



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type: Amended Site Development Plan

Meeting Date: September 12, 2011

From: Kristian Corbin, Project Planner

Location: Spirit of St. Louis Airpark, 18370 Wings of Hope Boulevard

Applicant: Poehlman & Prost, Inc. on behalf of St. Louis County

Description: **Spirit of St. Louis Airpark, Wings of Hope:** An Amended Site Development Plan and Architectural Elevations for a 5.052 acre tract of land zoned "M3" Planned Industrial District located a quarter mile west of the intersection of Wings of Hope Boulevard and Spirit of St. Louis Boulevard, more specifically, addressed 18370 Wings of Hope Boulevard.

PROPOSAL SUMMARY

Wings of Hope is a 5.052 acre tract of land located a quarter mile west of the intersection of Spirit of St. Louis Boulevard and Wings of Hope Boulevard. The request is for an 8,595 square foot addition to the existing 20,028 square foot hangar facility located within Spirit of St. Louis Airpark Subdivision. Currently, the subject site is zoned "M3" Planned Industrial District governed under the terms and conditions of City of Chesterfield Ordinance Number 1430. The current exterior and roof materials are comprised of prefinished metal panels. The proposed materials for the 8,595 square foot addition will match the materials and color selection of the existing structure. The purpose of the application is to add additional hangar space to accommodate Wings of Hope's expanded operations.

LAND USE AND ZONING HISTORY OF THE SUBJECT SITE

St. Louis County approved a rezoning from an "NU" Non-Urban District to an "M-3" Planned Industrial District for Spirit of St. Louis Airport via Ordinance Number 2212.

The ordinance was subsequently amended by St. Louis County Ordinance Numbers 9642, 11,768, 13,838, and 13,935.

On March 2, 1992, the City of Chesterfield adopted Ordinance 656 which amended St. Louis County Ordinance 13,935 to reduce the right-of-way on Edison Avenue from sixty (60) feet to forty (40) feet with a ten (10) foot road easement. On April 3, 1994, the City of Chesterfield adopted Ordinance 870 which amended St. Louis County Ordinances 2212, 9642, 11,768, 13,838, and 13,935 and allowed additional permitted uses.

The boundary of the “M-3” Planned Industrial District was changed via City of Chesterfield Ordinance 1156 on April 15, 1996. Ordinance 1156 amended St. Louis County Ordinance 13,838 and City of Chesterfield Ordinance 656 and repealed City of Chesterfield Ordinance 870. On September 15, 1997, the City of Chesterfield adopted Ordinance 1312 which amended Ordinance 1156 allowing for fraternal organizations within the established District. On July 20, 1998, the City of Chesterfield adopted Ordinance 1430 which reduced the side yard setback for 660 Goddard Avenue. The side yard setback changed from ten (10) feet to three (3) feet from the northern boundary and from ten (10) feet to nine (9) feet on the southern boundary.

The previous Site Development Plan, Landscape Plan and Lighting Plan were approved on November 14, 2005 by the City of Chesterfield Planning Commission with construction of the site reaching its completion in 2007. Since that time, there have been no alterations to the subject site.

Land Use and Zoning of Surrounding Properties:

Direction	Subdivision	Zoning
North, South, East and West	Spirit of St. Louis Airpark	“M3” Planned Industrial District



STAFF ANALYSIS

Zoning

The subject site is currently zoned "M-3" Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance 1430. The submittal was reviewed against the requirements of Ordinance 1430 and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements and the site specific governing ordinance.

Traffic/Access and Circulation

The circulation system for the subject site remains unaltered from the previously approved plan. Access to the site is from Wings of Hope Boulevard which remains unchanged for this proposal.

Parking

The proposed addition will not affect the parking requirements for the subject site. There are no proposed alterations to the current allocation of parking stalls.

Landscaping

There were no proposed changes to the landscaping for the subject site. An amended landscape plan was not required for this site.

Lighting

New wall mounted light fixtures will match the existing wall packs that were previously approved in 2005. The existing and proposed wall packs on the building are flat lens fully enclosed fixtures per the City of Chesterfield code.

