




IV. D.

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

Architectural Review Board Staff Report

Project Type: Amended Site Development Section Plan

Meeting Date: November 8, 2018

From: Andrew Stanislav 
Planner

Location: A 7.09 acre tract of land along North Outer 40 Road west of Boone's Crossing (17371 North Outer 40 Road).

Description: **Larry Enterprises – Lynch Hummer, Lot B (Scott Properties)**: An Amended Site Development Section Plan for a 7.09 acre tract of land zoned "PI" Planned Industrial located along North Outer 40 Road west of Boone's Crossing.

PROPOSAL SUMMARY

The request is for a six-foot chain link fence with sight-proof mesh fabric to screen the outdoor inventory area previously approved by the original Site Development Section Plan in 2004 for the property at 17371 North Outer 40 Road. The proposed fence will enclose the sides and rear of Lot B of the Larry Enterprises-Lynch Hummer subdivision. Specifically, the fence will be located along the east and west property lines beginning near the rear of the existing buildings on the lot and run west across the rear of the parking area. Open access is proposed for the screened area as there will be no gates enclosing the limits of the fence between the two buildings or along the parking area on the eastern side of the property. The subject site is zoned "PI" Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance [2988](#).

HISTORY OF SUBJECT SITE

On October 3, 2001, the City of Chesterfield approved Ordinance 1790 which rezoned the property from "NU" Non-Urban District and "FPNU" Non-Urban Flood Plain District to "PI" Planned Industrial District. Ordinance 1790 was repealed on January 21, 2004, when the City of Chesterfield approved Ordinance 2055 to allow for outdoor storage and modifications to the building setbacks.

On May 24, 2004, a Site Development Concept Plan for the development and Site Development Section Plan for Lot B were approved. Amendments to the Concept Plan were approved in 2007, 2014, and 2017 to modify lot configurations and building footprint. Since its original approval in 2004, the Site Development Section Plan for Lot B has also been amended over the years to account

for a loading dock, access gate, and monument signage location. The most recent amendment to the Site Development Section Plan was approved in November 2013 to include the now existing Building "C" on the western portion of the property.

Most recently, Ordinance 2055 was repealed on February 21, 2018 when the City of Chesterfield approved Ordinance 2988 to amend the legal description and to update certain development conditions, including openspace requirements, permitted uses presently in the code, and to allocate additional square footage for development.



Figure 1: Aerial Site Photo

STAFF ANALYSIS

General Requirements for Site Design:

The subject site is located on the north side of North Outer Forty Road approximately 1,000 feet west of Boone's Crossing and is surrounded by other compatible commercial uses along the Interstate 64/Highway 40 corridor. The proposed fence will be visible traveling east and west along North Outer 40 Road, given the orientation of existing buildings along the roadway and the roadway itself, as well as from the Monarch Chesterfield Levee Trail that crosses the rear of the property near the proposed fence. There are no other proposed physical alterations or modifications to the site design as part of this request.

