



VII.A.

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

August 20, 2008

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

The Planning Commission agenda for **August 25, 2008** will include the following item for your consideration:

Downtown Chesterfield, Lots 4-7 (Buildings D, E, F, & G): A Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a 3.90 acre lot of land located at the intersection of Chesterfield Parkway West and Park Circle Drive.

Dear Planning Commission:

Volz, Inc., on behalf of Sachs Properties, has submitted a Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting 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 July 23, 2001 the Planning Commission unanimously approved the Site Development Concept Plan for Central Park Square (now known as Downtown Chesterfield).
4. 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.

5. On August 11, 2008 the Planning Commission approved the Amended Site Development Concept Plan with a vote of 9-0.

SUBMITTAL INFORMATION

1. The request is for four new construction buildings for retail and restaurant use.
2. Exterior materials will be brick, stone and painted steel. Roof materials will be a single ply membrane.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on July 17, 2008. The ARB voted unanimously to recommend approval of Site Development Section Plan, Architectural Elevations, and Landscape Plan to the Planning Commission with the recommendation that staff look at additional landscape screening on the east and west sides in an effort to better screen the parking lots. Additional landscape screening has been added to the landscape plan.

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 Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan.

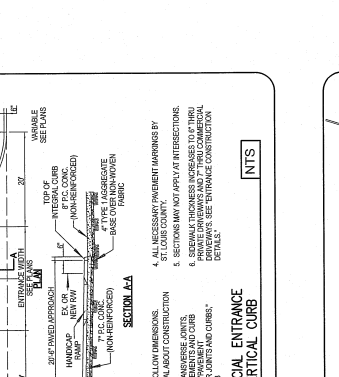
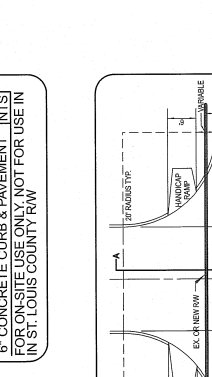
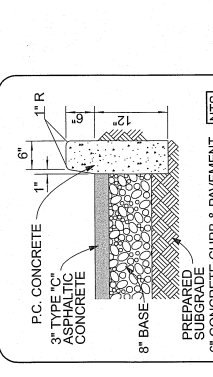
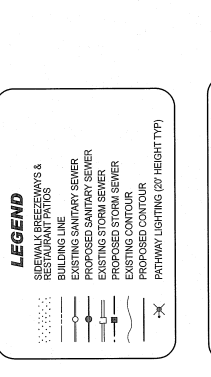
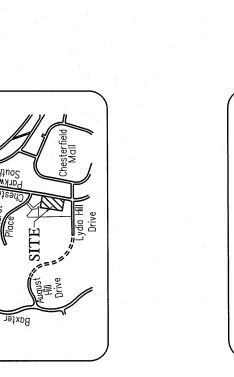
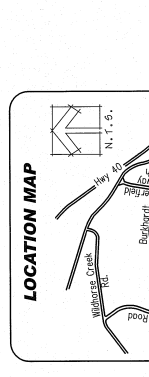
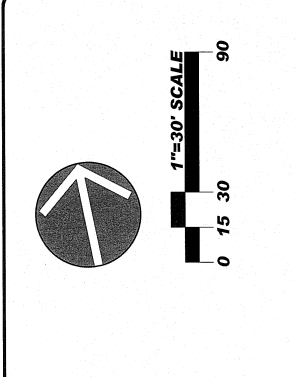
Respectfully submitted,



Mara M. Perry, AICP
Senior Planner

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

Attachments:
Site Development Section Plan
Landscape Plan
Architectural Elevations
Lighting Plan



This site is in the following districts:
Metropolitan St. Louis Sewer District
Monroe Fire Protection District
Central Park Square School District
Cass Creek Watershed

General Notes:

