



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:	Site Development Concept Plan
Meeting Date:	August 11, 2014
From:	Jessica Henry Project Planner
Location:	158 Long Road
Applicant:	CEDC on behalf of JLA Development, LLC
Description:	Monarch Center: A Site Development Concept Plan and Conceptual Landscape Plan for a 10.97 acre tract of land zoned "PC" Planned Commercial District located on the northeast corner of the intersection of Long Road and Edison Road.

PROPOSAL SUMMARY

Before the Planning Commission for your review and consideration is the Site Development Concept Plan for the Monarch Center Development. This development is over 10 acres in size and the developer is choosing to develop in phases, therefore triggering the need for a Site Development Concept Plan.

The submittal of a Site Development Concept Plan is required when a development will be constructed in phases and should be regarded as conceptual in nature. For the interior of the development area, it is intended to show conceptual building location and conceptual parking location only. For the perimeter of the development site, it is intended to show street trees, street lights and access points only. The reason for this is that the sections or phases of the development that will come in later are required to show specific development details as the developer is ready to submit them. The Concept Plan can be submitted at any time prior to the approval of any Section Plan.

Site Development Concept Plans, while conceptual in nature, will show access points and buildings as shown during the zoning stage and approved with the zoning of the development. As with this project presented before you, the location and number of access points was previously approved by the City of Chesterfield. All items shown on the Concept Plan before you meet all City Code requirements and all Zoning Entitlements provided to the developer. As such, any zoning entitlements cannot be revoked through the denial of the Site Development Concept Plan.

This Concept Plan has been reviewed by Staff and was presented before the Planning Commission on July 14, 2014. At that time a motion was made to hold the Site Development Concept Plan by a voice vote of 8 to 0 for the Developer to work with Staff on some minor changes to this Plan. The Developer has done so and the new Concept Plan is now presented for your review and consideration.

STAFF ANALYSIS

As stated above, the proposed Site Development Concept Plan for the Monarch Center development substantially complies with the Preliminary Development Plan that was approved in conjunction with Ordinance 2753 in 2013. As there are plantings required along the street or frontage of the Monarch Center Development, a Conceptual Landscape Plan is also presented for you to show plantings along the exterior of the site. Since the last meeting with the Planning Commission, the Developer has made changes to the configuration of the curb cut along Edison Avenue and minor adjustments to the portion of the development known as Lots A and B. These are minor changes only because the site specific details and changes are reflected on the Section Plan for those lots, not the Concept Plan which is discussed in this report only. For more information and analysis regarding the specific components of the Site Development Concept Plan, please refer to the Staff Report that was presented for the July 14, 2014 Planning Commission meeting.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Concept Plan and Conceptual Landscape Plan and has found the application to be in conformance with City of Chesterfield Ordinance 2753, and all other applicable City Code requirements. Staff recommends approval of the Site Development Concept Plan and Conceptual Landscape Plan for the Monarch Center Development.

MOTION

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

- 1) "I move to approve (or deny) the Site Development Concept Plan and Conceptual Landscape Plan for Monarch Center."
- 2) "I move to approve the Site Development Concept Plan and Conceptual Landscape Plan for Monarch Center, with the following conditions..." (Conditions may be added, eliminated, altered or modified.

Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Site Development Concept Plan
Conceptual Landscape Plan

