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

August 22, 2007

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

The Planning Commission agenda for **August 27**, **2007** will include the following item for your consideration:

<u>Cambridge Engineering (Kramer Commerce Center):</u> a Site Development Concept Plan for a 19.8 acre tract of land zoned "PI" Planned Industrial District located north of the intersection of Spirit Drive North and Chesterfield Airport Road, south of I-64/ U.S. 40-61, and west of Trade Center Boulevard.

Dear Planning Commission:

Stock & Associates, has submitted, on behalf of Kramer Asset Group, L.L.C. a Site Development Concept Plan for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

BACKGROUND

- 1. On February 21, 2001, the City of Chesterfield approved Ordinance 1717 which changed the zoning from "M-3" Planned Industrial District to "PI" Planned Industrial District.
- 2. On June 18, 3007, the City of Chesterfield approved Ordinance 2376 which amended parking setbacks and changed green space to open space.

SUBMITTAL INFORMATION

1. The request is for 3 lots that will be individually developed as Site Development Section Plans.

DEPARTMENTAL INPUT

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

Respectfully submitted,

Wanted Pary

Mara M. Perry, AICP Senior Planner of Plan Review

Cc: City Administrator

City Attorney

Department of Public Works

Attachments:

Site Development Concept Plan

SITE DEVELOPMENT CONCEPT PLAN KRAMER COMMERCE CENTER

A TRACT OF LAND BEING PART OF U.S. SURVEY 1010 AND PART OF LOT 1 OF THE SUBDIVISION OF SPENCER TYLER ESTATE IN U.S. SURVEY 419 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI

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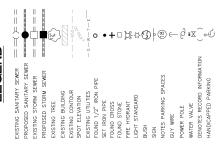
73'-0" ARM - (PAINTED

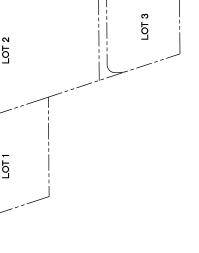
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LEGEND





PERTINENT DATA

KRAMER ASSET GROUP LLC.

"PA" PLANNED NOUSTINE! (ORD. No. 2376)

"TYRE2-OBOSt, TYRE2-OBO4

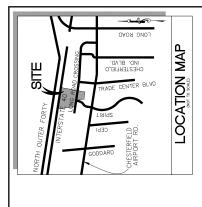
"MACH AND TARREST TY TYRE3-OBO4

"MONARCH FIRE PROTECTION DISTRICT

MONARCH FIRE PROTECTION DISTRICT

"MONARCH FIRE PROTECTION DISTRICT

"MS.D." = BONHOWME CREEK
= MISSOURI AMERICAN WATER COMPANY
= LACLEDE GAS COMPANY
= AMEREN UE ELECTRIC COMPANY
= ATT/SBC SITE ACREAGE
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SCHOOL DISTRICT
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PHONE SERVICE OWNER ZONING LOCATOR NUMBER



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ABBREVIATIONS

RCHARD D. LAJGHLIN, MISSOUR P.E. NO. 20132

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By DAVEL BHUMAN, MISSOURI LS. NO. 2215 STOCK AND ASSOL

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IN WITHESS WEREOF, I have signed and sected the foregoing the day and year first above written.

A tract of land being part of U.S. Survey 1010 and part of Let 1 of the Subdivision of Lands of Spencer Tyl exceeding Use bits that there fraceful in Dwale A Plage 2.5 of the St. Louis Courie Recorder's Office becated in U.S. Survey 419, all in Township 43 before A Plage 2.5 and in the 2sh Principal Meridian, St. Louis Couriey, Messouth, and being inner particulately described as Bollows:

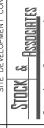
PROPERTY DESCRIPTION

Print Name

This Ste Development Concept Proy was approved by the City of Constant Promised Commission and obly vertiled on the Land 2001 (2001). By the Chairperson of said Commission, culturiting the recorded, of 2001, by the Chairperson of said Commission, culturiting the recorded of 2001. Site Development Constant Promised Promised Programs Number 2003, as attested to by the Director of Planning and the City Core.

SITE DEVELOPMENT CONCEPT PLAN KRAMER COMMERCE ANCE No. 2376 © 08/15/07 REVISED PER CITY COMMENTS © 08/07/07 REVISED PER CITY COMMENTS © 08/25/07 REVISED PER AMENDED ORDIN © 03/21/07 REVISED PER CITY COMMENTS

M.S.D. P# XXXXX BASE MAP # 17-V



ELEV.=458.00
RALIFOAD SPINE IN POWRP POLE IS APPROXIMATELY
190'S SOUTH OF SOUTHWEST CREMES OF CAMBRIDGE
DARWESTING WARROUGE BUILDING.