- Sanitary sewer connections shall be as approved by the Metropolitan St. Louis Sewer District.
- Stormwater management shall be designed pursuant to City of Chesterfield Ordinance 12005.01 and the City of Chesterfield Plat Book 348 pages 758 and 760 of the St. Louis County Records, being part of U.S. Surveys 415 and 2002, Township 45 North - Range 4, East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:
- Other sites in the Southwest Quadrant, including sewer improvements, are approximately only. Actual location shall be determined by field conditions and shall be indicated on the improvement plan.
- Grading shall be per City of Chesterfield standards.
- Landscaping, streetlights and sidewalk shall be determined by field conditions and shall be indicated on the improvement plan.
- The underground utilities shown herein were plotted from available information, and do not necessarily reflect the actual existence, location, depth or condition of any utility. The contractor shall verify the location of all underground utilities in the field, shown or not shown, prior to any construction. The contractor shall be responsible for verifying the actual location of all underground utilities in the field, shown or not shown, prior to any construction. The contractor shall not be responsible for any damage to any utility. The contractor shall not be responsible for any damage to any utility. The contractor shall not be responsible for any damage to any utility.

By order of Central Park Square, Inc. we have prepared a Site Development Section Plan, the results of which are currently on file with the City of Chesterfield, Missouri, and is intended for the sole limited purpose of providing a concept for the proposed development of the tract and is intended only for the preliminary use and is subject to such comments, recommendations or revisions as may be deemed necessary or appropriate in furtherance of such purposes.

In the preparation of this plan, no grading balances have been done and this concept plan is subject to that which a more detailed evaluation may indicate. Soils and sub-surface information have not been obtained and hence no soil or sub-surface information has been included in this plan. The contractor shall be the client without benefit of title search or field surveys; topographic data has been taken from existing maps and not verified by physical elevations; zoning information has been taken from available information without verification; accordingly, the undersigned disclaims responsibility for the accuracy of the aforesaid matters and it is necessary to address all other matters of development.

Aug. 5, 2008
Bruce E. Thomas, P.L.L.C.
Professional Engineer
Missouri Professional Engineer No. 2222

Property Description:

A tract of land being part of Adjusted Parcel A of a tract of land being Lot C114 and C121 of Chesterfield Village Area A Phase One, Plat Two and part of Lot 4 and 5 of Chesterfield Village Area A Phase One, Plat Two, being part of Plat Book 348 pages 758 and 760 of the St. Louis County Records, being part of U.S. Surveys 415 and 2002, Township 45 North - Range 4, East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southeast corner of the property conveyed to St. Louis County by Plat Book 348, page 758, and being more particularly described as follows:

St. Louis County Records; said corner being in the West line of Chesterfield Parkway West (73' wide); thence along said Parkway, South 10 degrees 03' 37" right, whose radius point bears North 78 degrees 58' minutes 27" seconds West 2,963.50 feet from the last mentioned point, a distance of 778.03 feet to a point; thence leaving the aforementioned West line of Chesterfield Parkway West, North 78 degrees 25' minutes 56" seconds West 39.00 feet to a point; thence North 11 degrees 34' minutes 07" seconds West 1.93 feet to a point; thence North 14 degrees 31' minutes 04" seconds West 18.23 feet to a point; thence North 78 degrees 31' minutes 01" second West 21.63 feet to a point in the centerline of a roadway (26' wide); thence along said centerline, North 89 degrees 03' 37" right, whose radius point bears North 78 degrees 25' minutes 56" seconds West 13 degrees 52' minutes 03" seconds East 2567.79 feet to a point; thence along a curve to the left, whose radius point bears North 78 degrees 25' minutes 56" seconds West 13 degrees 52' minutes 03" seconds East 2567.79 feet to a point; a distance of 63.18 feet to a point, thence leaving the centerline of the aforementioned road, South 79 degrees 56' minutes 27" seconds East 302.96 feet to the P.O.B. of a roadway containing 3,502' acres according to calculations by Volz Inc. during June 2008.

Project Notes:

18T 32 0137
Central Park Square, Inc.
Suite 600
18849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
Central Park Square, Inc.
400 Chesterfield Center - Suite 600
Chesterfield, MO 63017
636-337-1000

Use: Restaurant/Retail
Area of Site: 43,363 s.f. = 25%
Open Space: 160,985 s.f.
Overall Open Space: 15,396 s.f.
Coverage: 153,933 s.f. = 15%
M.S.D. 12-48 Elevation 557.51 (USGS Datum) - "S4" on to of curb at end of rounding along the North curb line on the East side of Chesterfield Village Parkway; 0.2 miles North of Lydia Hill Drive.

