



**VILA.**

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December 5, 2007

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

The Planning Commission agenda for **December 10, 2007** will include the following item for your consideration:

**Chesterfield Valley Center Lot 6 (CMS Communications L.L.C.):** An Amended Site Development Section Plan, and Landscape Plan for a 2.5 acre tract of land zoned “M-3” Planned Industrial District, located at 722 N. Goddard, 500 ft. north of the intersection of Goddard and Chesterfield Airport Rd.

Dear Planning Commission:

Stock and Associates Engineers and Landscape Technologies, have submitted on behalf of CMS Communications L.L.C., an Amended Site Development Section Plan, and Landscape Plan for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

### **BACKGROUND**

On November 30th, 1982, St. Louis County approved Ordinance 10,847 which governs a 21.7 acre tract of land zoned “M-3” Planned Industrial District, located on the north side of Chesterfield Airport Rd.

### **SUBMITTAL INFORMATION**

The request is for an expansion to the parking lot area, including the addition of 39 parking spaces.

DEPARTMENTAL INPUT

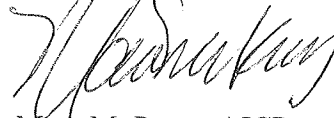
The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Amended Site Development Section Plan and Landscape Plan.

Respectfully submitted,



Charlie Campo  
Project Planner

Respectfully submitted,



Mara M. Perry, AICP  
Senior Planner of Plan Review

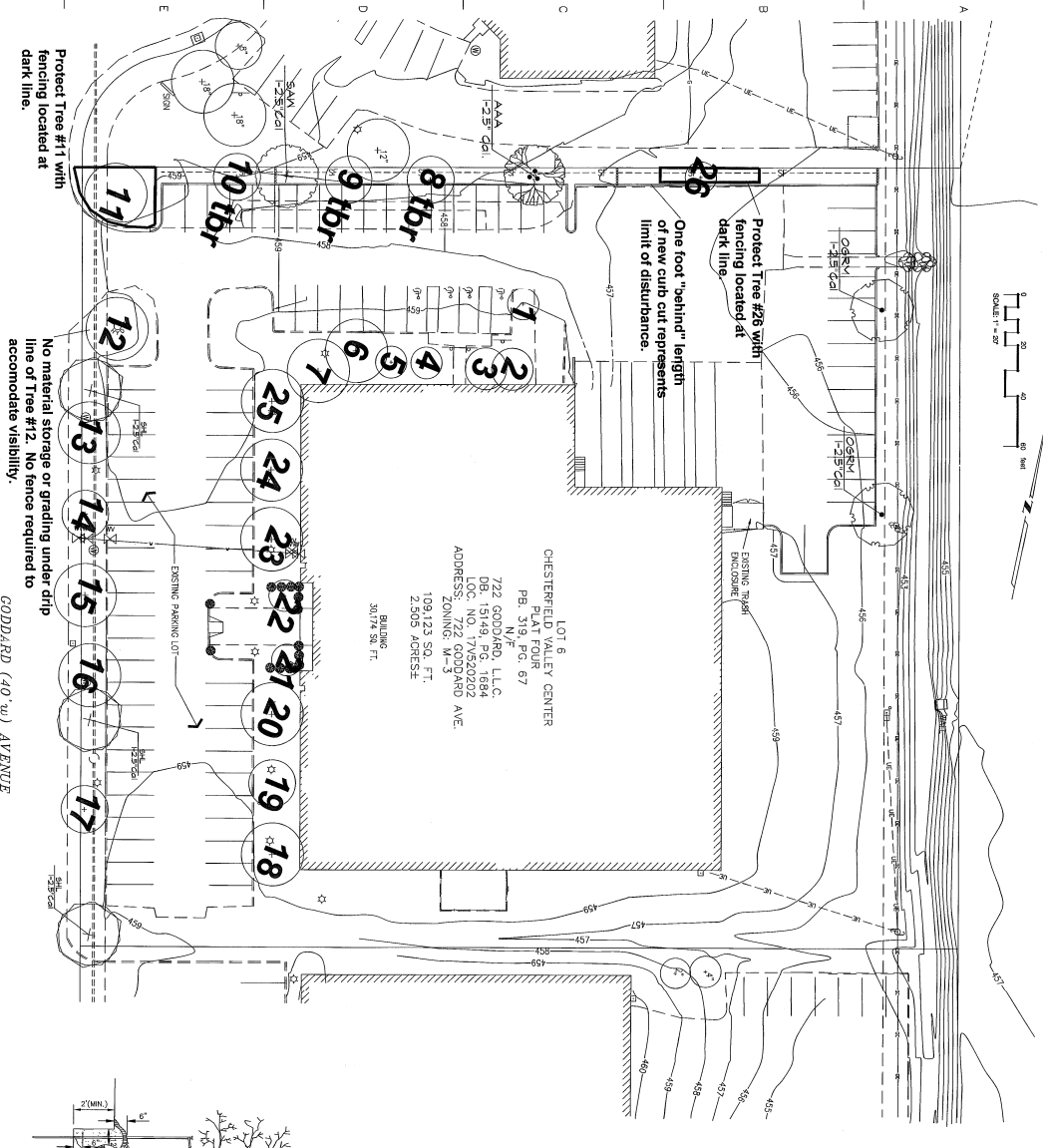
Cc: City Administrator  
City Attorney  
Department of Public Works