Architectural Elevations

The project was before the Architectural Review Board on July 14, 2011. The proposed exterior building materials and roof will be comprised of pre-finished metal wall panels painted to match the existing color scheme. The Architectural Review Board had no comments about the proposed Architectural Elevations of the hangar. A motion was passed to forward the project to Planning Commission for approval by a vote of 7-0.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Plan and Architectural Elevations and found the proposal to be in conformance with the site specific ordinance and all other applicable Zoning Ordinance requirements. Staff recommends approval of the proposal as presented.

MOTION

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

- 1) "I move to approve (or deny) the Amended Site Development Plan and Architectural Elevations for Spirit of St. Louis Airpark, Wings of Hope."

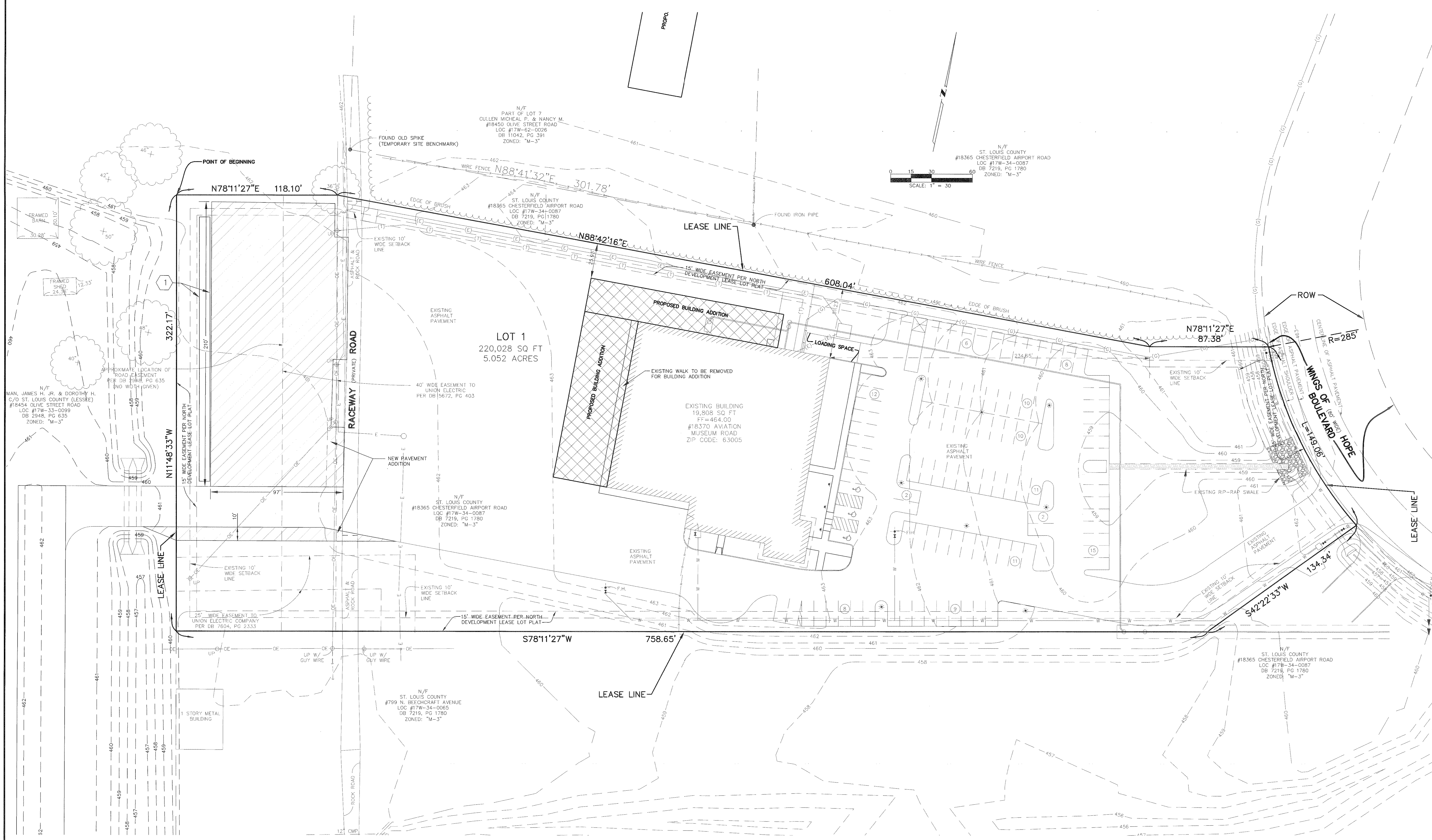
2) "I move to approve the Amended Site Development Plan and Architectural Elevations for Spirit of St. Louis Airpark, Wings of Hope, with the following conditions..."
(Conditions may be added, eliminated, altered or modified)