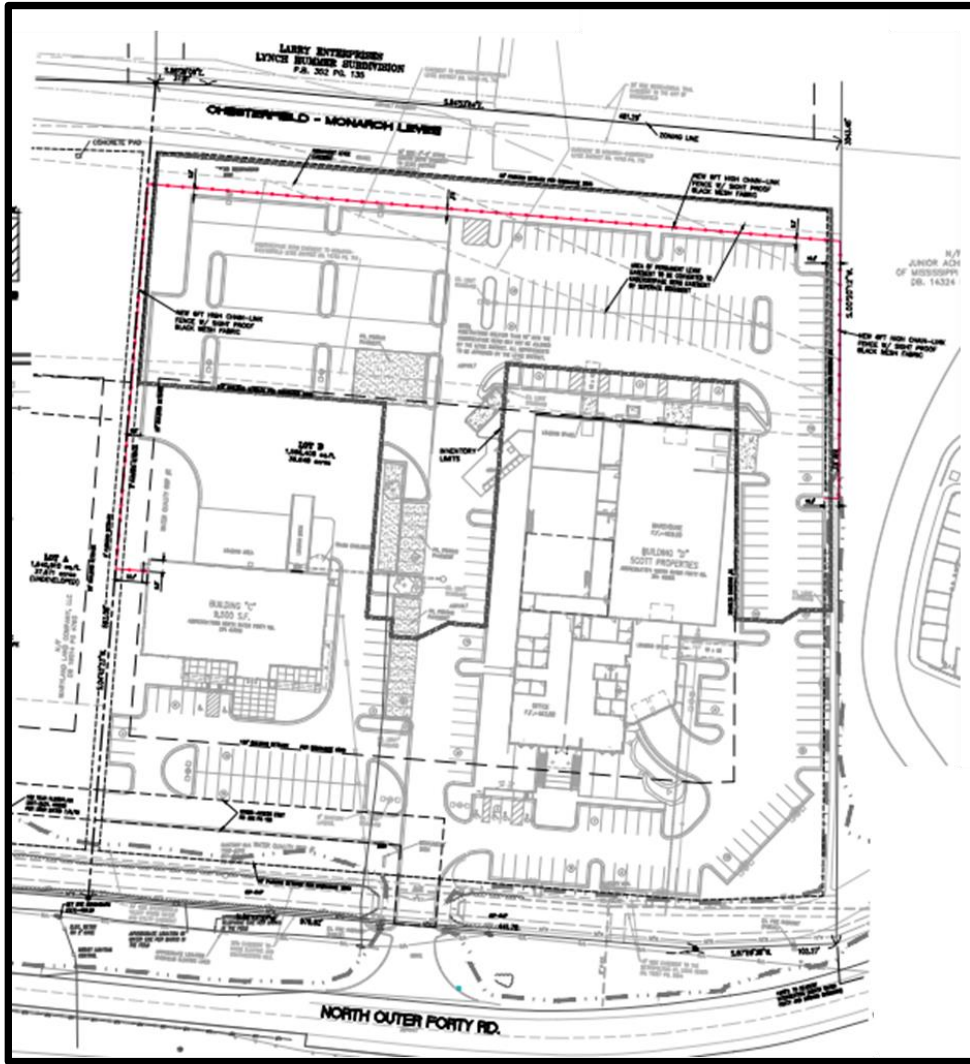


Figure 2: 7th Amended Site Development Section Plan

Circulation System and Access

The subject site is served from a single access drive along North Outer 40 Road, and a cross-access easement provides access between the abutting property to the west (McBride Design Center). Parking spaces and drive aisle locations are to remain in their existing condition. Circulation on the site will not be impacted as the proposed screening does not interfere with the parking area or restrict access once on the site. Open access is proposed for the screened area as there will be no gates enclosing the limits of the fence between the two buildings or along the parking area along the east side of the property.

Topography and Parking

The site is already developed; there will be no change to the relatively flat topography of the site. The 249 existing parking spaces located around the subject site will also not be impacted by this request.

General Requirements for Building Design:

This request is to allow for the installation of a six-foot chain link sight-proof fence on the back end of the property. The proposed fence will enclose the sides and rear of Lot B of the Larry Enterprises-Lynch Hummer subdivision. Specifically, the fence will be located along the east and west property lines beginning near the rear of the existing buildings on the lot and run west across the rear of the parking area.

A. Scale

No changes to the scale of the existing buildings are proposed at this time.

B. Design

No changes are proposed to the existing buildings. The applicant is proposing a six-foot chain link fence with black sight-proof mesh fabric to screen the outdoor inventory area previously approved by the original Site Development Section Plan.



Figure 3: Images of proposed fence design

C. Materials and Color

The proposed fence is similar in style and design to the existing six-foot chain-link fence with black mesh screening located at Beyond Self Storage just west of the subject site along North Outer 40 Road (location labeled in Figure 1 above). The fence at Beyond Self Storage was approved as part of the development’s Site Development Section Plan on July 11, 2016, and can be referenced in Figure 4 below.



