



VILD

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November 8, 2007

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

The Planning Commission agenda for **November 15, 2007** will include the following item for your consideration:

RE: Kramer Commerce Center Lot 3 (Cambridge Engineering): Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a 2.858 acre site in a "PI" Planned Industrial District located at the Southeast corner of Long Road Crossing Drive and Spirit Drive North.

Planning Commission:

Stock and Associates, on behalf of Kramer Asset Group, LLC., has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for your review. The Department of Planning has reviewed this petition and submits the following report.

BACKGROUND

1. On February 21, 2001, the City of Chesterfield approved Ordinance 1717 a request for a change of zoning from an "M-3" Planned Industrial District to a "PI" Planned Industrial District for the 19.8 acre tract of land.
2. On June 18, 2007, the City of Chesterfield approved Ordinance 2376 which revised the City of Chesterfield Ordinance to amend the parking setback requirements to allow for shared driveways within the parking setback and to change "green space" to "open space" and the removal of the reference to 'stormwater drainage structures.

SUBMITTAL INFORMATION

1. The request is for a single story office building, consisting of 28,294 square feet.
2. The exterior building materials will be comprised of painted tilt-up concrete panels and glass. The roof is proposed to be a flat membrane. The proposed building is in compliance with the City of Chesterfield Design Guidelines.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on September 20, 2007. The ARB voted by a count of 6 – 1 that the project be forwarded for approval of the Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan to the Planning Commission with the following recommendations:

1. The trash enclosure screening to match the building materials and colors;
2. Addition of varied evergreen trees to the landscape plan; and
3. Provide safe pedestrian access throughout the site.

Through staff review and comments, the petitioner has addressed the Architectural Review Board recommendations

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with City of Chesterfield Ordinances. The Department of Planning requests approval of the Site Development Section Plan.

