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October 16, 2007

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

The Planning Commission agenda for **October 22, 2007** will include the following item for your consideration:

Westfield Shoppingtown Chesterfield: An Amended Site Development Concept Plan for a regional shopping center in a "C-8" Planned Commercial District located south of Highway 40/Interstate 64.

Dear Planning Commission:

Woolpert, on behalf of Westfield Shoppingtown Chesterfield, has submitted an Amended Site Development Concept Plan for the above-referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

- Chesterfield Mall was zoned "C-8" Planned Commercial via St. Louis County Ordinance 6815.
- St. Louis County Ordinance 6815 was subsequently amended by St. Louis County Ordinance 10,241.
- The Original Site Development Concept Plan and a Final Development Section Plan Phase I were approved by St. Louis County prior to incorporation of the City of Chesterfield.
- In May, 1991, the City approved City of Chesterfield Ordinance 577, which amended the governing ordinances to provide a reduction of the total parking requirement by 18.5 %.
- In May of 1992, the City of Chesterfield approved an Amended Final Development Section Plan Phase II.
- On March 8, 2004, an Amended Site Development Plan, Landscape Plan and Amended Architectural Elevations for the portion of the Mall which formerly housed J.C. Penney's

were approved by the City of Chesterfield. At that time, Westfield agreed that any other changes to the elevations of the Mall would be brought forward for review by the Commission.

- On March 22, 2004, a site circulation plan for the area approved on March 8, 2004 was approved.
- On October 11, 2004, an amended version of the Site Development Plan approved March 8, 2004 and a Lighting Plan were approved by the Planning Commission.
- The Planning Commission approved an Amended Final Development Section Plan for Phase III of chesterfield Mall on July 11, 2005.

SUBMITTAL INFORMATION

1. The Amended Site Development Concept Plan presented for the City's approval consists of the creation of one (1) additional outlot on the 88.488 acre tract of land.
2. A Conceptual Landscape Plan has not been required as no work is being proposed along a collector or arterial road.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances.

The Department of Planning and Public Works recommends approval of the Amended Site Development Concept Plan for Westfield Shoppingtown Chesterfield and requests action by the Planning Commission.

Respectfully Submitted,



Annissa McCaskill-Clay, AICP
Assistant Director of Planning