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director

Attachments: Amended Site Development Plan
Architectural Elevations

WINGS OF HOPE

TOWNSHIP 45 NORTH, RANGE 3 WEST, IN U.S. SURVEY 102 AND 169 LOT 1 OF SPIRIT OF ST. LOUIS AIRPORT NORTH DEVELOPMENT PROPERTY PRELIMINARY PROPERTY LAYOUT CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



CONSTRUCTION NOTE:
 ① BUILD NEW BIOSHALE FOR WATER QUALITY IF REQUIRED BY MSD.

NOTE:
 1. SEE ARCHITECTURAL ELEVATION PLANS FOR BUILDING DIMENSIONS, TYPE OF MATERIALS AND HEIGHT OF BUILDING.
 2. A GRADING PERMIT AND SWPPP WILL BE REQUIRED BEFORE BEGINNING CONSTRUCTION.

PAVEMENT LEGEND
 [Hatched Box] 2" THICK TYPE "C" ASPHALTIC CONCRETE SURFACE COURSE WITH 8" ROLLED STONE BASE COURSE.
BUILDING LEGEND
 [Cross-hatched Box] NEW BUILDING ADDITION

UTILITY LOCATION NOTE
 THE CONVEYANCES SHOWN HEREIN WERE OBTAINED FROM THE RECORDS OF THE MISSOURI DEPARTMENT OF REVENUE. THESE UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ASSURE ANY PARTY FROM COMING INTO CONTACT WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

ENGINEERING/SURVEYING RELEASE
 THE ORIGINAL SURVEYING RECORDS, FIELD NOTES, MEASUREMENTS AND CALCULATIONS FOR THIS PROJECT ARE KEPT AT THE OFFICE OF THE ENGINEER AND/OR SURVEYOR. THESE RECORDS SHALL BE MADE AVAILABLE TO ANY PARTY UPON REQUEST AND PAYMENT OF REASONABLE REPRODUCTION COSTS.

ENGINEERING/SURVEYING AUTHENTICATION
 THE RESPONSIBILITY FOR THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HEREIN LIES WITH THE ENGINEER AND/OR SURVEYOR. THE ENGINEER AND/OR SURVEYOR SHALL BE RESPONSIBLE FOR THE PROJECT AND SPECIFICALLY EXCLUDES LIABILITY AFTER THIS DATE, UNLESS RE-APPROVED.

CERTIFICATE OF AUTHORITY
 CIVIL ENGINEERING # E-922-D
 LAND SURVEYING # LS-199-D

REVISIONS:
 6-15-2011
 OPEN SPACE CALCULATIONS

BEFORE YOU DRILL - BLAST (TOLL FREE) MISSOURI ONE CALL SYSTEM, INC.

