



VII. B.

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

Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: December 13, 2010

From: Mara Perry, AICP
Senior Planner

Location: Chesterfield Commons West, Lot 6C

Applicant: THF Realty, Meyer & Associates and Wolverton & Associates

Description: **Chesterfield Commons West, Lot 6C (Gordman's):** A Site Development Section Plan, Landscape Plan and Architectural Elevations for a 6.824 acre tract of land zoned "PC" Planned Commercial District located on the west side of RHL Drive between THF Boulevard and Edison Avenue.

PROPOSAL SUMMARY

THF Realty, Meyer & Associates and Wolverton & Associates, have submitted on behalf of THF Chesterfield Three Development LLC, a Site Development Section Plan, Landscape Plan, and Architectural Elevations for Planning Commission review. The request is for a 48,459 square foot retail building, located on Lot 6C of the Chesterfield Commons West subdivision. The exterior building materials will be comprised of Chisel-face cmu, smooth cmu, brick, glass, EIFS and pre-cast concrete accents. The roof is proposed to be a flat membrane roof system surrounded by a parapet wall of varying height.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

In June of 2001, this development was zoned "PC" Planned Commercial District via Ordinance 1624. In February of 2005, Ordinance 1624 was repealed and replaced with Ordinance 2156 which allowed limited outdoor seasonal storage.

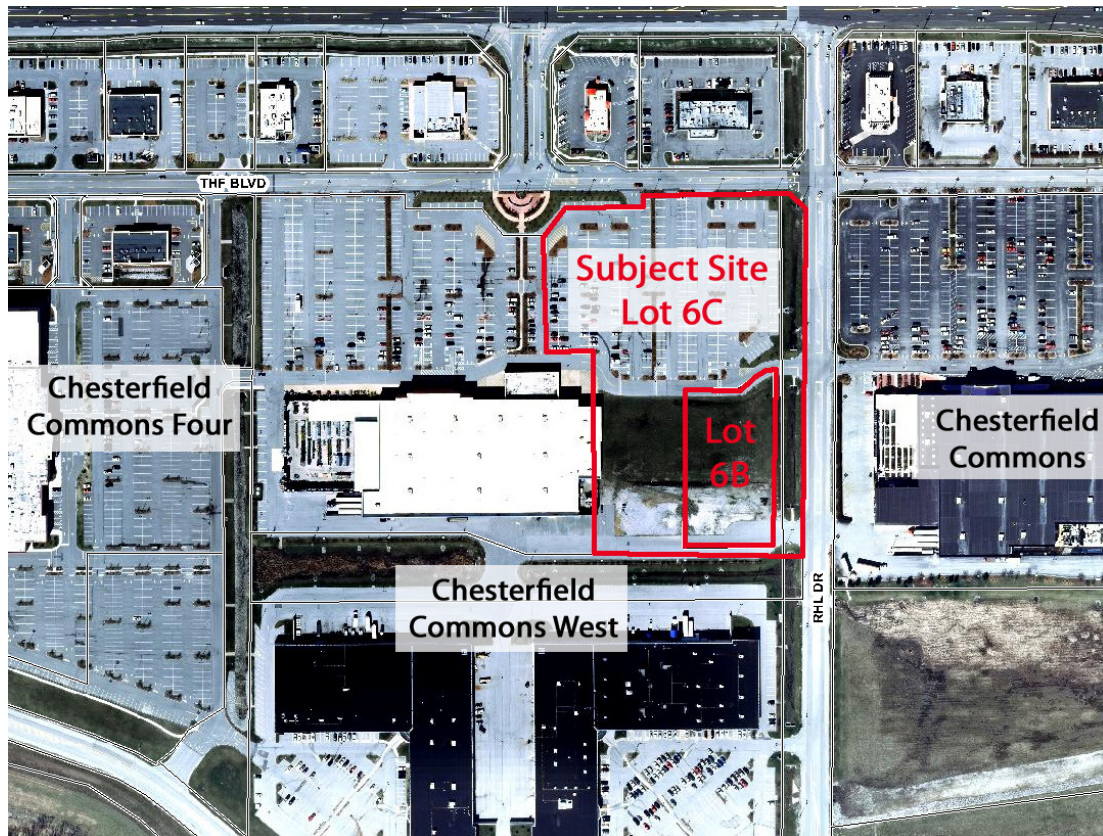
A Site Development Concept Plan and various amendments to that plan were approved from 2001 through 2004.