Floor Area: D = 34,704 s.f. = 21%
E = 5,000 s.f. = 15%
F = 44,539 s.f. = 13%
G = 32,833 s.f. = 14%

Notary Public

Notary Public
Notary Public

Parking Calculations:

BLDG	USE	SQ. FT.	REQ. PARKING	PLANNED
D	Restaurant	200 s.f.	13P/35min=87	63-44 shared
E	Retail	5,000 s.f.	6.5P/15min=231	197 total
F	Retail	5,000 s.f.	6.5P/15min=231	
G	Restaurant	7,500 sq. ft.	5.0P/10min=375	127
TOTALS			208	234 (8 H.C.)

This site is in the following utility service areas:

Missouri American Water Company
American Telephone and Telegraph Company
AT&T Telephone Company
Chenier Communications (Cable TV)

Soil Notes:

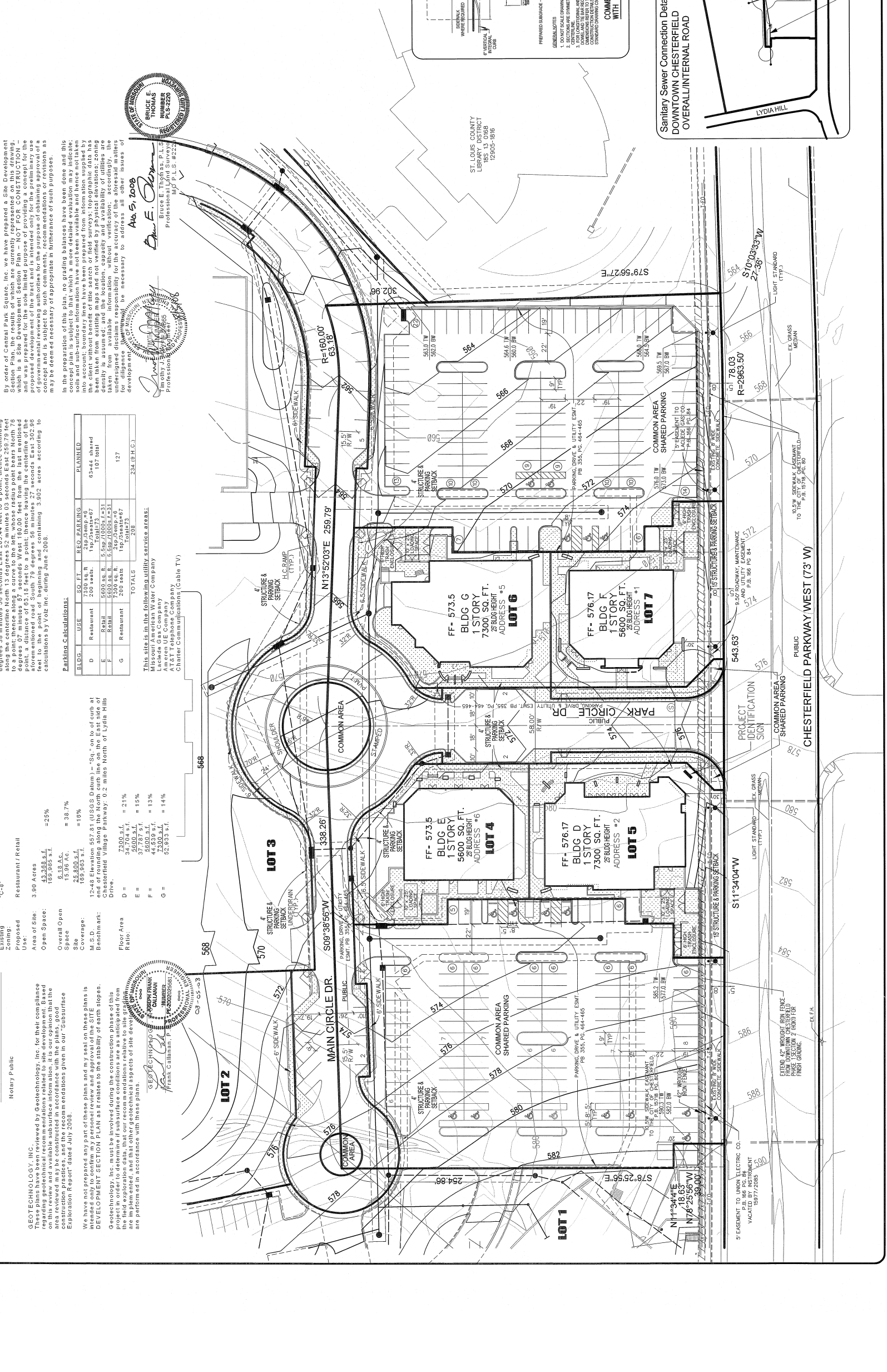
Soil Survey: 18T 32 0137
Soil Type: Central Park Square, Inc. Suite 600
Soil Description: 18849 Indian Head Ind'l. Blvd. St. Louis, Missouri 63132
Soil Report: Central Park Square, Inc. 400 Chesterfield Center - Suite 600 Chesterfield, MO 63017 636-337-1000