Attachments: Amended Site Development Section Plan  
Landscape Plan



LANDSCAPE GUIDELINE SPECS:

- GENERAL:**
- 1) The landscape contractor shall be responsible for the maintenance of the site during the construction period.
  - 2) The landscape contractor shall be responsible for the maintenance of the site during the construction period.
  - 3) The landscape contractor shall be responsible for the maintenance of the site during the construction period.
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- MAINTENANCE:**
- 1) The landscape contractor shall provide a detailed maintenance schedule for the site.
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- TORNSOIL:**
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- MISC MATERIAL:**
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- WARRANTY:**
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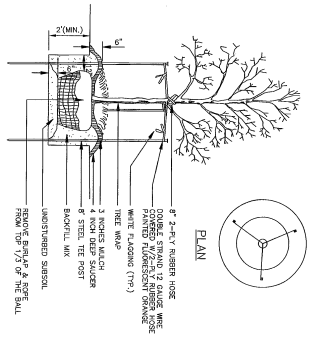
**LANDSCAPE SCHEDULE:**

TREES	QTY	BOTANICAL COMMON	SIZE
AAA	2	Fraxinus americana / Autumn Applause	2 1/2 Cal
AAA	1	Quercus acutissima / SangoCock Oak	2 1/2 Cal
SAM	1	Quercus acutissima / SangoCock Oak	2 1/2 Cal
SUL	3	Gleditsia triacanthos 'Skyline' / Skyline Honeylocust	2 1/2 Cal

The three trees to be removed have a total canopy of 942 sq ft. Four trees are planned for replacement and will provide 1600 sq ft of ultimate canopy (per Chesterfield requirements) satisfying the Chesterfield Tree Ordinance (#2367).

Total Canopy on-site = 9287 sq ft  
Canopy to be removed = 942 sq ft  
Canopy to be protected = 8345 sq ft (90%)

Street Study Prepared by:  
Skip Kincaid, ISA Certified Arborist #MM-0155  
Skip Kincaid & Associates  
1609 Missouri Avenue  
St. Louis, MO 63104  
(314)822-7700  
www.skiatforestry.com



Tree Number	Species	Canopy	Canopy Rating	Spaced	Comments	YR
1	Maple	4	A			
2	Maple	8	B			
3	Maple	4	C			
4	Maple	4	D			
5	Maple	4	E			
6	Maple	8	F			
7	Maple	8	G			
8	Maple	4	H			
9	Maple	4	I			
10	Maple	4	J			
11	Maple	4	K			
12	Maple	4	L			
13	Maple	4	M			
14	Maple	4	N			
15	Maple	4	O			
16	Maple	4	P			
17	Maple	4	Q			
18	Maple	4	R			
19	Maple	4	S			
20	Maple	4	T			
21	Maple	4	U			
22	Maple	4	V			
23	Maple	4	W			
24	Maple	4	X			
25	Maple	4	Y			
26	Maple	4	Z			

This tree study was prepared by Skip Kincaid, ISA Certified Arborist #MM-0155 utilizing a base map prepared in part by Landscape Technologies (Sheet L-1). The numbered tree symbols (and) reflect the existing tree locations on the site. Details about each tree is found in the table below.

Trees number 8, 9, and 10 are to be removed. Replanting of these trees is shown on the landscape plan prepared by Landscape Technologies.

TREE STUDY FOR THE PROPOSED PARKING ADDITION TO  
**CMS Communications**  
722 GODDARD AVENUE CHESTERFIELD, MISSOURI

landscape TECHNOLOGIES  
67 Jacobs Creek Drive  
St. Charles, Missouri 63304  
(636) 420-2200  
Fax: (636) 420-9903



The three trees to be removed each have 400 sq ft of canopy. Four trees are planned for replacement and will provide 1600 sq ft of ultimate canopy (per Chesterfield requirements) satisfying the Chesterfield Tree Ordinance (#2367).

The Preservation Elements Prepared by:  
Skip Kincaid, ISA Certified Arborist #MM-0155  
Skip Kincaid & Associates  
1609 Missouri Avenue  
St. Louis, MO 63104  
(314)822-7700  
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OR ONE SHEET  
L-1