A record plat for Plat One and Plat Two of the development were both approved by the City Council in July of 2005. A third record plat to split Lot 6 into three parcels was approved in March of 2010.

Site Development Section Plans for the Home Depot and various outlots were approved from 2002 through 2005. A Site Development Section Plan for the adjacent Lot 6B was approved for the construction of a new Aldi's location by the Planning Commission in June 2010.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Chesterfield Commons Six	"C8" Planned Commercial District
South	Chesterfield Commons West	"PI" Planned Industrial District
East	Chesterfield Commons	"PC" Planned Commercial District
West	Chesterfield Commons Four	"PI" Planned Industrial 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 2156, and all applicable Zoning Ordinance requirements. The submittal as presented adheres to Ordinance 2156 and all applicable Zoning Ordinance requirements.

Architectural Elevations

The project was reviewed by the Architectural Review Board on November 18, 2010. The Board had the following recommendations:

- a. The metal panel presented at the meeting is to replace the EIFS with horizontal reveals shown on the front elevations.
- b. The trash enclosure is to be changed from chain link to a masonry material to match the building.
- c. The board had concerns about fading of the deep purple EIFS color and wanted to ensure that this color will be maintained.

A motion was passed to forward the project to Planning Commission for approval by a vote of 5-0. Amendments have been made to the architectural elevations to designate the metal panel material and change the trash enclosure material to match the building materials. The architect has submitted information concerning the way the color will be maintained on the EIFS material. A copy of that has been attached.

Traffic/Access and Circulation

The site can be accessed by RHL Drive from the east and by THF Boulevard from the north. There are no proposed changes to the access and circulation that was recently approved with the Site Development Section Plan for the adjacent Lot 6B.

Parking

Parking for the site will be provided in the existing Chesterfield Commons West parking lot to the north. There will be a loss of eight existing parking spaces to provide for on site MSD water quality requirements. The number of parking spaces provided meets the requirements of the Off-Street Parking, Stacking, and Loading Regulations section of the City of Chesterfield Zoning Ordinance.

Landscaping

A Landscape Plan was submitted showing two planters along the sidewalk in front of the proposed building. This matches the planters that are used through the Chesterfield Commons developments. No changes are being made to the existing landscaping in the development. The Landscape Plan meets all requirements of the City of Chesterfield Tree Preservation and Landscape Requirements. The City Arborist has reviewed the Landscape Plan and had no additional comments.

Lighting

No changes are being made to the existing parking lot lighting. The proposed Architectural Lighting matches what has been previously approved throughout the Chesterfield Commons developments.

Signage

Signage is approved under a separate process and will be reviewed against the approved Sign Package for the development.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations and has found the application to be in conformance with City of Chesterfield Ordinance 2156, and all other applicable Zoning Ordinance requirements. Staff requests action on the Site Development Section Plan for Chesterfield Commons West, Lot 6C.

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 Section Plan, Landscape Plan and Architectural Elevations for Chesterfield Commons West Lot, 6C (Gordman's)."
- 2) "I move to approve the Site Development Section Plan, Landscape Plan and Architectural Elevations for Chesterfield Commons West, Lot 6C (Gordman's), 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 Section Plan
Landscape Plan
Architectural Elevations
Letter from Meyer & Associates re: EIFS Maintenance



Meyer & Associates, Architects

November 22, 2010

City of Chesterfield, MO
Planning & Development Services Department
690 Chesterfield Parkway West
Chesterfield, MO 63017

RE: GORDMANS AT CHESTERFIELD COMMONS WEST

Dear Sir or Madam:

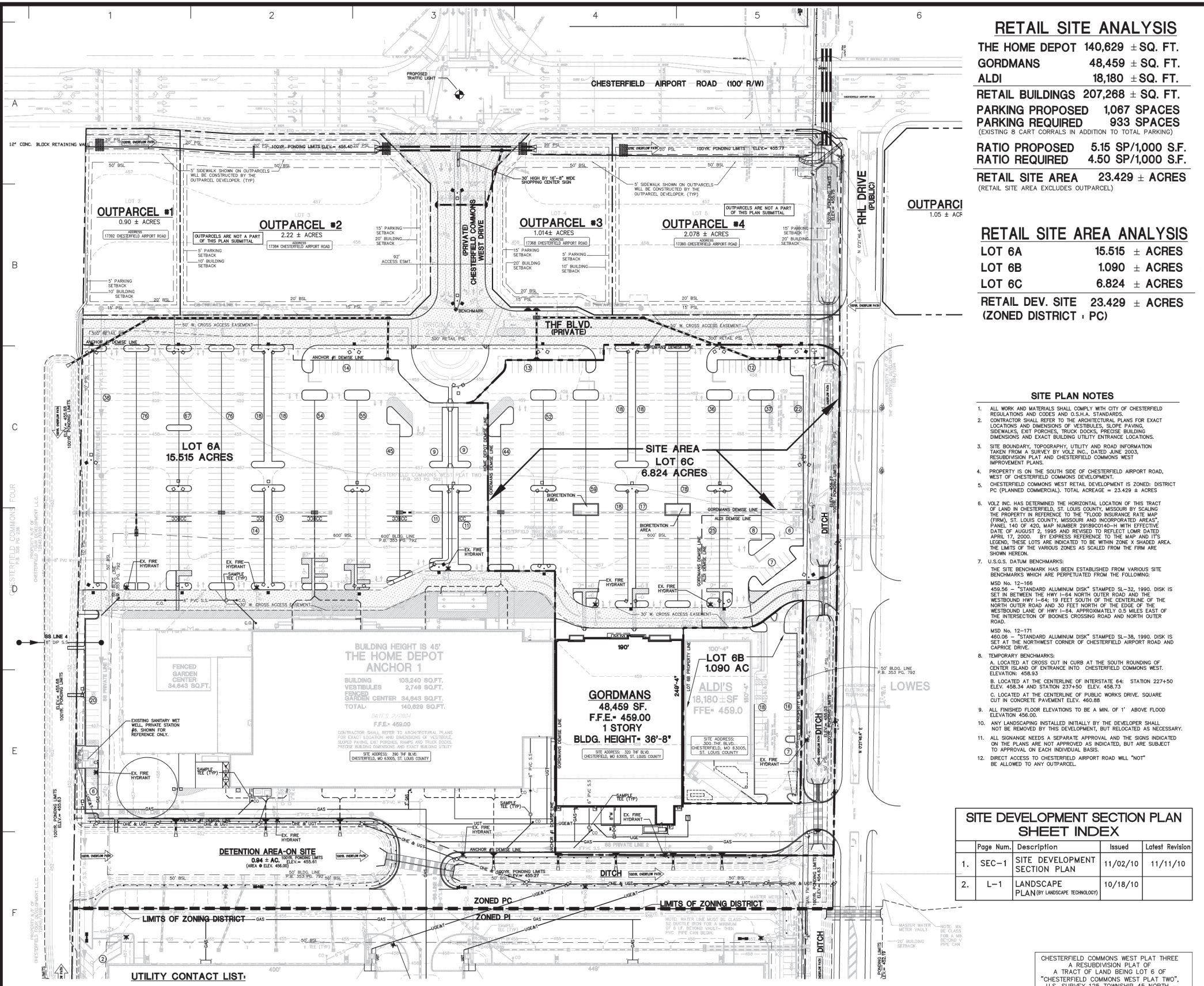
The purpose of this letter is to provide additional information regarding the proposed eggplant EIFS color on the above referenced Project. Typically, EIFS has an acrylic-based coating for its finish coat. For darker, deep colors like the eggplant color, a siliconized-based finish coating is specified on Gordmans Projects. Essentially, a siliconized sealer is incorporated into the finish coating which makes it more resistant to UV which is the root cause for fading colors.