Figure 4: Beyond Self Storage fence

The proposed fence requested for Larry Enterprises-Lynch Hummer, Lot B (Scott Properties) is similarly six-feet in height, chain-link material, and will incorporate a sight-proof black mesh material.

D. Landscape Design and Screening

No existing landscaping will be removed or altered in order to accommodate the proposed fence. The proposed fence will serve as sight-proof screening of the outdoor storage of inventory. Views of the inventory will be screened from the Monarch Chesterfield Levee Trail to the north, adjacent property (Junior Achievement) and views from North Outer 40 Road to the east, and the adjacent property to the west (McBride Design Center). All existing screening on the site, including two trash enclosures, will not be changed.

E. Signage

Signage is not proposed to change and is not part of the proposal before the Architectural Review Board.

F. Lighting

No changes to the site lighting are proposed at this time.

DEPARTMENT INPUT

Staff has reviewed the Amended Site Development Section Plan and has found the request to be compliant with all City of Chesterfield code requirements. Staff requests review and recommendation on this submittal for Larry Enterprises-Lynch Hummer, Lot B (Scott Properties).

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Amended Site Development Section Plan for Larry Enterprises-Lynch Hummer, Lot B (Scott Properties), as presented, with a recommendation for approval (or denial) to Staff."

- 2) "I move to forward the Amended Site Development Section Plan for Larry Enterprises-Lynch Hummer, Lot B (Scott Properties) to Staff with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



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**The City of Chesterfield is committed to excellence
in service and overall quality of life:
By being the City of Choice in the St. Louis Region
within which to live, work, play, and visit.**

- City of Chesterfield Mission Statement

The Planning Commission and the Department of Planning and Development Services strive for the above in the review of projects presented to the City of Chesterfield for development. To assist with this process, the Architectural Review Board was established in 1998.

The terms and provisions of the Architectural Review Standards ([Section 04-01 of the Unified Development Code](#)) shall apply to all vacant or undeveloped land and all property to be redeveloped including additions and alterations. Projects will be reviewed by the Architectural Review Board (ARB) to provide recommendations to the Planning Commission and Department of Planning and Development Services.

The Planner assigned to your development project will notify you when the project is ready for submission to the ARB. This may be upon completion of the first full review by the City or upon resubmittal after comments raised by the City have been addressed if said comments will impact the site layout or design. The Planner will work with you and advise you on the appropriate agenda review date for your project.

To aid you in preparing an item for review, the attached information has been developed:

- Project Statistics and Checklist
- Architectural Review Standards

To ensure you have everything you need for ARB review, once the project is ready for ARB submittal, you will be notified by your Project Planner to submit one copy of your full ARB application for review. **This review is done to ensure you have everything you need prior to submitting the required fourteen (14) copies necessary for the meeting. Again, your Project Planner will notify you of all submittal deadline dates as they assist you through this process.*

All items requested must be submitted by the date provided to you by your assigned Planner in order to have the project placed on the ARB's agenda.

If you have questions about the architectural review process, contact your assigned Project Planner, or contact the Planner of the Day at 636-537-4733 or pod@chesterfield.mo.us

Thank you



**ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist**

Date of First Comment Letter Received from the City of Chesterfield _____

Project Title: _____ Location: _____

Developer: _____ Architect: _____ Engineer: _____

PROJECT STATISTICS:

Size of site (in acres): _____ Total Square Footage: _____ Building Height: _____

Proposed Usage: _____

Exterior Building Materials: _____

Roof Material & Design: _____

Screening Material & Design: _____

Description of art or architecturally significant features (if any): _____

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

ARCHITECTURAL REVIEW DESIGN STANDARDS

Please refer to [Section 04-01 of the Unified Development Code](#) for the Architectural Review Design Standards.

ARCHITECTURAL TERMS

Please refer to [Section 10-06 of the Unified Development Code](#) for definitions of Architectural Terms.