SITE DEVELOPMENT CONCEPT PLAN

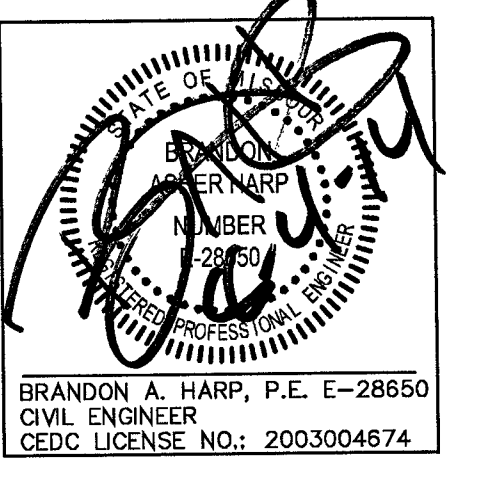
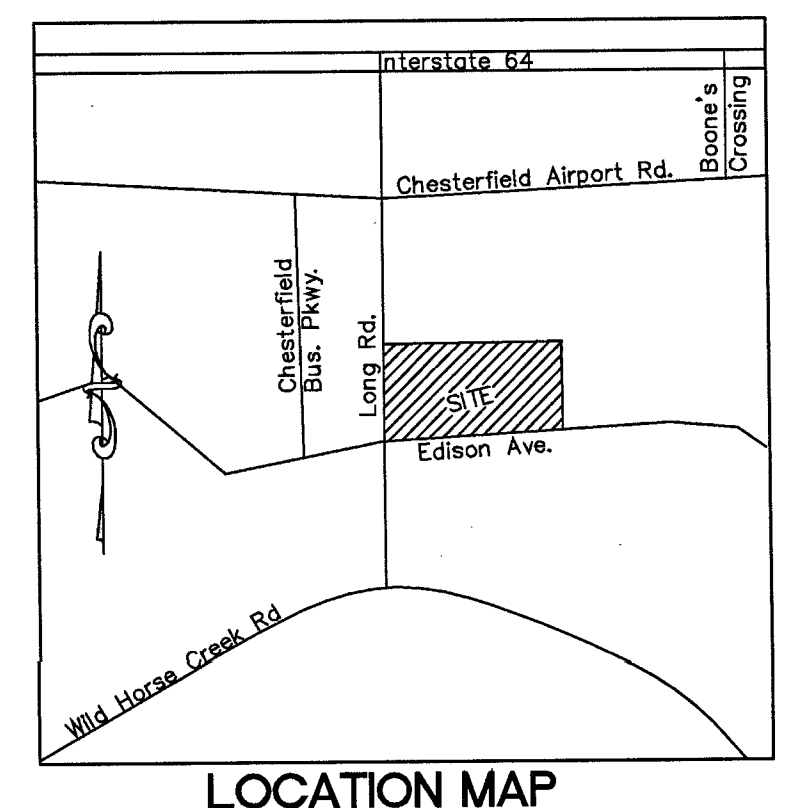
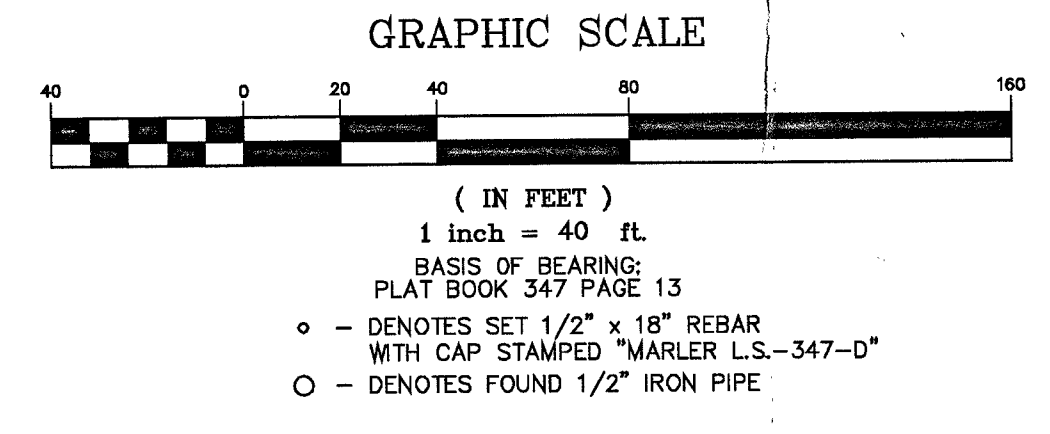
ADJUSTED PARCEL 2 OF
A BOUNDARY ADJUSTMENT PLAT OF PLAT 4 OF THE VALLEY CENTER & PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN & PART OF
LOT 1 OF KROENUNG ESTATE IN U. S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST.
CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI

SURVEYOR'S CERTIFICATION

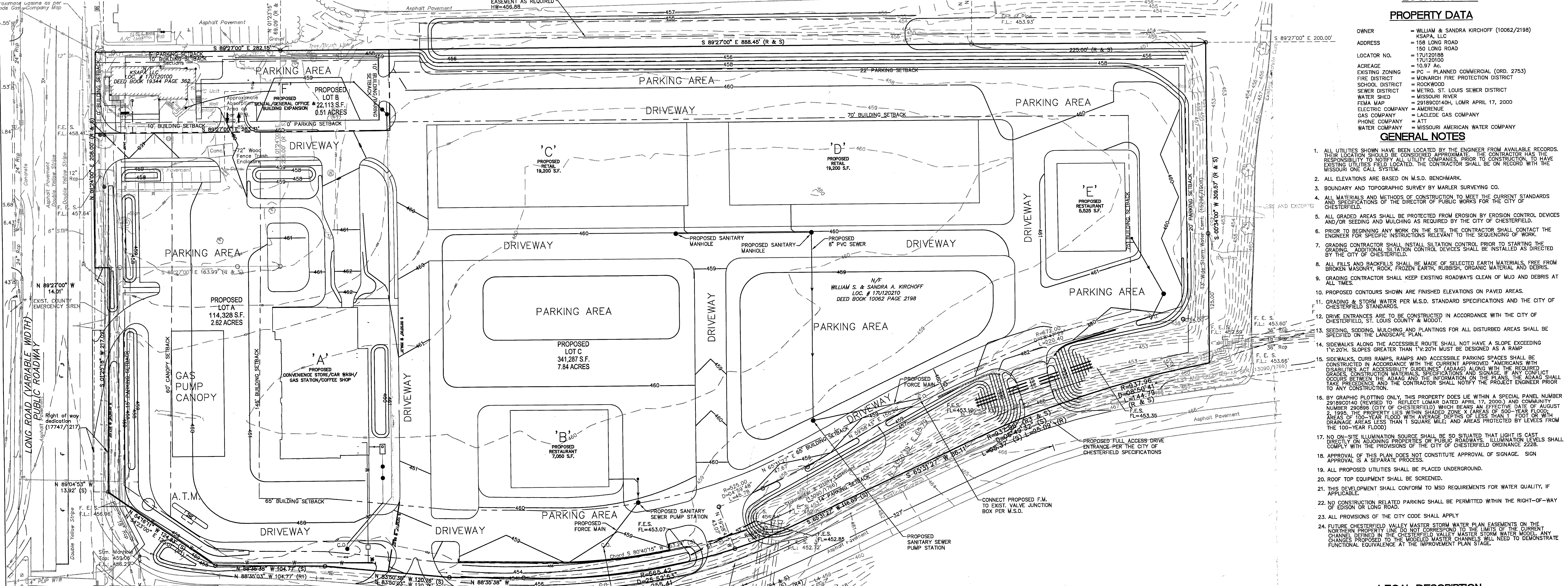
This is to certify that this Plat is a correct representation of all existing and proposed land divisions.
Marier Surveying Company, Inc.
MISSOURI CORP. NO. LS. 347-D
Marty L. Marier, R.L.S.

GEOTECHNICAL ENGINEER'S STATEMENT

These plans have been reviewed by the undersigned for compliance with geotechnical recommendations. It is our professional opinion that earth slopes and grades constructed in accordance with the plans and specifications will be stable with an adequate factor of safety. Geotechnical engineering is required to determine that subsurface conditions are as anticipated and that recommendations relative to construction are implemented.
Michael T. Wadman, P.E.
Date: _____



LEGEND	
EXISTING CONTOURS	--- 433 ---
PROPOSED CONTOURS	--- 433 ---
EXISTING STORM SEWER	--- (S) ---
PROPOSED STORM SEWER	--- (S) ---
EXISTING SANITARY SEWER	--- (S) ---
PROPOSED SANITARY SEWER	--- (S) ---
RIGHT-OF-WAY	--- (S) ---
EASEMENT	--- (S) ---
CENTERLINE	--- (S) ---
EXISTING TREE	--- (S) ---
EXISTING SPOT ELEVATION	--- (S) ---
PROPOSED SPOT ELEVATION	--- (S) ---
SWALE/DRAINAGE PATH	--- (S) ---



