a 6.3 acre tract of land located on the southwest corner of Burkhardt Place and Chesterfield Parkway.
4. On April 17, 2000, the City of Chesterfield approved Ordinance 1617 which amended Ordinance 1265 for building setbacks.

5. On July 23, 2001 the Planning Commission unanimously approved the Site Development Concept Plan for Central Park Square (now known as Downtown Chesterfield).
6. On December 11, 2006 the Planning Commission approved the Partial Amended Site Development Concept Plan for the Internal Road System with a vote of 7-1.

SUBMITTAL INFORMATION

1. The request is for an amendment to the existing Site Development Concept Plan showing the development as an 11 lot subdivision with a new roadway configuration connecting to Central Park. The development includes office, retail and restaurant uses.
2. The petitioner is requesting a change to the minimum yard requirements for structures from the roadway right-of-way as defined under the commercial district regulations. St. Louis County Ordinance 6815 allows for the requirements to be changed with approval from the Planning Commission. The request is from a fifteen (15) foot structure and parking setback from roadway right-of-way to a four (4) foot structure and parking setback from roadway right-of-way along Main Circle Drive and Park Circle Drive within the development. Please see the petitioner's letter regarding the request.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the Amended Site Development Concept Plan and Landscape Plan.

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner

Cc: City Administrator
City Attorney
Director of Planning & Public Works

Attachments:
Amended Site Development Concept Plan
Conceptual Landscape Plan
Letter from Petitioner dated July 24, 2008



DOSTERGUIN
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July 24, 2008

HAND DELIVERED AND EMAIL TRANSMISSION

Ms. Mara M. Perry
Senior Planner, AICP
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, Missouri 63017-0760



RE: Downtown Chesterfield Amended Site Development Concept Plan
(7/10/08 Conceptual Landscape Plan and 7/11/08 ASDCP submittal)

Dear Ms. Perry:

Your comment letter of July 21, 2008 has been referred to me with respect to Planning Issue No. 1. Please accept this letter as petitioner's/applicant's request to the Planning Commission to approve the setbacks as shown on the proposed Downtown Chesterfield Amended Site Development Concept Plan ("the Plan"). The governing site specific ordinance authorizes the Planning Commission to establish the setbacks. Specifically, petitioner/applicant is requesting a four (4) foot structure and parking setback along Main Circle Drive and Park Circle Drive.

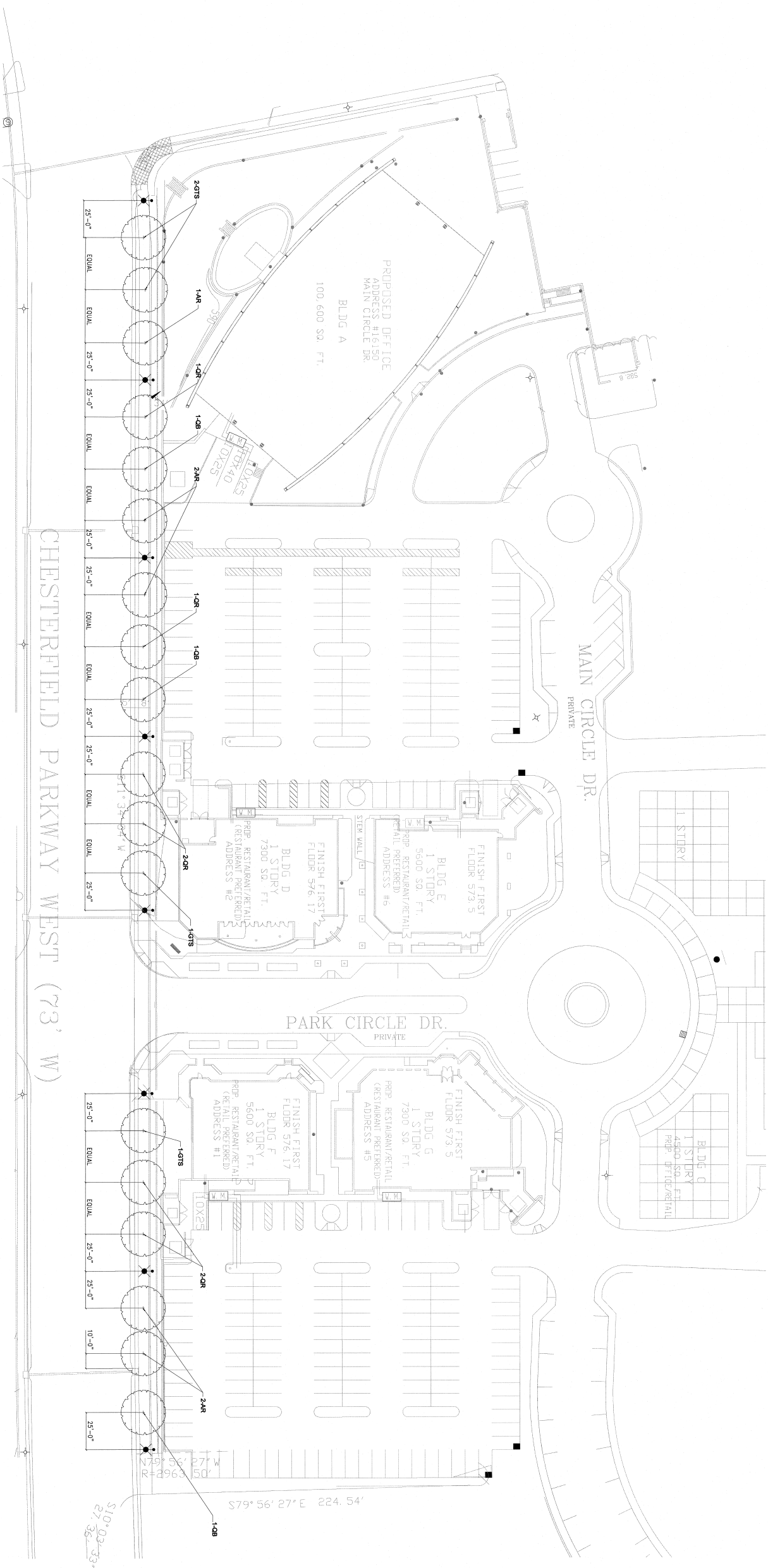
The area covered by the Plan has been referred to as Phase One of Downtown Chesterfield and is adjacent to Downtown Chesterfield (zoned "PC & R"). There is no residential development in Phase One, but it is considered an integral part of "Downtown". PC & R envisions streetscapes with smaller setbacks, and the setbacks proposed in the Plan are consistent with that vision.

Respectfully submitted,
**Doster Guin James UlloM
Benson & Mundorf, LLC**

By: 
Michael J. Doster

MJD:jb

cc: Ms. Kathy Higgins
Mr. Jim Jacobi
Mr. Jeff Atkins



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QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURITY
5	AR	Acer rubrum 'October Glory'	Red Maple	2-1/2' cal.	4+
4	GTS	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2-1/2' cal.	4+
3	CB	Quercus bicolor	Swamp White Oak	2-1/2' cal.	4+
6	OR	Quercus rubra	Northern Red Oak	2-1/2' cal.	4+
		Green Space	25%		

GENERAL NOTES:
 1. Street trees shall be planted a minimum of 30' from curb
 2. Street trees shall be planted a minimum of 10' from building
 3. Street trees shall be planted a minimum of 10'-0" from signs or murals/signs

Paul M. [Signature]
 LANDSCAPE ARCHITECT
 LICENSE NUMBER 15218-AR
 EXPIRES 12/31/2011