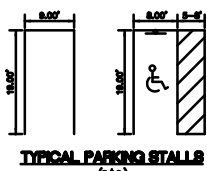
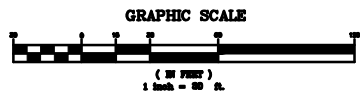
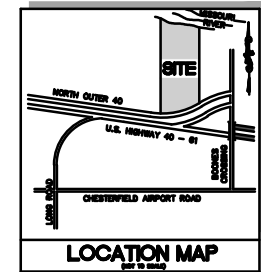
Scott Properties

7th AMENDED SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING PART OF LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION AS RECORDED IN PLAT BOOK 352 PAGE 135 OF THE ST. LOUIS COUNTY RECORDS LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PERTINENT DATA

- OWNER = JOE & LORRETTA SCOTT TRUST
- EXISTING ZONING = P.J. (ORD. #2988)
- LOCATOR NUMBER = 17U810130
- REZONED ACREAGE = 7.09 Acres ±
- TOTAL SITE ACREAGE = 38.84 Acres ±
- FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT = ROCKWOOD R8
- SEWER DISTRICT = M.S.D.
- WATER SHED = BOWEN CREEK
- GAS SERVICE = MISSOURI-AMERICAN WATER CO.
- ELECTRIC SERVICE = SPIRE
- PHONE SERVICE = AMERICAN U/E
- AT&T = AT&T



- ### LEGEND
- EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING TREE
 - EXISTING BUILDING
 - EXISTING CONTOUR
 - SPOT ELEVATION
 - EXISTING UTILITIES
 - FOUND 1/2" IRON PIPE
 - SET IRON PIPE
 - FOUND CRODS
 - FOUND STONE
 - PAVE
 - FIRE HYDRANT
 - LIGHT STANDARD
 - BUSH
 - SOIL
 - NOTES PARKING SPACES
 - GUY WIRE
 - POWER POLE
 - WATER VALVE
 - DESIGNATES RECORD INFORMATION
 - HANDICAPPED PARKING

