



VII. B.

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

August 6, 2007

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

The Planning Commission agenda for August 16, 2007 will include the following item for your consideration:

Re: **Chesterfield Medical Institute, LLC (Herman Stemme Office Park Lot 2c-2)**: A Site Development Section Plan, Architectural Elevations, Lighting Plan and Landscape Plan for a medical office in a "C8" Planned Commercial District at the intersection of Chesterfield Parkway East and Swingley Ridge Road.

Dear Planning Commission:

Stock and Associates, along with Feeler Scheer Architects LLC, on behalf of Chesterfield Medical Institute, have submitted for your review the above-referenced project for a medical office building located at the intersection of Swingley Ridge Road and Chesterfield Parkway East. The Department of Planning has reviewed this request and submits the following report:

BACKGROUND INFORMATION

- The subject property was originally zoned to "c-8" Planned Commercial by St. Louis County via Ordinance 9,523. Said ordinance was subsequently amended by St. Louis County Ordinance 12,959.
- After its incorporation, the City of Chesterfield approved two amendments: Ordinance 408 (permitting medical office in the Roosevelt Bank Building); and Ordinance 445 (amending parking setbacks).

- In 1997, Sachs sought to amend 12,959 relative to the legal description for Herman Stemme Office Park. At that time, the City also consolidated the previous conditions of Ordinances 408 and 445 into Ordinance 1229.
- On November 6, 2007, the City of Chesterfield approved Ordinance 2319, which repealed Ordinances 12,959 and 1229 and provided criteria for development of the subject tract.

SUBMITTAL INFORMATION

- The request is for one (1) new 20,000 square foot medical office building on a 1.7 acre parcel in the Herman Stemme Office Park.
- Proposed exterior building materials include: brick, glass and caststone with aluminum accents.
- Roof materials are proposed to be a single ply membrane.
- The landscape plan utilizes a mixture of deciduous/evergreen trees and shrubs, flowering trees, grasses and ground covers.
- Lighting for the subject site is well within the criteria set forth in the Lighting Ordinance.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on June 14, 2007. The ARB voted, by a margin of 4-0 to forward the Site Development Section Plan, Architectural Elevations, Lighting Plan and Landscape Plan to the Planning Commission after staff has:

- ✓ Ensured landscaping meets requirements. **Note: Increased landscaping to address buffering requirements has been added to the Landscape Plan.**
- ✓ Check on the additional area E of front entry canopy.: **Note: The ARB had discussed that the area to the east of the canopy appeared to be paved. Please be that it is not paved and note that the landscape plan shows the location of a Japanese Black Pine in this area.**

DEPARTMENTAL INPUT

Action is requested by the Planning Commission regarding approval of the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for Chesterfield Medical Institute.