Respectfully submitted,



Shawn P. Seymour
Project Planner

Respectfully submitted,

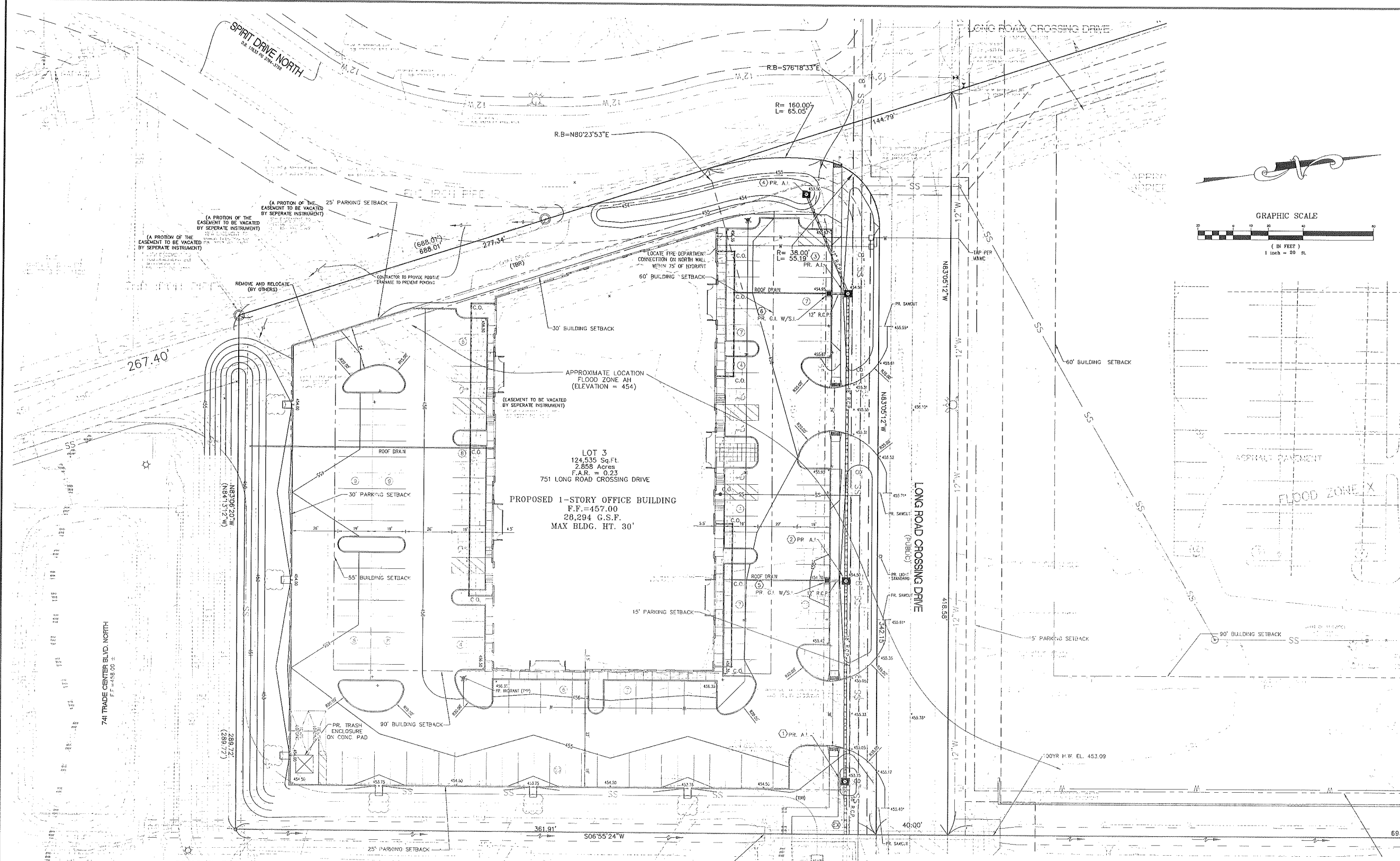


Mara M. Perry, AICP
Senior Planner of Plan Review

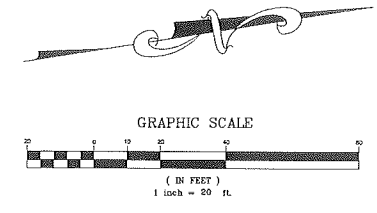
Kramer Commerce Center Lot 3 SDSP
Planning Commission Report
November 8, 2007

Cc: City Administrator
City Attorney
Director of Planning and Public Works

Attachments: Side Development Section Plan
Landscape Plan
Lighting Plan
Architectural Elevations



LOT 3
124,535 Sq.Ft.
2.858 Acres
F.A.R. = 0.23
751 LONG ROAD CROSSING DRIVE
PROPOSED 1-STORY OFFICE BUILDING
F.F. = 457.00
20,294 G.S.F.
MAX BLDG. HT. 30'



10/18/07 - REVISED PER CITY COMMENTS
9/27/07 - REVISED PER CITY COMMENTS

KRAMER COMMERCE CENTER - PROPOSED LOT 3
SITE DEVELOPMENT SECTION PLAN

M.S.D. P# 27914-00
BASE MAP # 17-V

SITE BENCHMARK
ELEV = 458.00
RAILROAD SPIKE IN POWER POLE IS APPROXIMATELY 160' SOUTH OF SOUTHWEST CORNER OF CAMBRIDGE ENGINEERING WAREHOUSE BUILDING

M.S.D. BENCHMARK
M.S.D. BENCHMARK #11-44 ELEV = 451.85
50' ON SOUTHWEST CORNER OF CONCRETE STEP TO HOUSE #17839 CHESTERFIELD AIRPORT ROAD

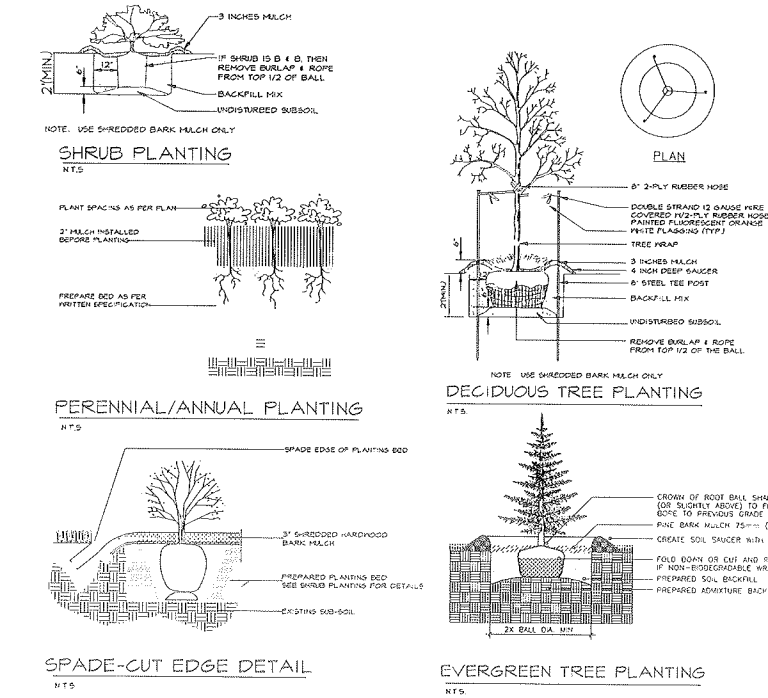
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PLANT SCHEDULE:

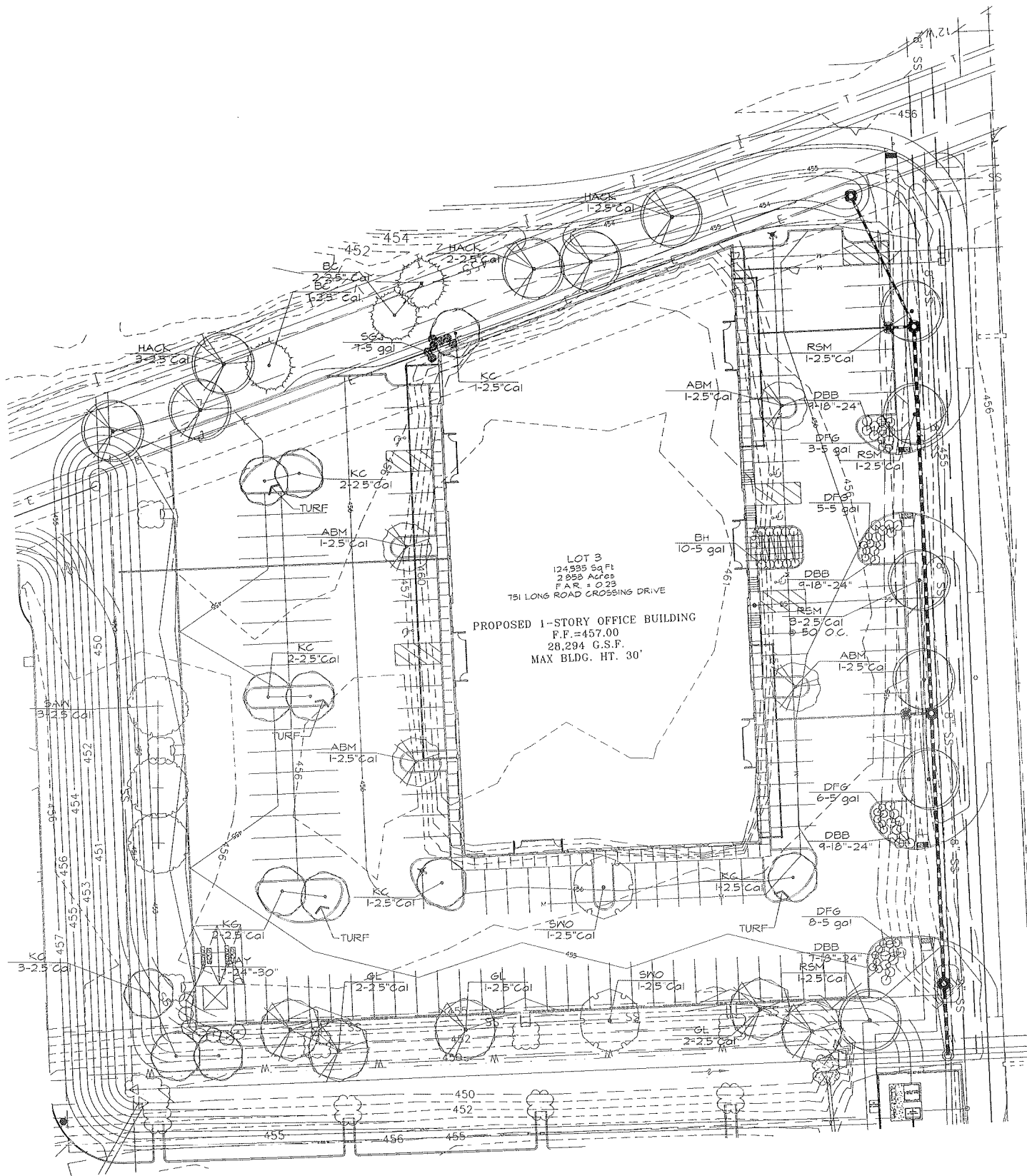
TREES	QTY	BOTANICAL/COMMON	SIZE
ABM	4	Acer freemanii 'Jeffersred' / Autumn Blaze Maple	2.5" Cal
RSM	6	Acer rubrum 'Franksred' / 'Red Sunset' Maple	2.5" Cal
HACK	6	Celtis occidentalis / Common Hackberry	2.5" Cal
SAK	3	Quercus acutissima / Sawtooth Oak	2.5" Cal
SNO	2	Quercus bicolor / Swamp White Oak	2.5" Cal
BC	3	Taxodium distichum / Bald Cypress	2.5" Cal
GL	5	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal
FLOWERING TREES	QTY	BOTANICAL/COMMON	SIZE
KC	12	Prunus serrulata 'Kwanzan' / Kwanzan Cherry	2.5" Cal
SHRUBS	QTY	BOTANICAL/COMMON	SIZE
DBB	34	Evonymus alatus 'Compactus' / Compact Burning Bush	18"-24"
BH	10	Ilex meserveae 'Blue Princess/Prince' TM / Blue Holly	5 gal
SGJ	7	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal
BAY	7	Myrica pensylvanica / Northern Bayberry	24"-30"
GRASSES	QTY	BOTANICAL/COMMON	SIZE
DFG	22	Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass	5 gal