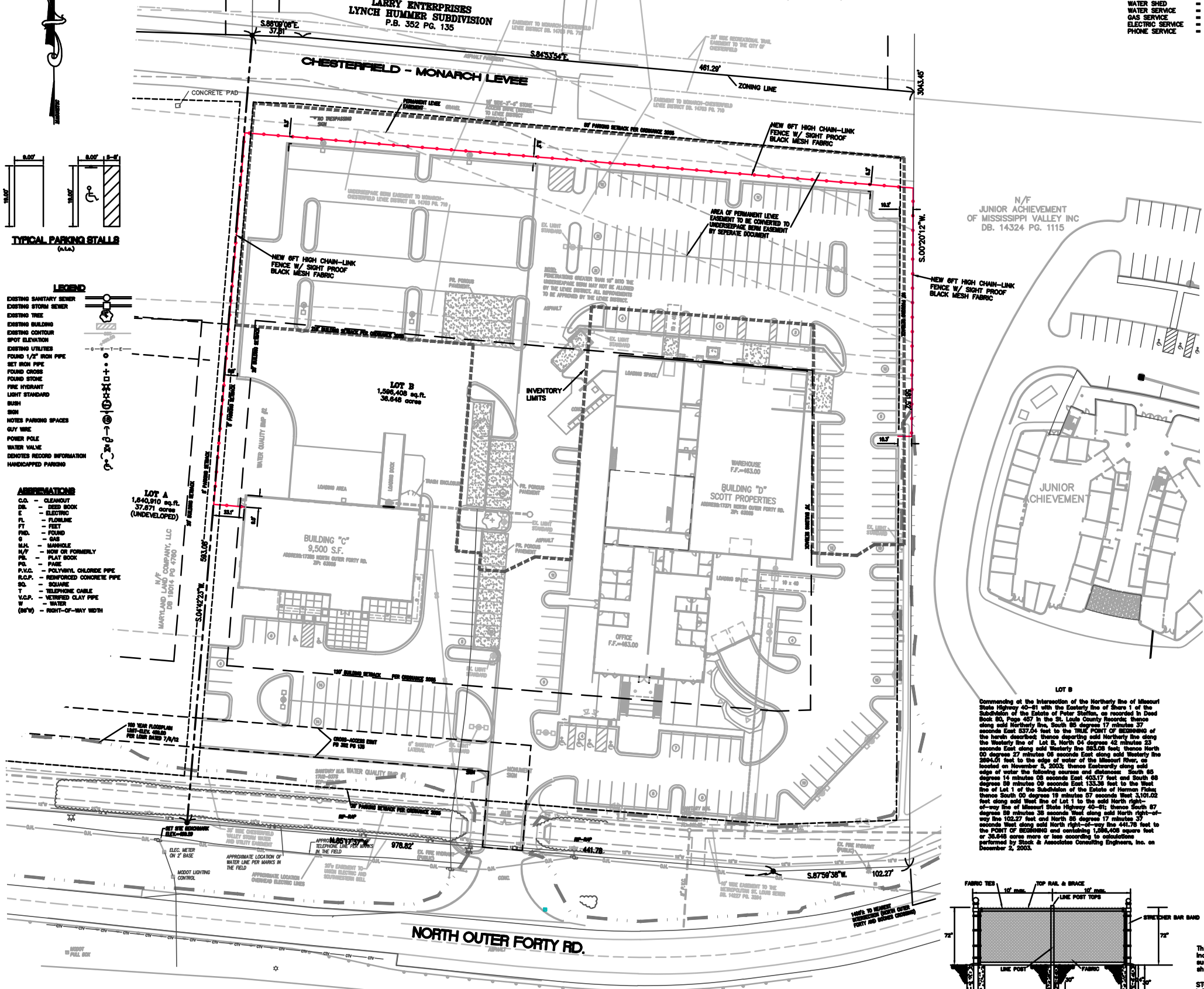
- ### ABBREVIATIONS
- C.A. - CLEANOUT
 - D.B. - DEED BOOK
 - E. - ELECTRIC
 - FL. - FLOWLINE
 - FT. - FEET
 - F.O. - FOUND
 - G. - GAS
 - M.A. - MANHOLE
 - M/F. - NOW OR FORMERLY
 - PL. - PLAT BOOK
 - P. - PAGE
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - SQ. - SQUARE
 - T. - TELEPHONE CABLE
 - W.C.P. - WETTED CLAY PIPE
 - W. - WATER
 - (S.F.) - RIGHT-OF-WAY WIDTH

- ### NOTES
- LOT A 1,840,910 sq. ft. 37.971 acres (UNDEVELOPED)
 - LOT B 1,596,408 sq. ft. 36.648 acres
 - 100 YEAR FLOODPLAIN LIMITS SHOWN FOR LINE 304/42
 - APPROXIMATE LOCATION OF WATER LINE PER MARKS IN THE FIELD
 - APPROXIMATE LOCATION OF OVERHEAD ELECTRIC LINES
 - APPROXIMATE LOCATION OF TELEPHONE LINES IN THE FIELD
 - SOFT EXCAVATION TO BE MADE TO EXISTING AND PROPOSED UTILITY LINES
 - APPROXIMATE LOCATION OF EXISTING AND PROPOSED UTILITY LINES
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 - APPROXIMATE LOCATION OF EXISTING AND PROPOSED UTILITY LINES

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PREPARED FOR
SCOTT PROPERTIES
c/o JOE AND LORRETTA SCOTT
1005 EXECUTIVE PARKWAY, SUITE 300
ST. LOUIS, MO 63141
(314) 542-0105

MRD. BENCHMARKS
11-108 ABBES - Standard Aluminum Dial stamped 24-40 1000 Dial to set along the north end of the North Outer Road of Highway 40 and the information center of the South of Subd. Larch Business, approximately 0.3 mile north of Chesterfield Airport Road.