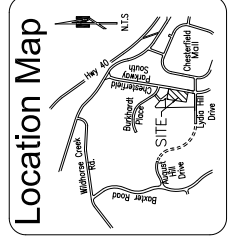
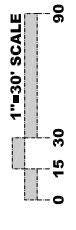
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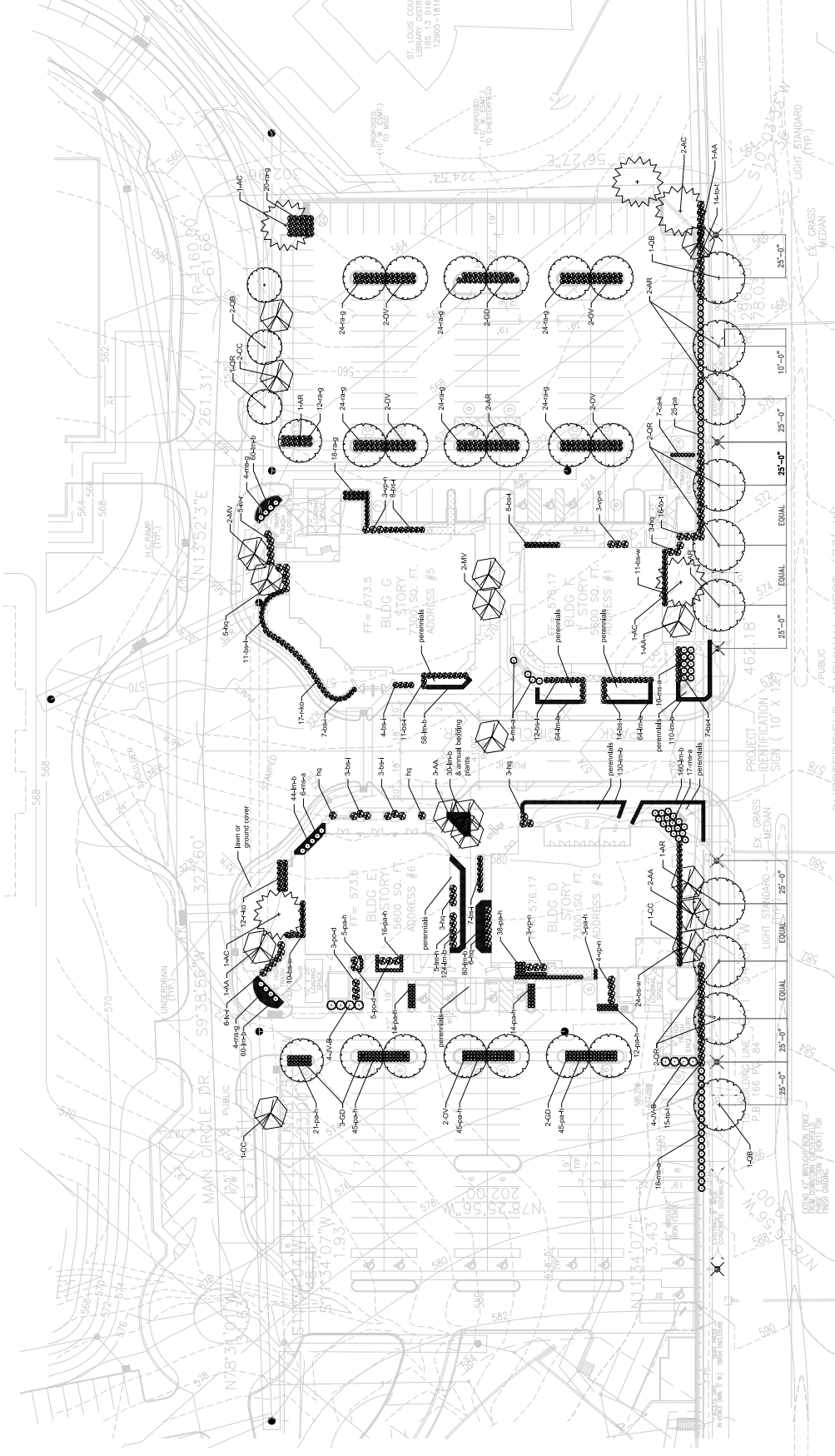
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CITY CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURITY
STREET/DECIDUOUS TREES				
7	<i>Acer rubrum</i>	Red Maple	2 1/2'	45+
10	<i>Gymnocladia dioica</i>	Kentucky Coffeetree	2 1/2'	45+
10	<i>Ohya virginiana</i>	Hopshornbeam	2 1/2'	30-40
4	<i>Quercus bicolor</i>	Swamp White Oak	2 1/2'	45+
5	<i>Quercus rubra</i>	Northern Red Oak	2 1/2'	45+
FLOWERING/DECIDUOUS TREES				
8	<i>Amelanchier alnosa</i>	Dowry Shoeberry	2 1/2'	25-30
4	<i>Cercis canadensis</i>	Redbud	2 1/2'	25-30
4	<i>Magnolia virginiana</i>	Sweetbay Magnolia	2 1/2'	15-25
EVERGREEN TREES				
5	<i>Abies concolor</i>	White Fir	8-9' Ht.	45+
8	<i>Juniperus virginiana 'Buxif'</i>	Bux Juniper	7-8' Ht.	20-30
SHRUBS				
95	<i>Rosa wichitana</i>	Kentucky Rose	18"	30' o.c.
45	<i>Spirea alba 'beauregard'</i>	White Spirea	24"	30' o.c.