PROPERTY DATA

OWNER	= WILLIAM & SANDRA KIRCHOFF (10062/2196)
ADDRESS	= 158 LONG ROAD
LOCATOR NO.	= 17U120188
ACREAGE	= 10.97 AC.
EXISTING ZONING	= PC - PLANNED COMMERCIAL (ORD. 2753)
FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= ROCKWOOD
SEWER DISTRICT	= METRO, ST. LOUIS SEWER DISTRICT
WATER SHED	= MISSOURI RIVER
FEMA MAP	= 29189C0104H, LOMR APRIL 17, 2000
ELECTRIC COMPANY	= AMERENUE
GAS COMPANY	= LAKELEGE GAS COMPANY
PHONE COMPANY	= ATT
WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY

- ### GENERAL NOTES
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE RESPONSIBILITY UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL NOT BE RECORD WITH THE MISSOURI CITY OF CHESTERFIELD.
 - ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK.
 - BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
 - 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 DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
 - PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSURANCE REQUIREMENTS TO THE SEQUENCING OF WORK.
 - GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
 - ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
 - GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAR OF MUD AND DEBRIS AT ALL TIMES.
 - PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
 - GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
 - DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY & WOODOT.
 - 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% (20:1). SLOPES GREATER THAN 1% (20:1) MUST BE DESIGNED AS A RAMP.
 - ALL SIDEWALKS, CURB RAMP, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADA) ALONG WITH THE RECOMMENDED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT EXISTS BETWEEN THE ADA AND THE CITY OF CHESTERFIELD ORDINANCES, THE ADA SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT HAVE A SPECIAL PLANNING NUMBER 29189D0104 (REVISED TO REFLECT LOMR DATED APRIL 17, 2000) AND COMMUNITY NUMBER 290696 (CITY OF CHESTERFIELD) WHICH BEARS AN EARLY DATE OF AUGUST 2, 1998. THE PROPERTY LIES WITHIN SHADDED ZONE X (AREAS OF 500-YEAR FLOOD DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD).
 - NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJACENT PROPERTIES OR PUBLIC ROADS. ILLUMINATION LEVELS SHALL COMPLY WITH THE CITY OF CHESTERFIELD ORDINANCE 2228.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
 - ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
 - ROOF TOP EQUIPMENT SHALL BE SCREENED.
 - THIS DEVELOPMENT SHALL CONFORM TO MSD REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.
 - NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY OF EDISON OR LONG ROAD.
 - ALL PROVISIONS OF THE CITY CODE SHALL APPLY.
 - FUTURE CHESTERFIELD VALLEY MASTER STORM WATER PLAN ELEMENTS ON THE PROPERTY SHALL BE CONSIDERED. THE CONTRACTOR SHALL VERIFY THE CURRENT CHANNEL DEFINED IN THE CHESTERFIELD VALLEY MASTER STORM WATER MODEL. ANY CONFLICTS BETWEEN THE MASTER CHANNELS AND THE PROPOSED CHANNELS WILL NEED TO BE RESOLVED TO MEET FUNCTIONAL EQUIVALENCE AT THE IMPROVEMENT PLAN STAGE.