AMENDED SITE DEVELOPMENT PLAN
 PAVING AND UTILITY PLAN
 PROJECT: 204-128
 DATE: 6-6-11
 DRAWN:

C2 of 2

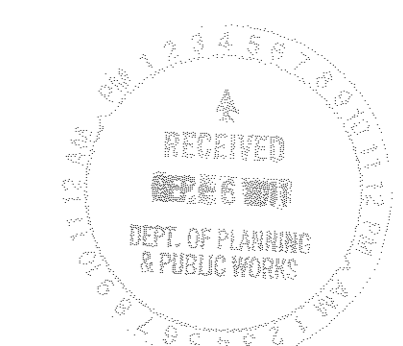
Chadwick
 CHADWICK ASSOCIATES
 Architecture / Interior Design / Graphics
 1401 S. Brentwood Blvd. / Suite 425 / St. Louis, Missouri 63144
 (314) 725-5589 / Fax 314-725-4347

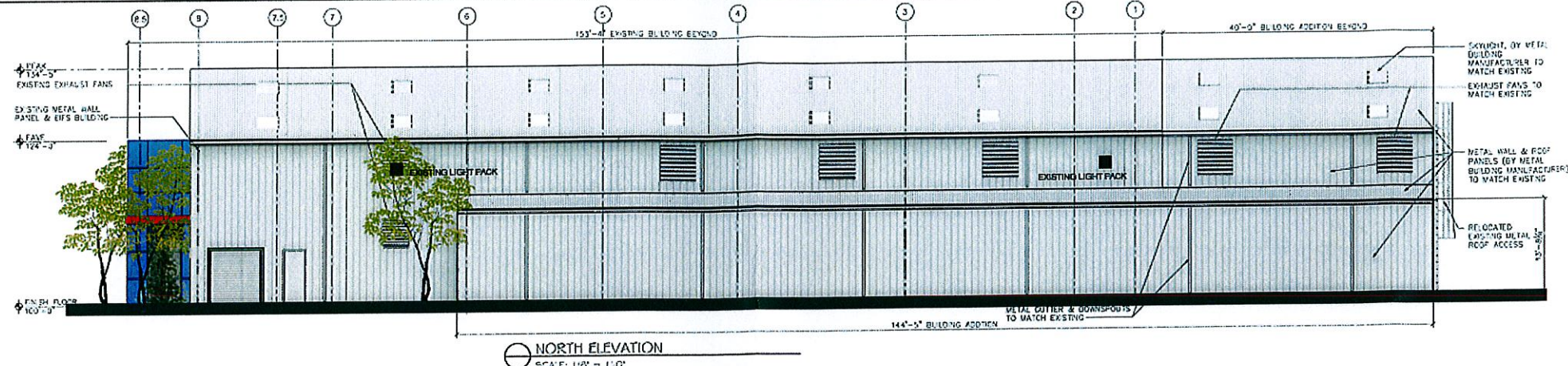
THOMAS E. PROST
 PE # 26401
 MISSOURI PROFESSIONAL SEAL

POEHLMAN & PROST, INC.
 Land Surveying and Civil Engineering
 P.O. Box 8340
 9290 Dismal Industrial Drive
 St. Louis, Missouri 63132
 (314) 997-5777 Phone
 (314) 997-0407 Fax
 E-Mail: pp@poehlman-prost.com