Respectfully Submitted,

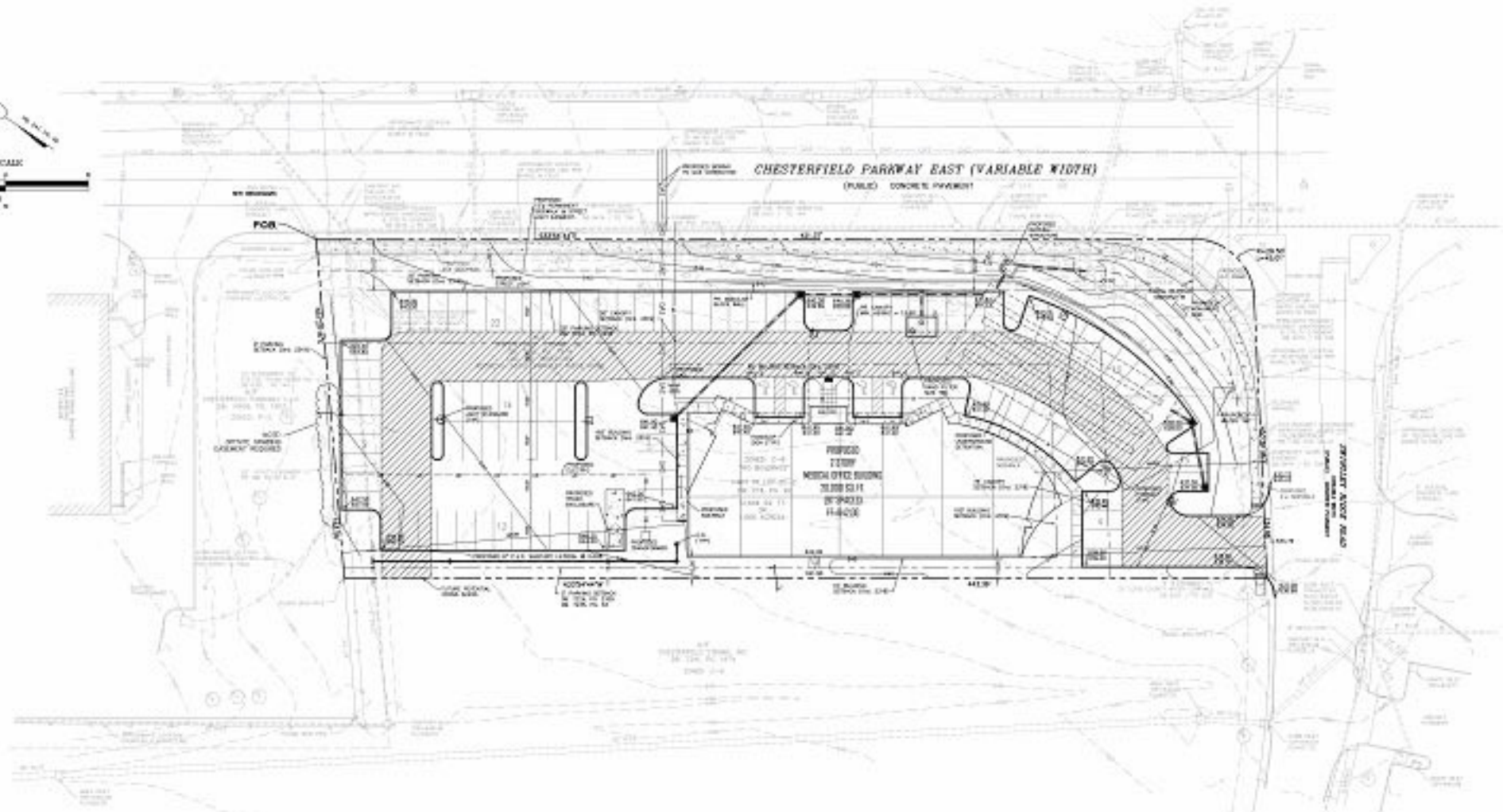
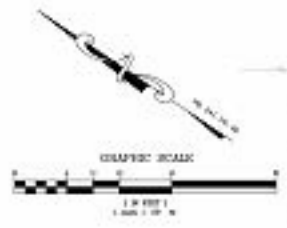
Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments:

Site Development Section Plan
Landscape Plan
Lighting Plan
Architectural Elevations and Rendering