LEGAL DESCRIPTION

Proposed Lot A
A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13, and part of a tract of land conveyed to KSAPA, LLC by Deed Book 19344 Page 362 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:
Commencing at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2; thence along the Northern line of Adjusted Parcel 2, North 89 degrees 27 minutes 00 seconds West a distance of 784.30 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D" (typical); thence South 00 degrees 33 minutes 00 seconds West a distance of 78.21 feet to a set rebar being the point of beginning of the herein described tract; thence South 89 degrees 27 minutes 00 seconds East 5.00 feet to a set rebar; thence South 00 degrees 33 minutes 00 seconds West a distance of 359.19 feet to a set rebar; thence South 10 degrees 33 minutes 17 seconds West a distance of 68.07 feet to set rebar on the Northern right of way line of Edison Road (Variable Width); thence along the Northern right of way line of Edison Road, North 83 degrees 50 minutes 38 seconds West a distance of 61.22 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 88 degrees 35 minutes 38 seconds West a distance of 104.77 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 24 degrees 16 minutes 11 seconds West a distance of 124.83 feet to a found 1/2" rebar with cap stamped "Marler 347-D" on the Southern line of Deed Book 19344 Page 362; thence along the Southern line of said Deed Book, North 89 degrees 27 minutes 00 seconds West a distance of 14.01 feet to a set rebar; thence continuing along the Eastern right of way of Long Road, North 01 degrees 24 minutes 00 seconds East a distance of 129.78 feet to a set rebar; thence South 89 degrees 27 minutes 00 seconds East a distance of 283.31 feet to the point of beginning containing 114,328 square feet or 2.62 acres more or less as calculated by Marier Surveying Company, Inc. during April 2013.

Proposed Lot B
A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13, and part of a tract of land conveyed to KSAPA, LLC by Deed Book 19344 Page 362 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:
Commencing at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2; thence along the Northern line of Adjusted Parcel 2, North 89 degrees 27 minutes 00 seconds West a distance of 784.30 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D" (typical); thence South 00 degrees 33 minutes 00 seconds West a distance of 78.21 feet to a set rebar; thence North 89 degrees 27 minutes 00 seconds West a distance of 283.31 feet to a set rebar on the Eastern right of way line of Long Road (Variable Width); thence along the Eastern right of way line of North 01 degrees 24 minutes 00 seconds East a distance of 78.22 feet to a set rebar; thence leaving said right of way line South 89 degrees 27 minutes 00 seconds East a distance of 282.15 feet to the point of beginning containing 22,113 square feet or 0.51 acres more or less as calculated by Marier Surveying Company April 2014.

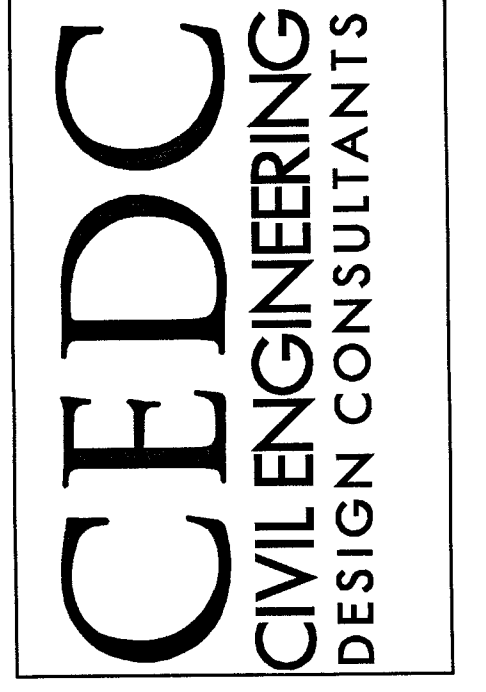
Proposed Lot C
A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13, and part of a tract of land conveyed to KSAPA, LLC by Deed Book 19344 Page 362 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:
Beginning at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2, thence along the Eastern line of Adjusted Parcel 2, South 00 degrees 34 minutes 00 seconds West a distance of 309.57 feet to a point on the Northern right of way line of Edison Road as dedicated by Deed Book 13090 Page 1766 and Deed Book 12565 Page 0335; thence along said right of way line, in a West direction with a non-tangent curve turning to the left with a radius of 937.96 feet, having a chord bearing of South 75 degrees 46 minutes 19 seconds West and a chord distance of 144.65 feet, and an arc length of 144.79 feet to a point being the Eastern corner of a tract conveyed to William S. Kirchoff Et ux by Deed Book 20167 Page 2479; thence continuing along the Northern right of way line of Edison Road, in a Southwesterly direction with a compound tangent curve turning to the left with a radius of 937.96 feet, having a chord bearing of South 68 degrees 28 minutes 13 seconds West and a chord distance of 95.29 feet, having a central angle of 05 degrees 49 minutes 32 seconds and an arc length of 95.37 feet to a point; thence South 65 degrees 31 minutes 27 seconds West a distance of 86.11 feet to a point being the Western corner of the aforementioned tract of land; thence South 65 degrees 31 minutes 27 seconds West a distance of 116.03 feet to a point; thence in a West direction with a non-tangent curve turning to the right with a radius of 565.42 feet, having a chord bearing of South 80 degrees 40 minutes 15 seconds West and a chord distance of 253.24 feet, and an arc length of 255.41 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 88 degrees 35 minutes 38 seconds West a distance of 104.77 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 83 degrees 50 minutes 38 seconds West a distance of 59.54 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D"; thence leaving said right of way line, North 10 degrees 33 minutes 17 seconds East a distance of 68.07 feet to a set rebar (typical); thence North 01 degrees 24 minutes 00 seconds East a distance of 359.19 feet to a set rebar; thence North 89 degrees 27 minutes 00 seconds West a distance of 5.00 feet to a set rebar; thence North 00 degrees 33 minutes 00 seconds East a distance of 78.21 feet to a set rebar on the Northern line of Adjusted Parcel 2; thence South 89 degrees 27 minutes 00 seconds East a distance of 784.30 feet to the point of beginning containing 341,287 square feet or 7.84 acres more or less as calculated by Marier Surveying Company Inc. during April 2013.

