



VII. B.

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October 3, 2007

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

The Planning Commission agenda for **October 8, 2007** will include the following item for your consideration:

Spirit Town Center: a Site Development Concept Plan and Conceptual Landscape Plan for a 7.8 acre tract of land zoned "PC" Planned Commercial District located on the southwest corner of the intersection of Goddard and Chesterfield Airport Road.

Dear Planning Commission:

Stock & Associates, has submitted, on behalf of Greenberg-Blatt Management, L.P. and Edward Rudy Kohn Family, LLC a Site Development Concept Plan and Conceptual Landscape Plan for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

BACKGROUND

1. Prior to the incorporation of the City of Chesterfield, the property was zoned "M-3" Planned Industrial District by St. Louis County.
2. On January 17, 2007, the City of Chesterfield approved Ordinance 2330 which rezoned the property to "PC" Planned Commercial District.

SUBMITTAL INFORMATION

1. The request is for 5 lots that will be individually developed as Site Development Section Plans.

TREE MANUAL

The Department of Planning and Public Works has received and approved a request for Special Conditions and a Mitigation proposal. As Site Development Section Plans for the development are submitted, they will be required to adhere to the requirements of the

City of Chesterfield Tree Manual and the approved Special Conditions and Mitigation proposal.

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.

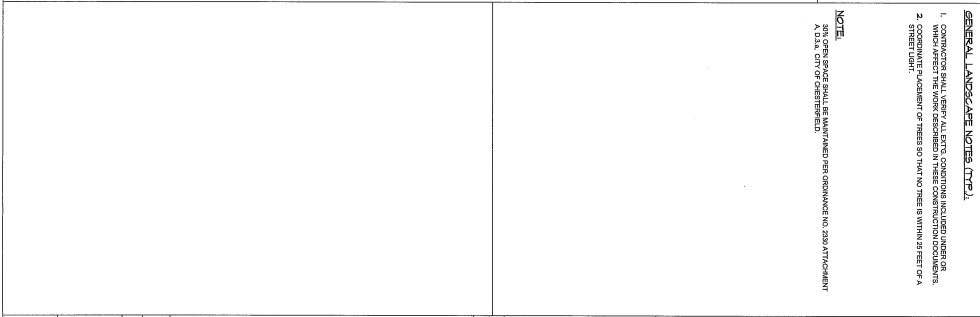
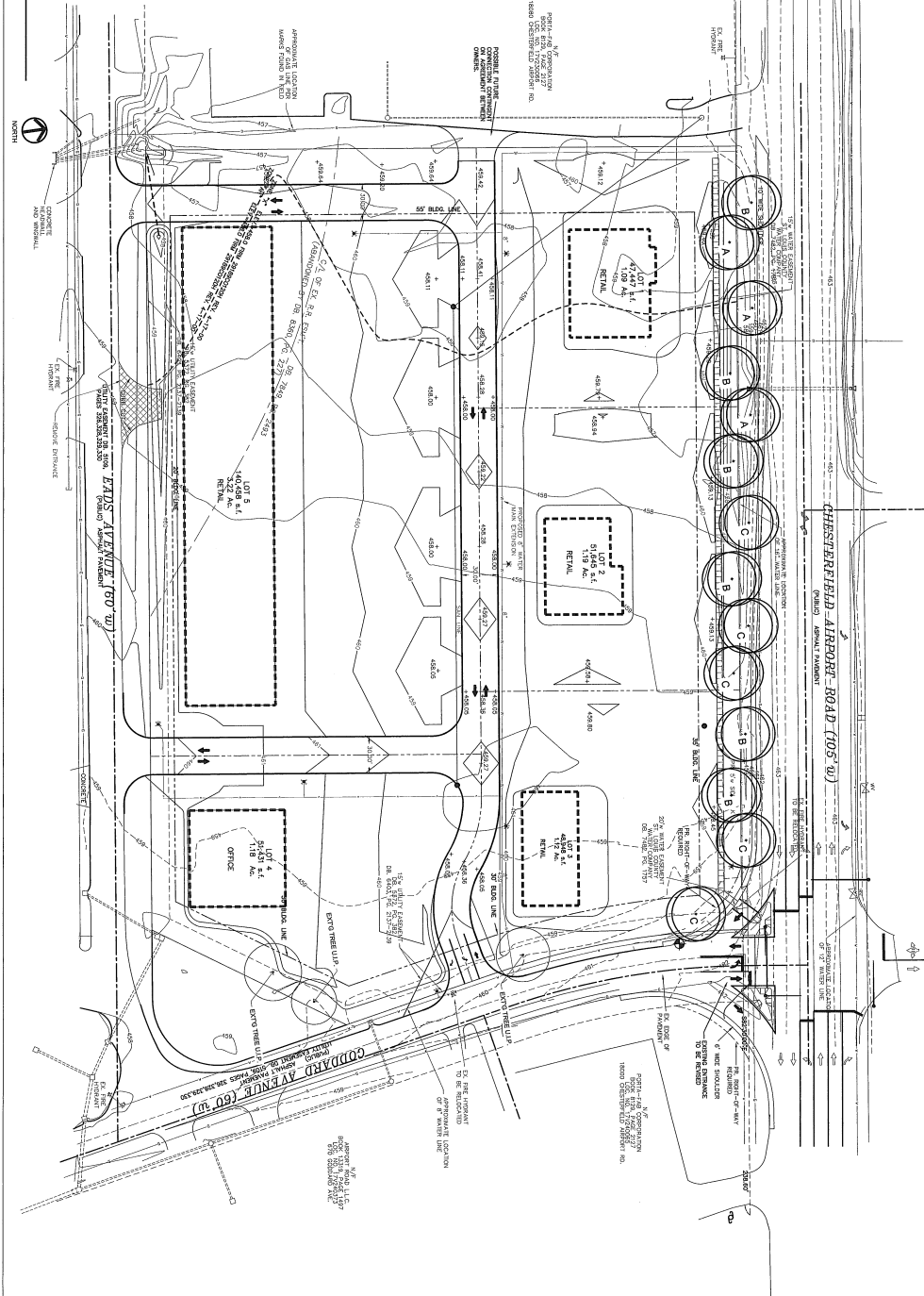
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is written in a cursive, flowing style.

Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Site Development Concept Plan
Conceptual Landscape Plan



GENERAL LANDSCAPE NOTES (TYPE 1)

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INDICATED HEREON ON SITE.
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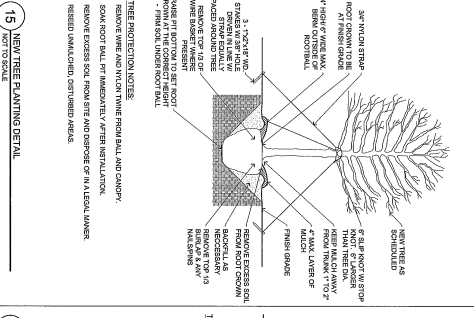
NOTE:
SEE OTHER SHEETS FOR LANDSCAPE PLAN AND IRRIGATION PLAN.

No.	Date	Revisions	Description

Scale: 1" = 10'-0"

Prepared by: KRIV
Checked by: BCO
Date: 2/20/2012

PROJECT: LANDSCAPE PLAN



PLANTING SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	DECIDUOUS EVERGREEN ORNAMENTAL	SIZE	SPACING	QUANTITY	REMARKS
1	ACER RUBRA	RED MAPLE	DECIDUOUS	27" O.C.	AS SHOWN	3	
2	QUERCUS PUMILANA	HICKORY	DECIDUOUS	27" O.C.	AS SHOWN	6	
3	TILIA CORORATA	LINDEN	DECIDUOUS	27" O.C.	AS SHOWN	5	
4		EXISTING TREE TO REMAIN	DECIDUOUS	AS SHOWN			

ARCHITECT

OWNER:
GREENBERG DEVELOPMENT
11306 MANCHESTER ROAD
SUITE 105
ST. LOUIS, MO 63131

IMPROVEMENTS & REPAIRS TO:
SPIRIT TOWN CENTER
CHESTERFIELD AIRPORT RD.
CHESTERFIELD, MO 63005

ARCHITECT:
GREENBERG DEVELOPMENT