SITE BENCHMARK

Consulting Engineers, Inc.

08/15/07 GEORGE M. STOCK E-25116

M.S.D. BENCHMARK #11—44 D.EV.—461.85 "SO" ON SOUTHWEST CORNER OF CONCRETE STEP TO HOUSE #77539 CHESTERFIELD AIRPORT ROAD. MSD. BENCHMARK

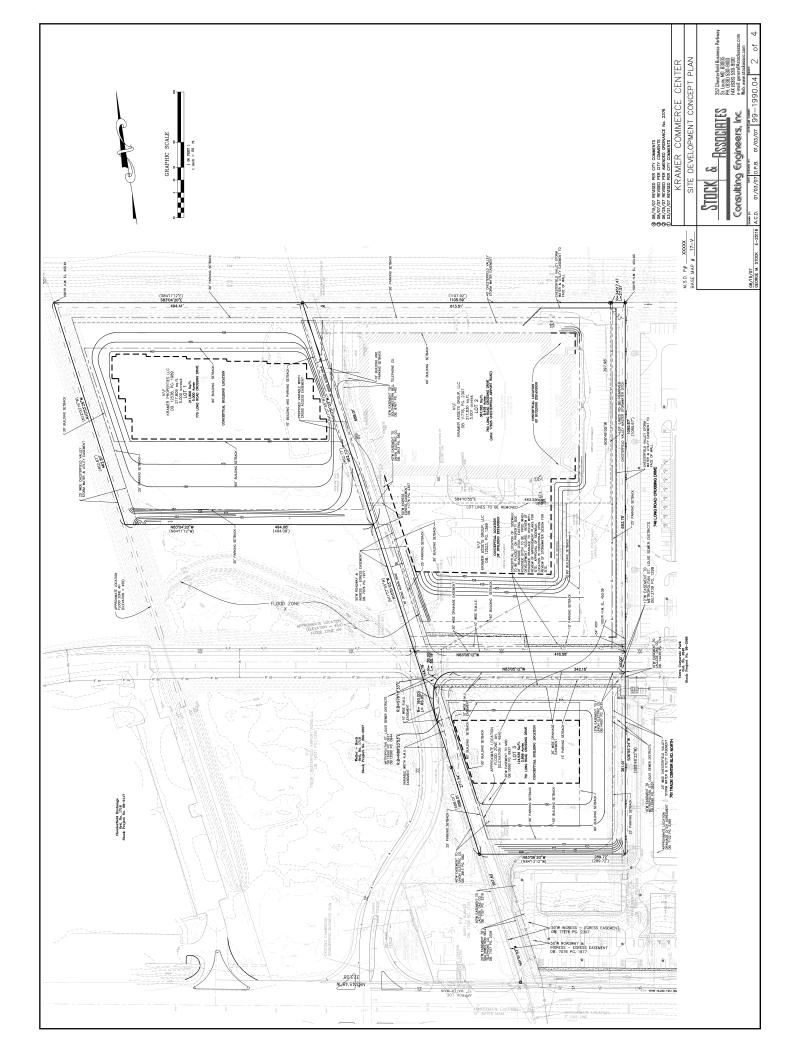
257 Chesterfield Business P. St. Louis, MD 63005 PH. (636) 530-9100 FAX (636) 530-9130 e-mail; generell@stockassoc. Web: www.stockassoc.com 7 99-1990.04 01/03/07 D.P.B. 01/03/07

PREPARED FOR KRAMER ASSET GROUP L.L.C. HYRSE CHESTERPIELD AIRPORT RD CHESTERPIELD, MO 63005 (636)552-2233

4-#4 BARS 3'-0" LONG W/ 2-#3 TIES ® 3'-0" 0.C. ANCHOR BOLTS 1 1/2"x5" RENF. -HANDHOLE PROVIDED AT 12" ABOVE BASE AREA LIGHT & POLE DETAIL (n.t.s.) ACCESSIBLE SEAL-OFF (BY CONTRACTOR) -5" SQ.x16" POLE (PAINTED) NOTE: LENSE SHALL BE RECESSED OR SCREENED BOLT COVER (PAINTED)