WINGS OF HOPE
 SPIRIT OF ST. LOUIS AIRPORT
 18370 WINGS OF HOPE BLVD.
 63005
 (636) 637-1302

WINGS OF HOPE

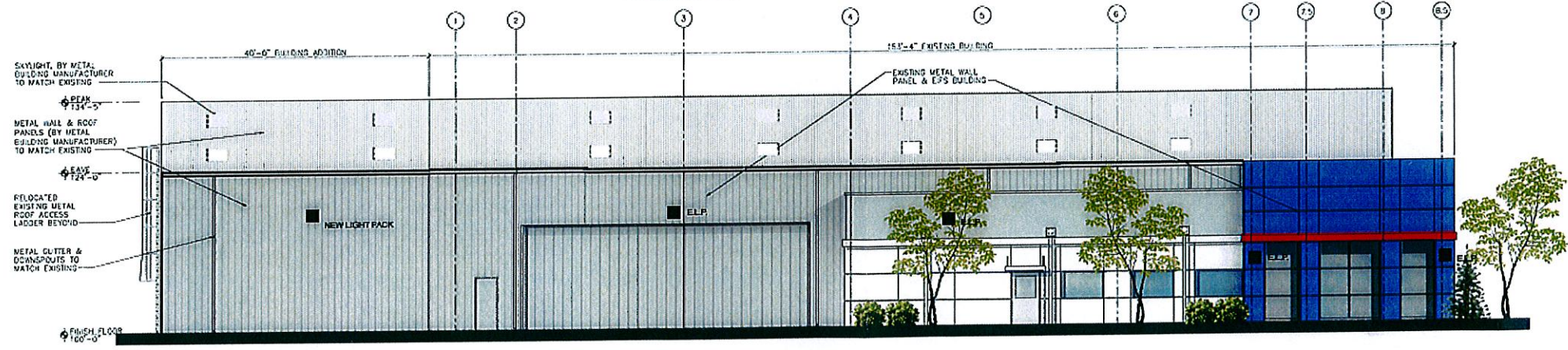




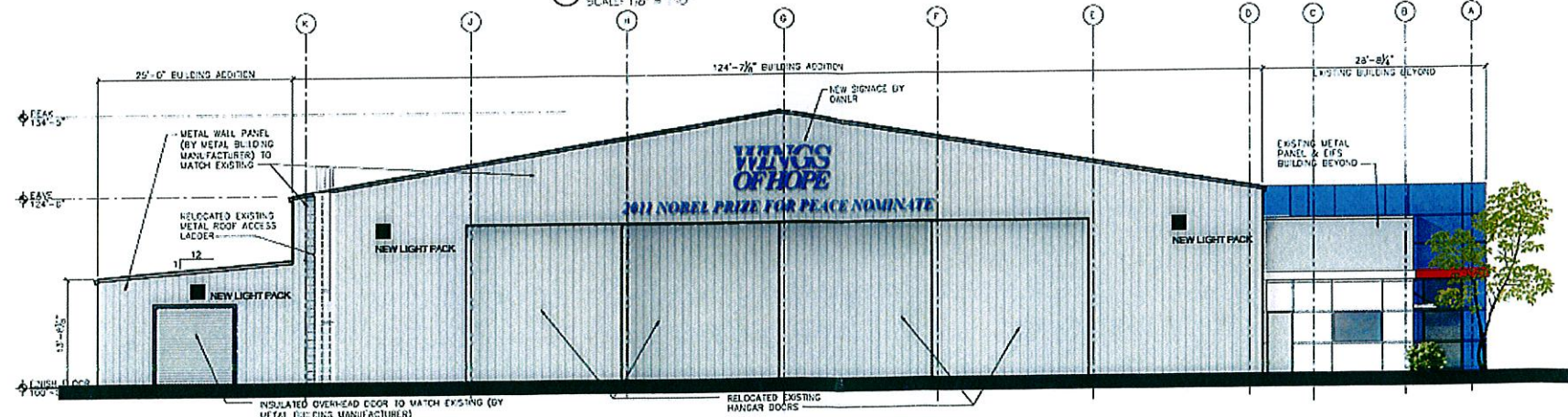
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

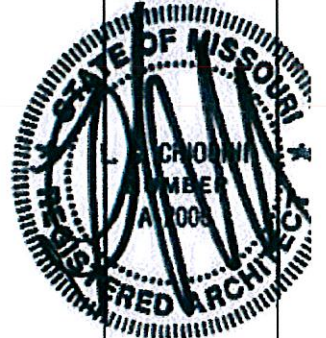


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

Chiodine
ARCHITECTURE / INTERIOR DESIGN / GRAPHICS
DESIGN APPROVES: [Signature]
ARCHITECT: [Signature]
101 S. Springwood Blvd., Suite 202, St. Louis, Missouri 63114
314.221.2222 / 314.221.1510



WINGS OF HOPE
SPIRIT OF ST. LOUIS AIRPORT
18570 WINGS OF HOPE BLVD.
63005
(636) 637-1302

WINGS OF HOPE

REV	DATE	DESCRIPTION

PROJECT: 2311.033
DATE: [Blank]
DRAWN: [Blank]