Upon your review if you should have any questions or need any other information, please feel free to contact me directly at (402) 391-1823 or via email at dkerns@meyerarchitecture.com.

Respectfully Submitted,

Dan Kerns

CC Harvey Swenson, Gordmans, via email
Drew Bextermueller, THF Realty, via email



UTILITY CONTACT LIST:

COUNTY WATER: MISSOURI-AMERICAN WATER COMPANY, 727 CRAIG ROAD, ST. LOUIS, MO 63141. CONTACT: MS. MARIANN KLEMM, PHONE: (314) 999-2464. FAX: (314) 999-2464. CONTACT: ROGER THOMAS (WATER TAPS), PHONE: (314) 999-2464. FAX: (314) 999-2464. EMERGENCY: (314) 999-2420. CONTACT: JEFFREY M. MICHAEL, TRACY, PHONE: (314) 999-2420. FAX: (314) 999-2420. EMERGENCY: (314) 999-2420.

SANITARY SEWER: METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD), 2300 MARKET STREET, ST. LOUIS, MO 63103-2555. CONTACT: JONATHAN MICHAEL BUSCHER, PHONE: (314) 788-2772. FAX: (314) 514-0888. CONTACT: JASON PETERSON, PHONE: (314) 788-2772. FAX: (314) 788-2772. EMERGENCY: (314) 788-2772.

FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT, 13725 OLIVE BOULEVARD, ST. CHARLES, MO 63101. CONTACT: MR. DAVID NICHOLS, PHONE: (314) 514-3333. FAX: (314) 514-3333.

GAS COMPANY: LACLELLE GAS COMPANY, 720 OLIVE ST. ROOM 1408, ST. LOUIS, MO 63101. CONTACT: MS. KELLY BRAMER, PHONE: (314) 542-0979. FAX: (314) 436-3099. EMERGENCY: (800) 867-4173.

TELEPHONE COMPANY: AT&T, 422 N 3RD ST, ST. LOUIS, MO 63106. CONTACT: MS. SHERRY SODERLIE, PHONE: (636) 949-4230. FAX: (636) 949-4230.

CHARTER COMMUNICATIONS: 6818 WEST FLORENCE AVE, ST. LOUIS, MO 63136. PHONE: (314) 389-8900. FAX: (314) 389-3663.

MO COMMUNICATIONS: PHONE: (800) 444-3333. CONTACT: MR. JAMES HULL, PHONE: (314) 815-8854. FAX: (314) 815-8854.

QUEST COMMUNICATIONS: PHONE: (800) 860-2255.

CITY ENGINEER: CITY OF CHESTERFIELD/PUBLIC WORKS, 800 CHESTERFIELD PARKWAY WEST, CHESTERFIELD, MO 63071-0780. PHONE: (636) 537-4792. FAX: (636) 537-4742.

MONARCH-CHESTERFIELD VALLEY LEVEE DISTRICT: ENGINEERING: STANTEC CONSULTING SERVICES, INC., 1509 SCARLES AVE., SUITE 250, ST. LOUIS, MO 63026. CONTACT: MR. BRIAN WELSH, P.E., PHONE: (314) 878-8800. FAX: (314) 878-9848.

AVIATION: AIRPORT: SPIRIT OF ST. LOUIS AIRPORT, 18270 EDSON AVE., SUITE 100, CHESTERFIELD, MO 63005. CONTACT: MR. ANDREW E. RAMOS, PHONE: (636) 532-2222. FAX: (636) 532-4888.

TRAFFIC: ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, 5th FLOOR, 41 SOUTH CENTRAL AVENUE, ST. LOUIS, MISSOURI 63105. CONTACT: MR. JAMES HULL, PHONE: (314) 815-8854. FAX: (314) 815-8854.