11	<i>Hydrangea serrata</i>	Oakleaf Hydrangea	30"	40' o.c.
11	<i>Ilex verticillata 'Red Spirit'</i>	Red Spice Winterberry Holly	30"	40' o.c.
8	<i>Physocarpus opulifolius 'Diable'</i>	Diablo Ninebark	30"	40' o.c.
194	<i>Rhus aromatica 'Glossy-Low'</i>	GrowLow Fragrant Sumac	18"	30' o.c.
29	<i>Rosa 'Knock Out'</i>	Knock Out Shrub Rose	24"	30' o.c.
5	<i>Taxus 'minuta 'Hicks'</i>	Hicks Yew	48" Ht.	40' o.c.
45	<i>Thuja occidentalis 'Tecty'</i>	Mission Arborvitae	5-6'	40' o.c.
13	<i>Ulmus parviflorus 'Newport'</i>	Newport Urmum	30"	40' o.c.
ORNAMENTAL GRASSES				
37	<i>Miscanthus sinensis 'Adagio'</i>	Adagio Maiden Grass	2 gal.	30' o.c.
8	<i>Miscanthus sinensis 'Grassillium'</i>	Maiden Grass	3 gal.	40' o.c.
25	<i>Pennisetum setosum</i>	Fourstar Grass	2 gal.	42' o.c.
28	<i>Pennisetum setosum 'Panicum'</i>	Fourstar Grass	1 gal.	24' o.c.
7	<i>Calamagrostis 'Karl Foerster'</i>	Karl Foerster's Feather Grass	2 gal.	24' o.c.
GROUND COVERS				
984	<i>Lilippe muscat 'Big Blue'</i>	Big Blue Liatris	1 qt.	12' o.c.