3/4" CONDUIT

APPROX. FIN. GRADE W/ 4" MIN. SLOPE UP TO LIGHT FIXTURE BASE



 Werehousing, storage, or wholesaling of manufactures commodities, excluding live animals, explosives, c flammable gases and liquids. Research facilities, professional and scientific laboratoric including photographic processing laboratories used conjunction therewith. The maintinum height of the building, exchasive of re-screenflot, shall not becode thirty (30) feet or two storit whichever is fees measured from final grade. The height the existing building shall be permitted. The expension of Building "A" shall not exceed 60,410 equare foot. The total square footlage of Building "A", efter Plumbing, electrical, air conditioning, and heating equipms sales, warehousing and repair facilities (indoor use only). a. Proposed Building "C" shall be primarily office according to t Chesterfield Valley Master Plan. A minimum of thirty percent (30%) openspace is require for this development. P.Z. 15-2007 Cambridge Rogineering (Kramor Commerce Center)
Phanting Commission May 14, 2007
Phanting Commission May 24, 2007
Page 2 of 13 B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS. Calibiteits for employees and guests
 The above uses shall be rostricted as follows: Manufactoria, timoriam, asserba), processity, or packaging of any premiorative processity asserba, processing or processing and processing p All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein. Parking areas, including garages, for eutomobiles, but not including any sales of automobiles, or the storage of Provide a fine (5) foot wide sidewalk, comforming to ADA standards, along both sides of Long Road Crossing Drive. The sidewalk shall Proteis a for (1) opt decidents an interim of the (1) opt changes proposed to the control of the (1) opt control of the Spirit has been additioned by the control of the state of the spirit has been additioned by the presentation and accepted the control of the control of the control of the state of the Spirit has been additioned by the presentation and accepted on the control of the control of the control of the state of the Spirit has been additioned by the presentation of the state of the spirit has the control of the control of the state of the state of the spirit has the control of the control of the state of the state of the spirit has th The reachage have been constructed to provide a twenty-aix (26) foot shoulders on both sides Apouterant storm darkness frollites shall be provided as directed by the Department of Public Works when adjacent lots develop. If a gato is installed on a street in this development, the street within the development or that portion of the development that is gated shall be private and remain private forever. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDIN PEDESTRIAN CIRCULATION Any request to install a gate at the entrance to this development which be approached by the CNy of Cheeterfield and the St. Lour Courty, Department of Highways and Traffic. No gate installed, will be permitted on public night-of-way. Dwelling or lodging units, only for watchmen, caretakens, other personnel whose residence on the premises assential to the operation of a permitted use or uses. P.Z. 15-2007 Cambridge Raglasering (Kramer Commerce Center) Planning Commission May 14, 2007
Planning & Zoning Committee May 24, 2007 5. Trash evclearer. The constitution missing and selection for the recolouries will be as approved by the Floring Commission on the Site Development and a detection that sees will be enclosed by the selection of the enclosure of the constitution of selections indequalities indecease indecease indecease indecease indecease indecease indecease. Mechanical equipment will be adequately acreered by roofin other material as approved by the Planning Commission. Access to Long Road Crossing Drive shall be limited to a maximum of (2) drive entrances on such. All drive entrances on such. All drive entrances shall be a minimum of fifty (56) feet from easier property line of the text. Offices or office buildings. I. ACCESS/ACCESS MANAGEMENT NAVOR No loading docks shall face north, east or west for a distance of Tree hundred (300) feet from the south right-of-way of I-64/ U.S. 40-61. Building *C" shall have the appearance of an office building. All other buildings that be full of a continuation of glass and conceive thrup pennis and/or bick (or design series to Spirk Trade Center structures) as approved by the Architectural Review Board. Ornsmental Entranco Montament construction, if proposed, shall be reviewed by the Coty of Destrainfeld, and/or the St. Louis County Department of Highways and Treffle, for sight distance considerations prior to installation or construction. No advertising signs, temporary signs, portable signs, off site signs or attention getting devices shall be permitted in this davalopment. Builtry faceles should be articulated by using color, errangement or change in materials to encrylate the facele elements. The planes of the outside with may be waited in height, dept of direction. Extremely forg faceles shall be designed with sufficient builtry articulation and instruction to evoid a monotonous or builtry articulation and instruction for evoid a monotonous or preprovely appearance. The developer shall submit architectural elevations, including b or climited to, cocked renderings and building material Architectural information is to be reviewed by the Architectura Rantew Board and the Planning Commission. Passed and approved this ARC day of - /u.k.C. Provide a lighting plan and cut sheet in acco. Thesterfield Code. E. LANDSCAPE AND TREE REQUIREMENTS The developer shall achieve to the Tree Code. Signs shall be permitted in according of Chesterfield Code. Martin X. 100 May Section 4. This ordinarys and the requrements thereof are exampt from the warning and summons for violations as set out in Section 1003.410 of the Zoring Ordinance of the City of Chesterfield. Thirty (30) feet from the southern boundary of this development. Provide adequate off-street stabilized parking amed(s) for construction removes and a sweathown stabilities of construction voltable entering and leaving the sile in order to infinite the condition whereby must from construction and employee velocies is tracked or onto the prevenent causing bazardicus costway and oring conditions. Seation 3. The CV control, pareaut is the petition fined Combridge Explosion for the CV control of the No construction related parking shall be permitted within the Chesterfield Airport Road right-of-way. No perking shall be purmitted on any condusery in or adjacent to the development. The perking restriction and requirement for signage shall be included on the Site Development Plans and improvement shall be purposed as the state of the state of the state of the bits of sistance of building permits for adjacent lots. Twenty-the (25) feet from the east and west boundaries the development with the exception of a shered drives along the wastern property line of Lot 2 bearing N 10° 51° W morth of Long Read Crossing Drive. The streets surrounding this development and any stre used for construction access thereto shall be deen throughout the day. The developer shall knop the road de of mud and debrits at all times. Ten (10) fast from Internal property lines with the except of shared driveways. <u>Section 2.</u> The preliminary approval, presuent to the City of Cheek Zoning Ordinario et genetic, allegic to all of the contraces, miss and regular end his specific confiders an encommentate by the Haming Commission of the City Court of the City D. PARKING AND LOADING REQUIREMENTS Parking and loading spaces for the In the City of Chesterfield Code. Fifty-five (55) feet from the southern boundary of this development at Building "B". 40 parking stall, losding space, internal drhwway, or roadway, scorpt points of ingrees and egrees, will be located within the ollowing sathacks: WHEREAS, the City Council, having considered seld request, voted a approve the Ordinance Amendment. NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OI CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS: Section 1. The City of Chestarfield Ordinarca Number 1717 is hartely repealed and those conditions though an encongruent in the Allabment A, which is attached hereto and made a part hereof for Cambridge Engineering. Thirty (30) feet from the right-of-way of H64/U.S. 40-81. No parking shall be allowed in front of the existing Cambridge Engineering Building. Existing parametrit is provided for Fire Projection District only. A hard of lead being part of U.S. Sarwey 1910 and part of Lot 1 of the Subdivision I.