- ### GENERAL NOTES
1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED.
 3. NO GRADE SHALL EXCEED 3:1 SLOPE.
 4. PARKING CALCULATIONS
EXISTING BUILDING "C"
BUILDING 8,800 S.F./1,000 ± 4.0 = 38 SPACES (MIN. PARKING REQUIREMENT)
MAXIMUM SPACES = 1200 SF/3000 ± 40 SPACES
ACCESSIBLE SPACES REQUIRED = 2 SPACES
LOADING DOCK = 1 SPACES
PARKING PROVIDED = 48 SPACES
EXISTING BUILDING "D"
OFFICE 8,043 S.F./1,000 ± 4.8 = 37 SPACES
WAREHOUSE 22,207 S.F./2,000 ± 11 = 8 SPACES
SPACES REQUIRED = 48 SPACES
LOADING DOCK = 1 SPACES
EXISTING SPACES = 253 SPACES
5. F.A.R. = 0.13
6. OPENSPACE CALCULATIONS
TOTAL LOT AREA = 308,888 S.F. = 7.09 AC.
BUILDINGS = 46,278 S.F./LOT = 15.04%
PAVEMENT = 152,705 S.F./LOT = 48.44%
OPENSPACE = LOT - (BUILDINGS+PAVEMENT)
308,888 - 152,981 = 155,907/308,888 = 50.48%
7. STORMWATER AND STORED WATER PER M.S.D. AND THE CITY OF CHESTERFIELD MISSOURI AND THE MONARCH LEVEE DISTRICT.
8. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.
9. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET) USUALLY AREAS OF POORER BASE FLOOD ELEVATION DETERMINED (ELEVATION 400) AND ZONE "AF" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEES) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 28160C0001 WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015.
10. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
11. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.

Joe and Lorretta Scott Trust (Scott Properties), the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03. (Applicable subsection) of the City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Scott Properties
by: _____
Joe H. Scott Sr.
Owner

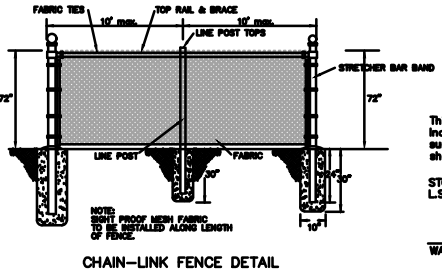
STATE OF MISSOURI } SS.
COUNTY OF ST. LOUIS }
ON THIS _____ DAY OF _____, A.D. 2018,
BEFORE ME PERSONALLY APPEARED _____ TO ME
KNOWN, WHO BEING BY ME SHOWN IN, DID SAY THAT HE/SHE IS THE
OF _____
A CORPORATION IN THE STATE OF _____ AND THAT THE SEAL AFFIXED TO THE
FORWARDING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT
SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY
OF ITS BOARD OF DIRECTORS, AND THE SAID _____
ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.
IN TESTIMONY WHEREOF, I HAVE HEREONTO SET MY HAND AND AFFIXED MY
NOTARIAL SEAL AT MY OFFICE IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2018, by the Chairperson of said Commission, authorizing the recording of this Amended Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as amended by the Director of Planning and Development Services and the City Clerk.
By: Justin Wynn, Director of Planning and Development Services
City of Chesterfield, Missouri
By: Vicki Hoes, City Clerk
City of Chesterfield, Missouri

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this 7th Amended Site Development Section Plan from a field survey and does not represent a property boundary survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. No. 222-D
WALTER J. PFLEGER, P.L.S. No. 2008000728



PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
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St. Louis, MO 63015
PH: (636) 531-9100
FAX: (636) 531-9101
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

SITE DEVELOPMENT SECTION PLAN FOR:
SCOTT PROPERTIES
17385 North Outer Forty Road
City of Chesterfield, Missouri

DATE: Oct. 24, 2018

GEORGE M. STOCK E-28116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 00098

REVISIONS:
1. Per City Comments 10/26/18
2. Per City Comments 10/26/18

DATE: 08/05/18
BY: J.E.F.
CHECKED BY: J.M.S.
DATE: 213-0117
SCALE: 17-U
SHEET NO. 10-00

SHEET TITLE:
SITE DEVELOPMENT SECTION PLAN
SHEET NO.:
C1