PREPARED BY: **CEDC CIVIL ENGINEERING DESIGN CONSULTANTS**
11402 Gravois Road, Suite 100, Saint Louis, Missouri 63126, 314.729.1400, Fax: 314.729.1404, www.cedc.net

PREPARED FOR: **JLA DEVELOPMENT LLC**
158 Long Road, Chesterfield, Missouri 63005

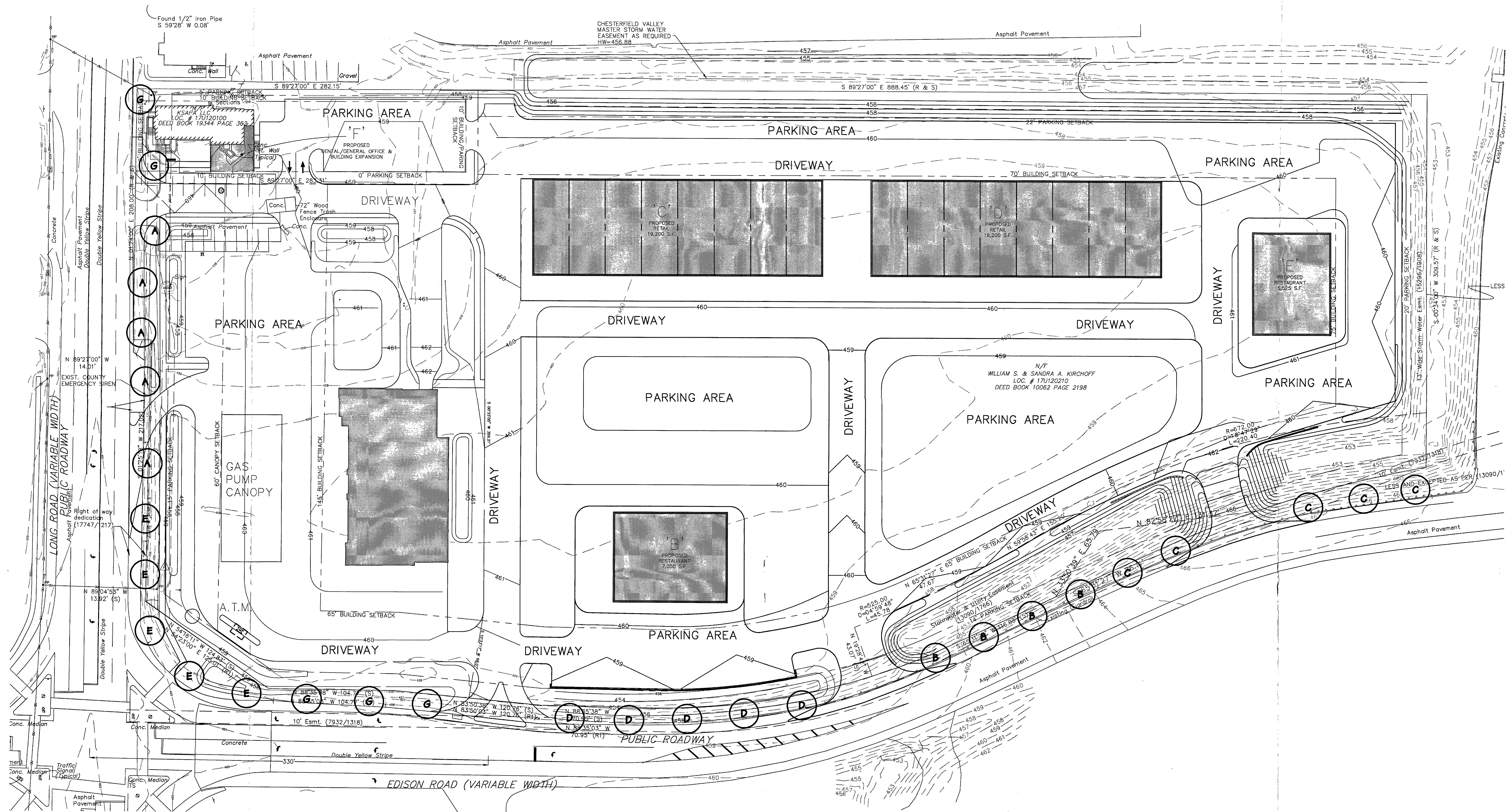
PLANNING AND DEVELOPMENT SERVICES DIRECTOR
City Clerk

