



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type: Site Development Concept Plan

Meeting Date: December 13, 2010

From: Mara Perry, AICP
Senior Planner

Location: 17457 Chesterfield Airport Road

Applicant: THF Chesterfield Seven Development LLC

Description: **Chesterfield Commons Seven:** A Site Development Concept Plan and Conceptual Landscape Plan for a 6.7 acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road, one half mile west of the corner of Chesterfield Airport Road and Boone's Crossing.

PROPOSAL SUMMARY

THF Chesterfield Seven Development LLC. has submitted a Site Development Concept Plan and Conceptual Landscape Plan for Planning Commission review. The request is to establish a conceptual plan for the Chesterfield Commons Seven development with three (3) lots and four (4) conceptual building locations in a "PC" Planned Commercial District.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The site was zoned "NU" Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The zoning was changed from "NU" Non-Urban District to "PC" Planned Commercial District by City of Chesterfield Ordinance 2501 on November 17, 2008.

On June 28, 2010, the Planning Commission approved a one year time extension for the submittal of the Site Development Concept Plan as required by the site specific ordinance.

Land Use and Zoning of Surrounding Properties:

| Direction | Land Use | Zoning |
|-----------|------------------------------|------------------------------|
| North | Interstate 64/ Highway 40-61 | Interstate 64/ Highway 40-61 |
| South | Commercial/Retail | "PI" Planned Industrial |
| East | Commercial/Retail | "PC" Planned Commercial |
| West | Equipment Sales/Vacant | "NU" Non-Urban District |



STAFF ANALYSIS

Zoning

The subject site is zoned “PC” Planned Commercial District. The submittal was reviewed against the requirements of City of Chesterfield Ordinance 2501, and all applicable Zoning Ordinance requirements. The submittal as presented adheres to Ordinance 2501 and all applicable Zoning Ordinance requirements.

Traffic/Access and Circulation

The site is accessed via the existing Arnage Boulevard which is located at a signalized intersection with Chesterfield Airport Road. The required main access to the development from Arnage Boulevard is being shown on the plan. No direct access is to be provided directly to Chesterfield Airport Road or Interstate 64/ Highway 40-61 from the development.

Lighting

A Conceptual Lighting Plan has not been submitted as there are no required street light fixtures in this development. As individual Site Development Section Plans are submitted, parking lot and other lighting for the site will be submitted for review.

Landscaping

A Conceptual Landscape Plan was submitted showing required street trees along Chesterfield Airport Road and Interstate 64/ Highway 40-61 as well as the location of the required thirty (30) foot landscape buffers. More detailed plans for the landscaping of the buffer and other required site landscaping will be shown on individual Site Development Section Plans. The Landscape Plan meets all requirements of the City of Chesterfield Tree Preservation and Landscape Requirements. The City Arborist has reviewed the Conceptual Landscape Plan and had no additional comments.

Signage

The locations of proposed monument signage are not shown on the Site Development Concept Plan. A Sign Package for this site is required by Ordinance. A plan and proposed sign package will be submitted for review and approval by the Department of Planning and Public Works at a later date.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Concept Plan and Conceptual Landscape Plan and has found the application to be in conformance with City of Chesterfield Ordinance 2501, and all other applicable Zoning Ordinance requirements. Staff requests action on the Site Development Concept Plan for Chesterfield Commons Seven.