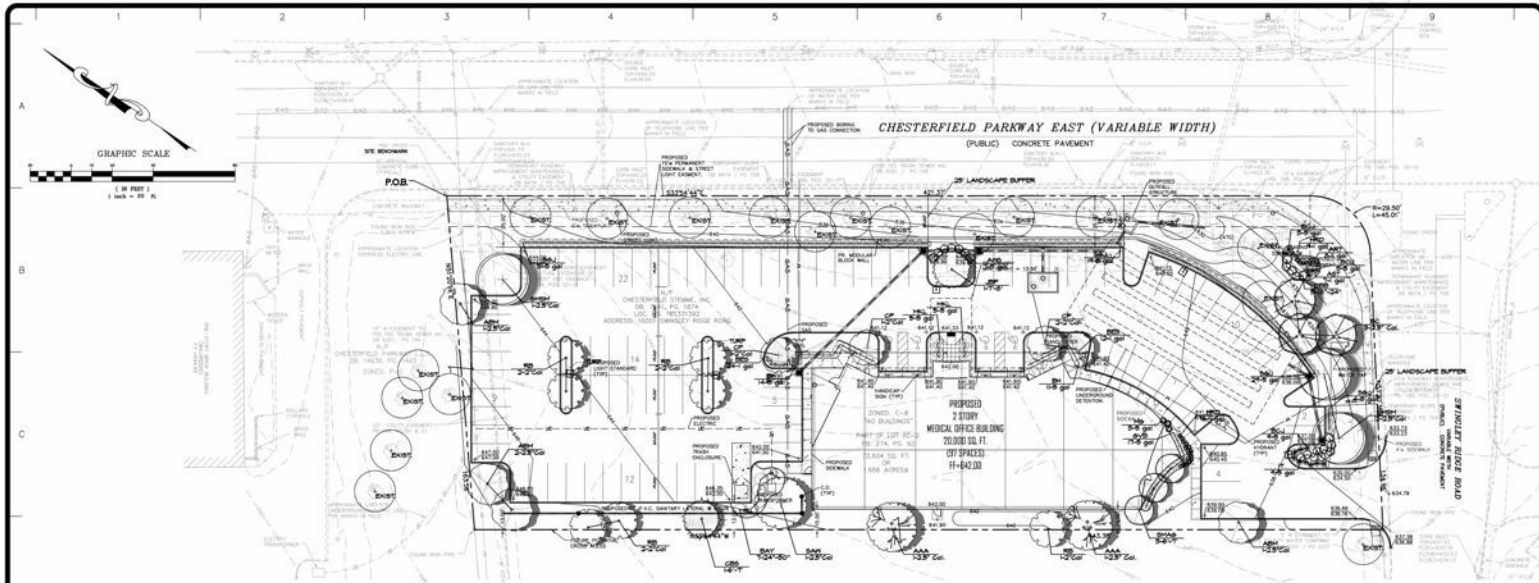


GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE OWNER OR FROM AVAILABLE RECORDS. OWNER LOCATES UNKNOWNS BY ENGINEERING APPROVED. THE CONTRACTOR HAS THE RESPONSIBILITY TO VERIFY ALL UTILITIES COMPARED FROM RECORDS TO FIELD CONDITIONS TO PREVENT COLLISIONS AND/OR DAMAGE.
3. PROJECT CHAIRMAN: CITY OF CHESTERFIELD INDUSTRIAL DISTRICT ENGINEER: STOK ENGINEERING
4. (A) FROM ROW OF CHESTERFIELD PARKWAY - 50 FT (SEE 200)
5. (B) FROM ROW OF BROADWAY - 10 FT (SEE 200)
6. (C) FROM ROW OF BROADWAY - 10 FT (SEE 200)
7. (D) FROM ROW OF BROADWAY - 10 FT (SEE 200)
8. (E) FROM ROW OF BROADWAY - 10 FT (SEE 200)
9. (F) FROM ROW OF BROADWAY - 10 FT (SEE 200)
10. (G) FROM ROW OF BROADWAY - 10 FT (SEE 200)
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20. (Q) FROM ROW OF BROADWAY - 10 FT (SEE 200)
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25. (V) FROM ROW OF BROADWAY - 10 FT (SEE 200)
26. (W) FROM ROW OF BROADWAY - 10 FT (SEE 200)
27. (X) FROM ROW OF BROADWAY - 10 FT (SEE 200)
28. (Y) FROM ROW OF BROADWAY - 10 FT (SEE 200)
29. (Z) FROM ROW OF BROADWAY - 10 FT (SEE 200)



SHEET NO. 10000
 BASE MAP # 100
CHESTERFIELD MEDICAL INSTITUTE
 SITE DEVELOPMENT PLAN
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 70 Chesterfield Business Park
 St. Louis, MO 63103
 PH: 314.261.2000
 FAX: 314.261.2000
 e-mail: gordon@stockandass.com
 Web: www.stockandass.com
 DATE: 04/24/09
 DRAWN: JMS
 CHECKED: JMS
 206-5895
 2 of 2



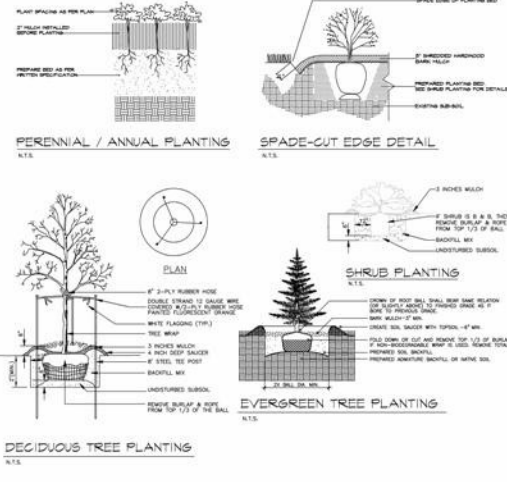
NOTES:

1. All natural vegetation shall be maintained where it does not interfere with construction or the proposed grade of operation. Every effort possible shall be made to protect existing structures or structures that are to be replaced. Construction shall be in such a manner as to avoid damage to existing structures. All trees protected on this site shall be maintained to the maximum extent possible. The landscape contractor shall be responsible for all coordination with other trades and shall be responsible for all coordination with other trades and shall be responsible for all coordination with other trades.
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PLANT SCHEDULE

TREE	QTY	COMMON	BOTANICAL	SIZE	EVERGREEN/DECIDUOUS	MATURE SIZE
ADM	4	Adum Blaze Maple	Acer Freemanii 'Lafayette'	2.5' Cal	DECIDUOUS	45' +
GHM	3	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'	2.5' Cal	DECIDUOUS	45' +
AAA	2	Adum Applause Ash	Fraxinus americana 'Adum Applause'	2.5' Cal	DECIDUOUS	45' +
SAR	1	Sawtooth Oak	Quercus acutissima	2.5' Cal	DECIDUOUS	45' +
BC	3	Bald Cypress	Taxodium distichum	2.5' Cal	DECIDUOUS	45' +
EVERGREEN TREES	QTY	COMMON	BOTANICAL	SIZE	EVERGREEN/DECIDUOUS	MATURE SIZE
CSB	1	Colorado Blue Spruce	Picea pungens	6'-7'	EVERGREEN	20'-30'
JSP	1	Japanese Black Pine	Pinus thunbergiana	1'-8"	EVERGREEN	45' +
FLOWERING TREES	QTY	COMMON	BOTANICAL	SIZE	EVERGREEN/DECIDUOUS	MATURE SIZE
KB	1	Kobold	Cercis canadensis	2'-6"	DECIDUOUS	25'-30'
SAAG	3	Sauzer Magnolia	Magnolia acuminata	6'-7'	DECIDUOUS	20'-30'
CP	4	Charisier Pear	Pyrus calleryana 'Charisier'	2'-6"	DECIDUOUS	8'-25'
SHRUBS	QTY	COMMON	BOTANICAL	SIZE	EVERGREEN/DECIDUOUS	
SWB	11	Green Velvet Boxwood	Buxus Green Velvet	5' gals	EVERGREEN	
SPB	5	Compact Burning Bush	Euonymus alatus 'Compactus'	10'-24"	DECIDUOUS	
DOB	26	Blue Holly	Ilex maxmouana 'Blue Princess/Purple TH'	5' gals	EVERGREEN	
DI	4	Henny's Bonnet Ilex	Ilex virginica 'Henny's Bonnet'	5' gals	EVERGREEN	
SCJ	3	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5' gals	EVERGREEN	
SOJ	105	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5' gals	EVERGREEN	
BAJ	7	Northern Bittersweet	Hydrangea paniculata	24'-50"	EVERGREEN	
AVS	7	Anthony's Pasture Spruce	Spirea vanhouttei 'Anthony's Pasture'	5' gals	DECIDUOUS	
HLK	10	Hea Kim Lilacs	Syringa patula 'Hea Kim'	5' gals	DECIDUOUS	
ANNUAL/PERENNIALS	QTY	COMMON	BOTANICAL	SIZE	EVERGREEN/DECIDUOUS	
ART	2	Silver Mound Artemisia	Artemisia schottiana 'Silver Mound'	1' gal	DECIDUOUS	
AST	7	Pyramidal Aster	Aster novae-angliae 'Pyramidal'	1' gal	DECIDUOUS	
HRD	25	Happy Return Daylily	Hemerocallis hybrid 'Happy Return'	1' gal	DECIDUOUS	
SDS	36	Goldsturm Black-eyed Susan	Rudbeckia fulgida 'Goldsturm'	1' gal	DECIDUOUS	
GRASSES	QTY	COMMON	BOTANICAL	SIZE	EVERGREEN/DECIDUOUS	
NS	3	Northern Grass	Desmodium illinoense 'Northern'	5' gals	DECIDUOUS	
PERENNIALS	QTY	COMMON	BOTANICAL	SIZE	EVERGREEN/DECIDUOUS	
PRC	360	Physalis Perennial Creeper	Physalis perfoliata 'Perennial'	2.25" Pot & 12" sq	EVERGREEN	
ANN	324	Mixed Annuals	No. of Five Varieties	2.25" Pot & 12" sq	DECIDUOUS	