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20 of the St. Lust Colony Recording to Office Incated in U.S. Street William 25 of the St. Lust Colony Recorded Office Incated in U.S. Street William 181. Losis Court Missouri, and sharp ones particularly deached as the Principle Information 20 of Losis Court Missouri, and sharp more particularly deached as little forms. Thirty (30) feet from the western boundary of this development. Ninety (90) feet from the eastern boundary of thi development. STRUCTURE SETBACKS
 No building or structure, other than a freestanding project identification sign, boundary and retaining walls, light standard flag polies or fences will be located within the following setbacks: ORDINANCE NO. 2-37-6 WHEREAS, the Planning Commission, having considered said requirencemented appraised of the coldisense amendment request with a vote of 6-0 is modification to sed the sequere longage of the buildings from Ordinanes 1717 in the the Institute A. 2 and Regiming at the harmonic of the Sculiniary line of Missouri Interestive Highway and the Auditorian and U.S. Survay 418, and print also being live and the Auditorian sead U.S. Survay 418, and prior the being Northwesterly context of a tract of brint as conveyed to former Award Group, LLC, recorded in Book LTRN Page 2201 of allowing sells context femore along 3 coulterly the of and interestable fet and the Northwilly line of sell former Award. One hundred skty-five (185) feet from the southern bounds of this development at Building °C". WHEREAS, the petitioner, Kamer Asabs Group, has roquested an ordinic amendment to the petiting believes to side into restance diveways within the autentify activates and to change "greenspace" to "operapace" and the removal or reference to "stormweller diretage studies," and, A. Minaty (90) feet from the dish-d-way of 1-64 (LS, 40-51, country, Cambridge, Englewering electric (15, 40-51, country, Cambridge, Englewering electric is settlinked to the feet of the feet of the man are built. Upon the removed of all dishermed detection, the friends of the feet WHEREAS, the Planning & Zoning Commission, having considered request, recommended approval of the petition by a 4-0 vote; and, A CORDANCE PREPAIRO CON OF CHISTOPHER.