MOTION

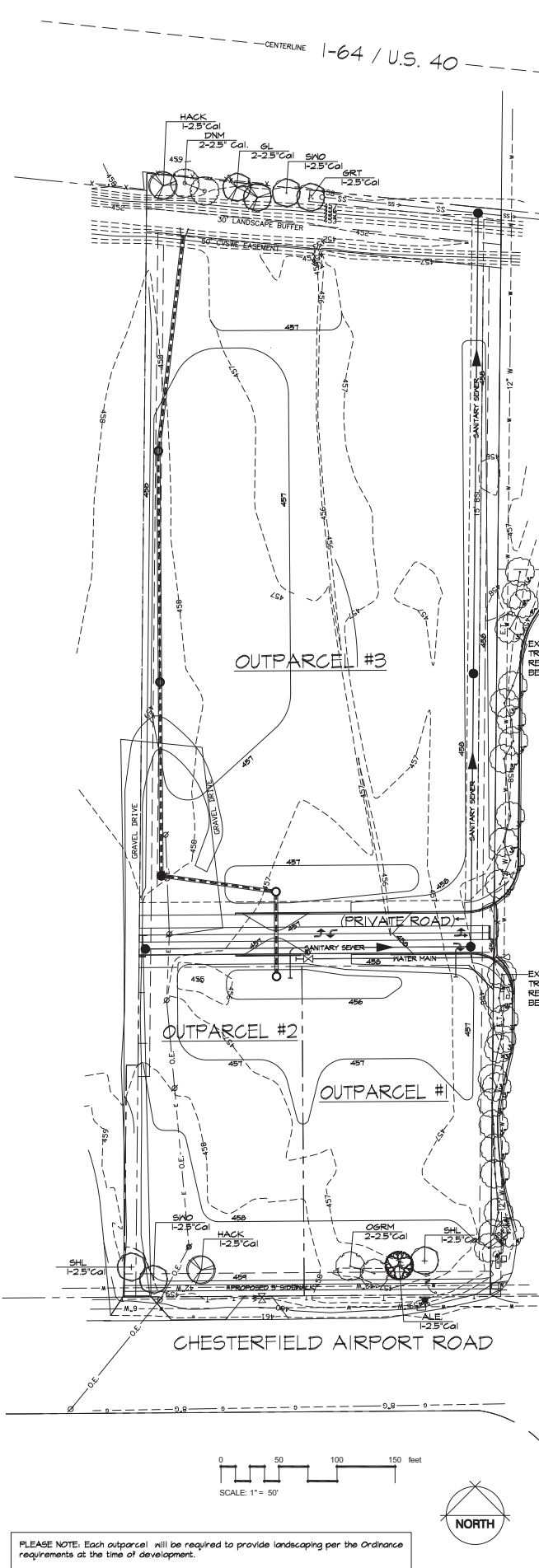
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Concept Plan and Conceptual Landscape Plan for Chesterfield Commons Seven."

- 2) "I move to approve the Site Development Concept Plan and Conceptual Landscape Plan for Chesterfield Commons Seven, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

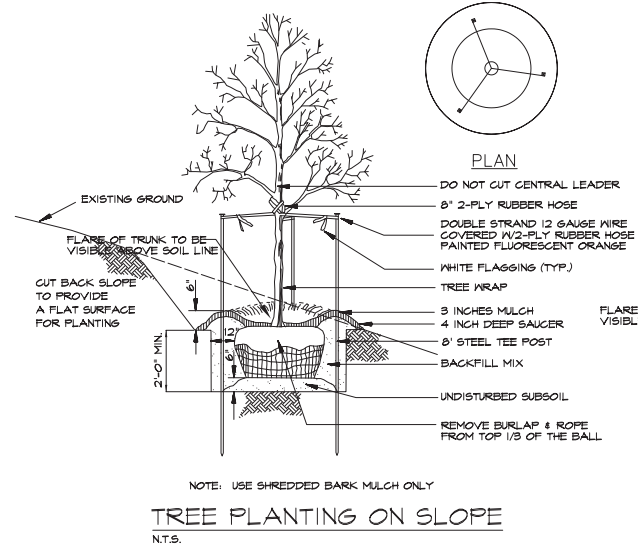
Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments: Site Development Concept Plan
Conceptual Landscape Plan