PERENNIALS
AREA 1571 S.F. CITY 786

NOTE:
Perennial beds shall be made up of 1 gal. plants at 18" o.c. selected from the following species:
Little Spire Russian Sage
Summer Blaze Black-eyed Susan
Walker's Low Camellia
Rose Wine Salvia
Coral bells
Shades Daisy

ANNUAL FLOWERING BEDS
AREA 111 S.F. CITY 280

LAWN/GROUND COVER AREA
AREA 2469 S.F.

OPEN SPACE
AREA 306 S.F. CITY 786
AREA 2469 S.F. CITY 280

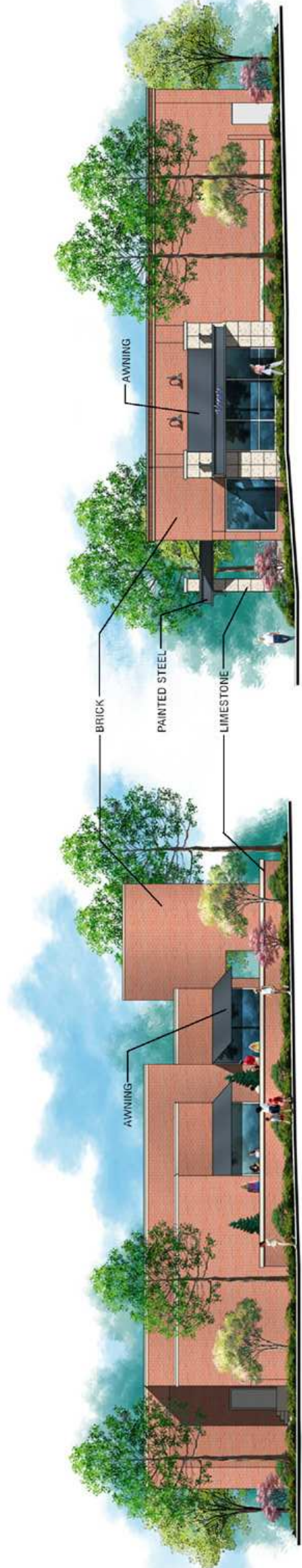
GENERAL NOTES:
1. Sheet trees shall be planted a minimum of 50' from curb.
2. Sheet trees shall be planted a minimum of 20-42' from street lights.
3. Sheet trees shall be planted a minimum of 10-42' from alleys or manholes.



Building F NORTH ELEVATION Building G



Building G SOUTH ELEVATION Building F



Building G WEST ELEVATION Building E



S.M.

DOWNTOWN CHESTERFIELD

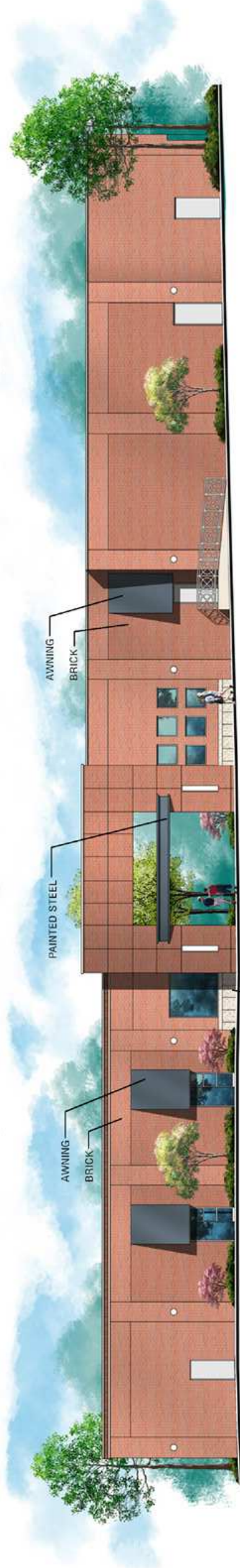
ELEVATIONS



Building D

NORTH ELEVATION

Building E



Building E

SOUTH ELEVATION

Building D



Building D

EAST ELEVATION

Building F