ORDINACE NUMBER 717 TO LON FOR AN ABENDRAFT TO CONTROL ON TO AN ABENDRAFT TO THE APPRING SETEMAT OF LAND COMED TO "P. BLANCE TO A 15 & ACRE TRACT OF LAND COMED TO" PLANCE OF SHORT NO SHORT CONTROL ON TO SHORT OF THE ABENDRAFINED AND TO THE ADDRESS TO THE OWN THE O c. Building 'B' shall not exceed 28,800 square feet, d. Building 'C' shall not exceed 67,200 square feet. Skty (60) feet from Long Road Crossing Drive.

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Provide a goatechnical react, receard by a registered profess eighnow located to preside in the State of Missour, as dreveled in Deputries of 10-100 Violes. The regort skall with the suitable granting and proposed theorements with and application confition accesses the sessions of tray potential subtitute, party and applications of tray potential subtitute, party countries. ORDINANCE 2376 M.S.D. P# XXXXX BASE MAP # 17-V 257 Chestrerfield Business Parkway St. Louis, MD 830135 PH. (828) 530-8100 FAX (638) 530-8103 e-mail: generellistickassoc.com Web: www.stockassoc.com

STOCK & ASSOCIATES

08/15/07 acrock E-28116 A.C.D. 01/03/07 D.P.B. 01/03/07 P.P.B. 30/03/07 99—1990.04 S 0f

Consulting Engineers, Inc.