OPEN SPACE CALCULATIONS:

TOTAL AREA:	2.86 ACRES	100%
OPEN SPACE:	0.95 ACRE	33%
PAVEMENT:	1.26 ACRES	44%
BUILDING:	0.65 ACRE	23%



- NOTES**
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public. The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
 - Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RI-TE).
 - Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All lawns and planting beds are to be irrigated with an automatic irrigation system (by others).
 - All mulch to be shredded bark mulch at 3" depth over fabric (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge unless otherwise noted.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
 - The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior to commencement of work.
 - All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant materials to within 18" of trunk of trees or shrubs planted within the grass.
 - All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
 - All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (200# per acre) and bluegrass (18# per acre). Landscape contractor shall offer an alternate price for seed in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 40 days from date of final acceptance. Bare grass more than one square foot per any 50 square feet shall be replaced.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
 - Siltation controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" X 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
 - The minimum setback is 10'-0" from an existing or proposed right of way.
 - A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at 15', evenly dispersed throughout the project.
 - If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1000) dollars, as determined by a plant nursery, the contractor shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
 - Upon release of the landscape Installation Bond, a two (2) year Landscape Maintenance Bond shall be required.



REVISIONS

NO.	DATE	BY
1	JUNE 20, 2001	RVM
2	SEPT. 27, 2001	RVM
3	OCT. 11, 2001	RVM

landscape TECHNOLOGIES
 4101 S. JEFFERSON
 ST. LOUIS, MISSOURI 63104
 Tel: (636) 427-1450
 Fax: (636) 427-1450

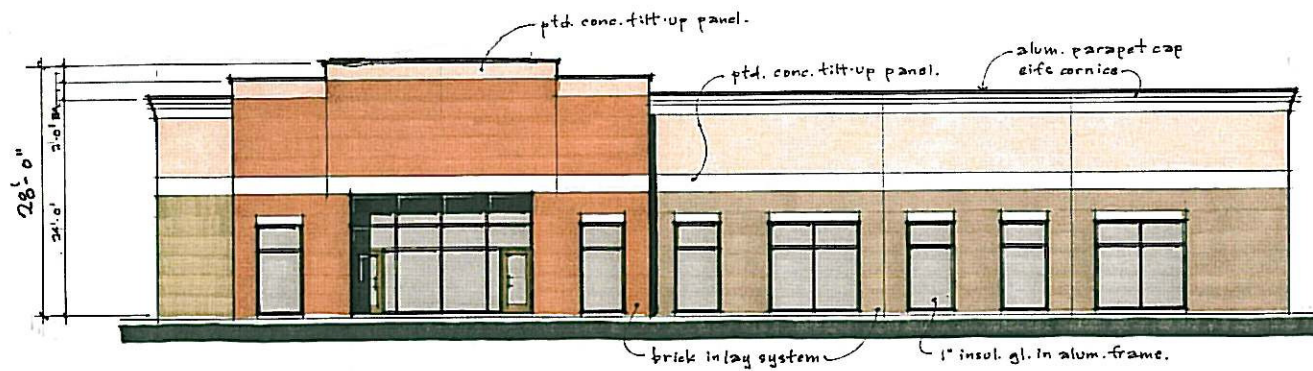
PLANTING PLAN FOR THE PROPOSED LOT 3 - BUILDING B:
Kramer Commerce Center-Lot 3
 CHESTERFIELD, MISSOURI

DRAWN: R. HARRIS
 CHECKED: RVM / G.B.
 DATE: DEC. 29, 2006
 SCALE: 1"=20'-0"
 JOB NO: 2006-249
 SHEET: L-1
 OF ONE SHEET

761 TRADE CENTER BLVD. NORTH



SOUTH.



EAST ELEVATION.

TYPICAL SCALE: 1/8" = 1'-0"
 8-15-07
 Kawher Commerce Center,
 7.022



WEST.



NORTH.