Notary Public sections for JLA Development LLC and William & Sandra Kirchoff.



Site Development Concept Plan
MONARCH CENTER
158 Long Road
Chesterfield, Missouri 63005

Site Development Concept Plan
RECEIVED
AUG - 4 2014
C1




CONCEPTUAL LANDSCAPE PLAN

 SCALE 1" = 40'

- City of Chesterfield Tree Preservation and Landscape Requirements:**
- 1) Street trees shall not be planted closer than three (3) feet to any curb or paved shoulder.
 - 2) Street trees shall be located within a street right-of-way unless so approved by variance.
 - 3) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs, and intersections.
 - 4) No trees shall be planted within ten (10) feet of street inlets or manholes.
 - 5) No tree, shrub, or planting shall be placed within the sight distance triangle or the area of adjacent right-of-way bounded by the street pavement and the extension of the sight distance triangle.

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	DATE	MATURE HEIGHT
A	5	<i>Gleditsia triacanthos</i> 'Inermis'	Thornless Honeylocust	2 1/2'	Canopy	FAST	45'+
B	4	<i>Acer x freemanii</i> 'Armstrong'	Armstrong Maple	2 1/2'	Canopy	FAST	45'+
C	5	<i>Tilia cordata</i>	Littleleaf Linden	2 1/2'	Canopy	SLOW	45'+
D	5	<i>Quercus bicolor</i>	Swamp White Oak	2 1/2'	Canopy	MED.	45'+
E	5	<i>Carpinus caroliniana</i>	American Hornbeam	2 1/2'	Ornamental	MED.	20-35'
G	5	<i>Carpinus betulus</i>	European Hornbeam	2 1/2'	Canopy	SLOW/MED	35-40'

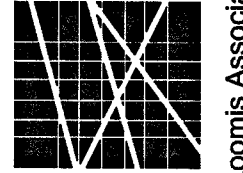
Revisions:

Date	Description	No.
11/19/13	City Comments	1
12/30/13	City Comments	2
05/07/14	City Comments	5
05/28/14	City Comments	6
07/23/14	Plan Revisions	8

Drawn: BAR

 Checked: JAS

loomisAssociates



 landscape architects/planners

 2726 S. 40th Street, Suite 105

 Chesterfield, Missouri 63005-1194

 Phone: 636.861.1194

 Email: info@loomisassociates.com

Sheet Title: **Conceptual Landscape Plan**

Sheet No: **CL-1**

Date: 10/04/13

 Job #: 584.013