SITE INFORMATION:



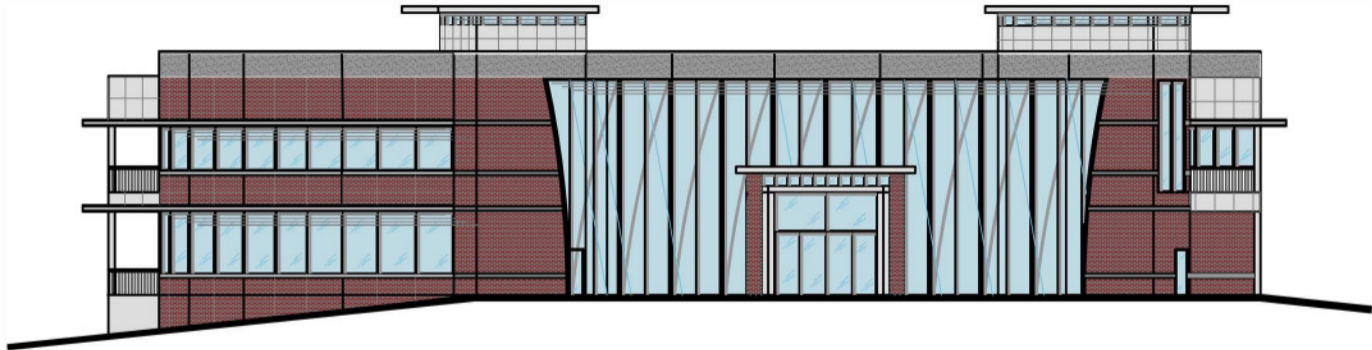
REVISIONS BY:

DATE	BY

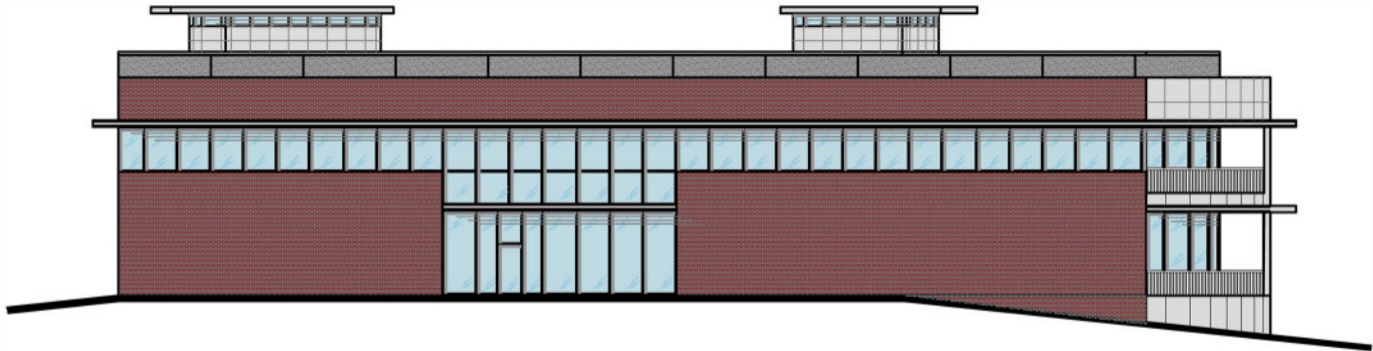
LANDSCAPE TECHNOLOGIES
10000 N. CENTRAL EXPRESSWAY
SUITE 200
OVERLAND PARK, MISSOURI 66213
TEL: 816.875.2200
FAX: 816.875.2201