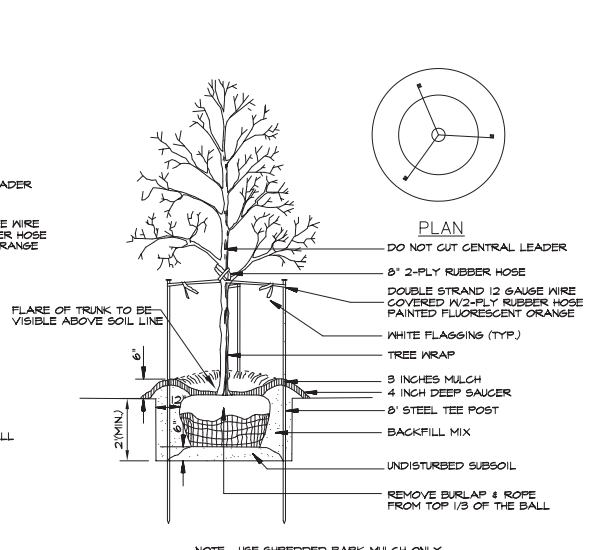


PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME / COMMON NAME | SIZE |
|-------|-----|---|-----------|
| DNM | 2 | Acer platanoides 'Deborah' / Deborah Norway Maple | 2.5" Cal. |
| OGRM | 2 | Acer rubrum 'October Glory' / 'October Glory' Maple | 2.5" Cal. |
| HACK | 2 | Celtis occidentalis / Common Hackberry | 2.5" Cal. |
| SHL | 2 | Gleditsia triacanthos 'Skyline' / 'Skyline' Locust | 2.5" Cal. |
| GRT | 1 | Koelreuteria paniculata / Golden Rain Tree | 2.5" Cal. |
| SWO | 2 | Quercus bicolor / Swamp White Oak | 2.5" Cal. |
| GL | 2 | Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden | 2.5" Cal. |
| ALE | 1 | Ulmus parvifolia 'Emer I' / Athena Lacebark Elm | 2.5" Cal. |



NOTE: USE SHREDDED BARK MULCH ONLY
TREE PLANTING ON SLOPE
 N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY
DECIDUOUS TREE PLANTING
 N.T.S.

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. Coordinate locations of trees with the location of proposed light standards, fire hydrants and utilities.
- 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-RITE).
- Plant material are to be planted in the same relationship to grade as was given in nursery conditions.
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spike-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 1/2" 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 groundcover to within 12" of trunk of trees or shrubs planted within the area.
- 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 (300# 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 90 days from date of final acceptance. Bare areas 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 30'-0" from an existing or proposed right of way.
- One (1) tree is required for every fifty (50) lineal feet of street frontage.
- Landscape islands shall be placed at the ends of parking aisles as required by Ordinance #2512 of the City of Chesterfield Zoning Ordinance.
 - There shall be a minimum landscape width of nine (9) feet and a minimum area of 100 square feet. Provide one (1) deciduous tree per island.
 - At the end of double row parking, a minimum of 210 square feet shall be provided for with a minimum of two (2) deciduous trees per island.
 - Islands shall have plantings consisting of groundcovers such as shrubs, ivy, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.
- Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without in-ground irrigation systems. (Examples: Turf-type Tall Fescue blend less than five years old, and CrossFire, a semi-dwarf variety, blended with 5-10% bluegrass and referred to as a Transition mix).
- A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', 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 (1,000) dollars, as determined by a plant nursery, the petitioner 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 | BY |
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landscape TECHNOLOGIES

417.636.1234
 417.636.1235
 517.636.1236
 517.636.1237
 MO Landscape Architectural Corporation #2006008702

Diana M. W. [Signature]
 Landscape Architect
 MISSOURI REGISTERED PROFESSIONAL ARCHITECT
 LICENSE # 000000000

**PLANTING PLAN FOR THE PROPOSED
 Chesterfield Commons Seven
 CHESTERFIELD, MISSOURI**

DRAWN
 R. WARDIS
 CHECKED
 R.W.
 DATE
 11/5/10
 SCALE
 1"=50'-0"
 JOB No.
 2010-134
 SHEET
L-1
 OF ONE SHEET