COSULING Engine Broad Br The primary was the contribution and hall be described with the St. Louis County Department of Mightings and Traffic. The deposit shall be made prior to approved of the Sile Development Plan unities otherwise directed from the St. Louis County Department of Highways and Traffic. Further shall be payable to the St. Burde County. 0 04/07/07 resistant per any counters 0 04/07/07 resistant per any counters 0 07/2/07 resistant per any counters 0 07/2/07 resistant per any counters KRAMER COMMERCE CENTER Constitution of the control of the control of the green include of the control of The amount of the nactivation condition for the readings, between the property activities by processing a first processing the processing process The elemenster contributions to the Trust Fund shall be deposited with \$1. Lusts County Operations of Highways and Traille. The Cupper is be made prior to the element of a Special Use Premit (3.0. Lib). Losts County Dependent of Highways and Traille. Funds shall pepalob to the Treasure; \$1. Losts County. Trust fund contributions shall be deposited with St. Louis County in form of a cush express prior to the issuance of building permits. The sentiary sewer contributions within Chestorfield Valley area straideposited with the Metropolitan Sewer District as required by the Distri P.Z. 15-2097 Cambridge Engineering (Kramer Commerce Center)
Planning Commission May 14, 2007
Planning & Zoning Commistre May 24, 2097 Sanitary Sewer
The sanitary sewer contribution is colleted as the Caulits Creek ORDINANCE 2376 STOCK & ASSOCIATES M.S.D. P# XXXXX BASE MAP # 17-V an element for the country of the co If the types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffit. Comply with all preliminary plat requirements of the City of Cheatantified Subdivision Regulations per the City of Cheatantiel Code. A Bassel in the control of the contr Opport and useful in confirmance with the Steen of Misson Determined and confirmation of the Management of the Registerior, the Steen Conference of the Management of the Architecta, Professional Engineer and Land Surveyore requirement from the Architecta, Professional Engineering Commentations on the Conference of the Management of the Professional Commentations of Commissional Professional Commentations of the Commentation of the Steel Commentation of the Commentation P.Z. 15-2007 Cambridge Engineering (Kramer Commerce Canter)
Planning Commission May 14, 2007
Planning Commission May 14, 2007
Page 11 of 13 20. Compliance with Sky Exposure Plene.
V. CHESTERFIELD VALLEY TRUST FUND 14. Indicate the boatton of the proposed storm sevens, detention basin, settlery severe and contraction(s) to be outsing systems.
(15. Depict calculage and proposed contract at intensit of not more than one (1)) foci, and colouring (50 feet beyond the limits of the sile as directled. Address trees and landscaping in accordance with the City of Chesterfield Code. Depict all existing and proposed essements and rights-of-way within can hundred fifty (150) feet of the site and all existing o proposed off-site assaments and rights-of-way required to privious the privious setting to the privious setting Depict existing and proposed improvements within one hunds fifty (10) level of the size of excell. Improvements include, be set not limited to, rockway, diverselys and valkways adjacent and across the atreet from the size, and algorithms natural lenature such as wooded areas and nock formations, that set to remain Dapict the location of all buildings, size, including height distance from adjacent propesty lines and proposed use. Zoning district lines, subdivision name, lot number, dimensions, srea, and zoning of adjacent perceis where different than site. P.Z. 15-2007 Cambridge Ragionering (Kramte Commerce Conter)
Planning Commission Bry 41, 2007
Planning Commission Bry 41, 2007
Planning & Coming Committee May 24, 2007 Specific structure and parking setbacks along all roadways property lines. Indicate location of all existing and proposed freest monument signs A note indicating all utilities will be installed underground. A note indicating aignage approval is separate process. Provide open space percentage for overall separate percentage for each lot on the plan Provide Floor Area Ratio (F.A.R.). Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handleap designed. Where due cause is shown by the developer, the Commission may extent the period to commence construction for not more than one. (1) additions General design of the development including unit types (La, shiple family deblack), application) also development, junned of each unit type proposed, location of unit, infinitum an meximum size of shiple-femily tola, approximate size of multiple family structures, and location and size of common areas an recentation structures. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet. Location of all roadways adjacent to the property and gener location, size, and pavement widths of all interior roadways. A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENT Provide a conceptual landecape plan in accordance with the City Chesterfield Code. B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENT The Site Development Concept Plan shall include, but not be limited the following: F.Z. 15-2007 Cambridge Engineering (Kramer Commerce Center) Planning Commission May 14, 2007 Planning & Zoning Commission May 14, 2007 The Site Development Section Plan shall adhere to the above criteria to the following: Provide a lighting plan in accordance with the City of Ch Code. Zoning district lines and floodplain boundaries. Location and size of any common and general parking layout. IV. GENERAL CRITERIA B. In law of summings 28th Development Concept Plans and Site Development Section Plans, the policioner may actual a Site Development Section Plans, the policioner may actual a Site Development Section of 19th ordinage of 19th Substantial construction shall commence within two (2) years of approval
of the site development concept (sen or site development plan, unless
otherwise authorized by ordinance. A. The City of Chesterfield, Missouri will enforce the conditions of this ordinaries in sconditions with the Site Development Concept Plen and Site Development Section Plens approved by the City of Chesterfield and the terms of this Atlachment A. This document shall be need as a whole and any inconsistency to be integrated to carry out the oversal intent of this Attachment A. Where due cause is shown by the developer, this time interval for plan submitted may be extended through appeal to and approval by the Planning Commission. Within stuty (80) days of approval of any devalopment plan by the City of Chesterfeld, the approved blan will be accorded with the St. Loude County Recording of Desds, Fathre to do so will result in the activation of approved or said plan and negative re-approval of a plan by the Planning Committerion. Non-compliance with the specific requirements and conditions sed forth in the Coffeness and the statement outdiness or other Chilamose of the Chilamose Characteristics or other continues of Chasadraid shall condition an orderance violation, authority provisions as sed form in the Chy of Chasadraid Code. II. TIME PERIOD FOR SUBMITAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS D. Said Plain shell be submitted in accordance with the combine reducement or Stile Development Section and Consoly Harm. The submission of Annated Sta Development Plans by sociotive of the submission of Annated Sta Development Plans by sociotive of the utilized. Falture to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approviablements by reviewin Departments and Commissions. Prior to the issuance of an occupancy permit, any acidsh
administration between the site and administration and
the purry station to which it should draft with libre regraded in
restore the cherryel to the line and grade of the original design. fields, etc., and recommendations for treatment. A schement compliance, signed and seeded by the geolectrinical engineer preparing treatment people, shall be included on all Site Development Plans and improvement Plans. All utilities will be installed underground. The development of i percel will coordinate the installation of all utilities in conjunct with the construction of any roadway on site. P.Z. 15-2007 Cambridge Engineering (Kramer Commerce Center)
Planning Commission May 14, 2007
Planning & Zoning Committee May 24, 2007 The developer shall submit a concept plan within eighteen (18)
 City Council approval of the change of zoning. Walver of Notice of Violation per the City of Chesterfield Code. III. COMMENCEMENT OF CONSTRUCTION