**PLANTING PLAN FOR THE PROPOSED
Chesterfield Medical Institute
CHESTERFIELD, MISSOURI**

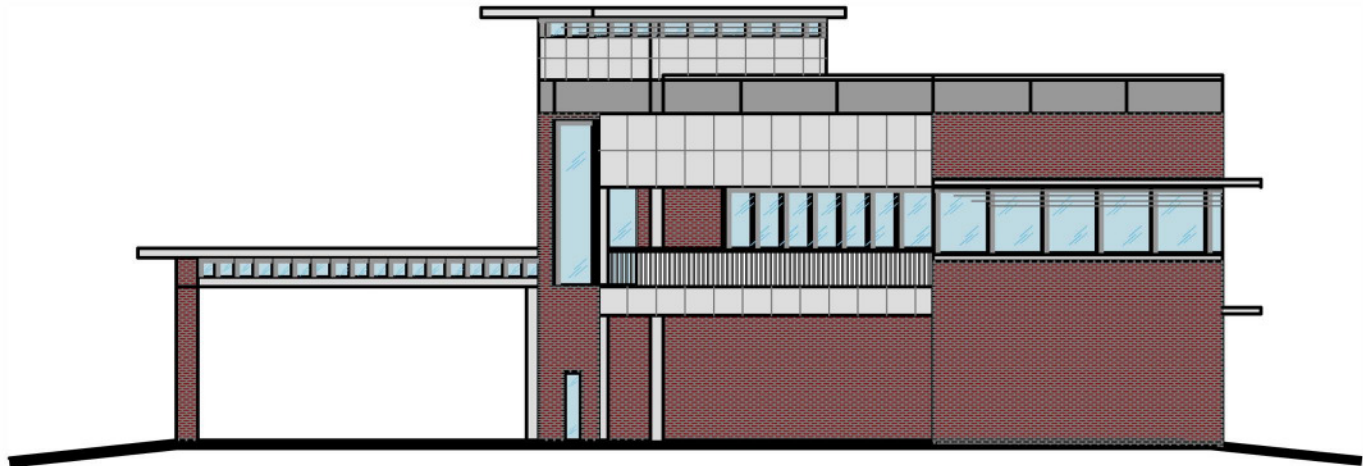
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OF ONE SHEET



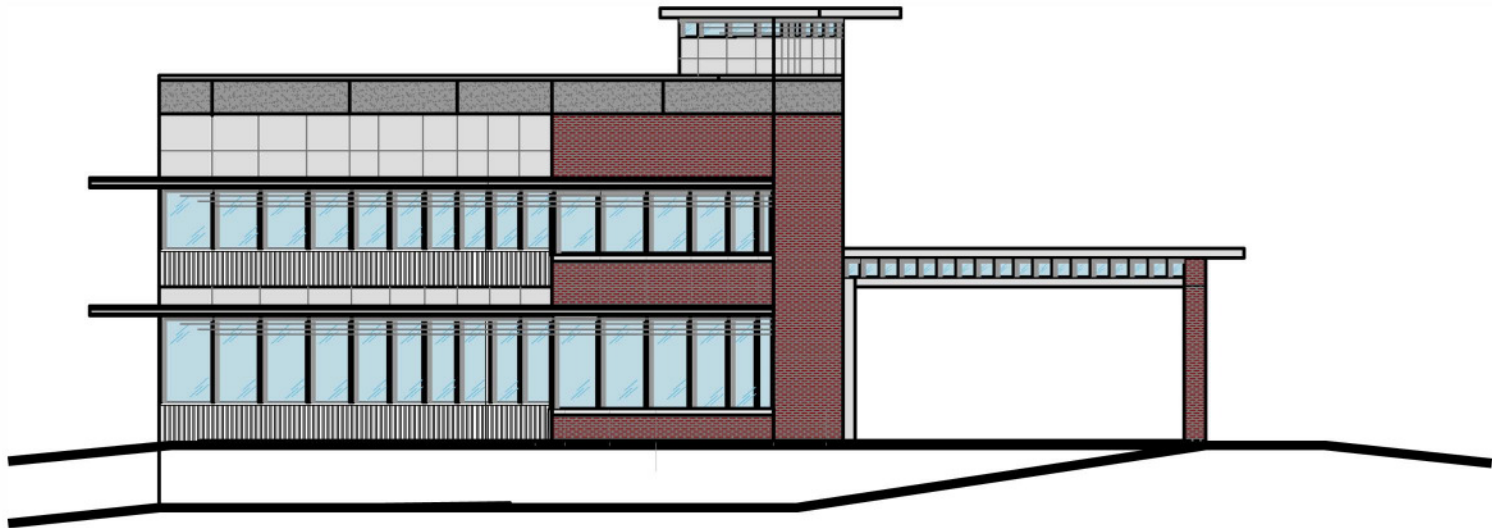
1 FRONT ELEVATION
Scale: 1/16" = 1'-0"



4 BACK ELEVATION
Scale: 1/16" = 1'-0"



2 RIGHT ELEVATION
Scale: 1/16" = 1'-0"



3 LEFT ELEVATION
Scale: $1/16'' = 1'-0''$