SCHOOL DISTRICT: ROCKWOOD SCHOOL DISTRICT, 111 E. NORTH STREET, ST. LOUIS, MO 63025.

WOLVERTON AND ASSOCIATES, INC. REPRESENTS THAT, IN THE CONSULTANT'S PROFESSIONAL OPINION, THE ATTACHED PLANS COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA), AS AMENDED, AND WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY REQUIREMENTS.

NOTE: NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE HIGH-WATER LIMITS OF THE STORM WATER CHANNEL / DETENTION AREAS. NO PLANTING WITHIN 5' OF RETAINING WALLS.

NOTE: DIRECT ACCESS TO CHESTERFIELD AIRPORT ROAD WILL "NOT" BE ALLOWED TO ANY OF THE OUTPARCELS.

GEOTECHNICAL ENGINEER'S STATEMENT
Midwest Testing, Inc., at the request of The Really, has provided geotechnical services for the project proposed hereon. A geotechnical investigation was conducted for this project, the findings of which indicate that the earth-retention systems are suitable for the development proposed herein pursuant to the geotechnical findings and recommendations set forth in our December 1999 report, titled "Geotechnical Investigation - Chesterfield Valley Crossing-Chesterfield, Missouri."

ARCHITECT-
MEYER + ASSOCIATES ARCHITECTS
1056 N. 8TH STREET, SUITE 200
OMAHA, NE 68154
CONTACT: MR. DAN KEFINS
PHONE: (402) 391-1823 Ext. 205
FAX: (402) 391-5645

OWNER/DEVELOPER
THE CHESTERFIELD THREE DEVELOPMENT, L.L.C.
2127 INNERBELT BUSINESS CENTER DRIVE
SUITE 200, ST. LOUIS, MO 63114
CONTACT: MR. DREW BEXTERMUELLER
TELEPHONE: (314) 429-0900
FAX: (314) 429-0999

STATE OF MISSOURI
Professional Engineer No. E-20132
Richard D. Laughton, P.E.
Missouri Registration No. E-20132
Date: 11/14/2003

STATE OF MISSOURI
Professional Engineer No. PE-2003021199
David Mark Woolridge
Missouri Registration No. PE-2003021199
Date: 11/11/10

SCRIPT: SEC1-60A.SCR

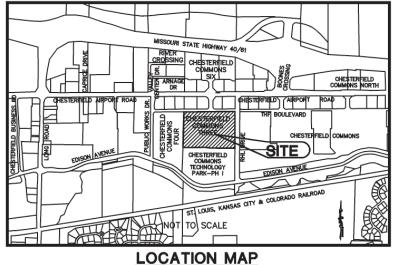
RETAIL SITE ANALYSIS

THE HOME DEPOT 140,829 ± SQ. FT.
GORDMANS 48,459 ± SQ. FT.
ALDI 18,180 ± SQ. FT.

RETAIL BUILDINGS 207,288 ± SQ. FT.
PARKING PROPOSED 1,067 SPACES
PARKING REQUIRED 933 SPACES
(EXISTING 8 CART CORRALS IN ADDITION TO TOTAL PARKING)

RATIO PROPOSED 5.15 SP/1,000 S.F.
RATIO REQUIRED 4.50 SP/1,000 S.F.

RETAIL SITE AREA 23,429 ± ACRES
(RETAIL SITE AREA EXCLUDES OUTPARCELS)



RETAIL SITE AREA ANALYSIS

LOT 6A 15.515 ± ACRES
LOT 6B 1.090 ± ACRES
LOT 6C 6.824 ± ACRES

RETAIL DEV. SITE 23,429 ± ACRES
(ZONED DISTRICT : PC)



SCRIPT FOR A SITE DEVELOPMENT PLAN

Name of Owner: THE CHESTERFIELD THREE DEVELOPMENT, L.L.C.

In connection with a change of zoning for the following described property from _____ P-C _____ to _____ P-C _____ (prior zoning) (present zoning)

A tract of land being Lot 6 of "Chesterfield Commons West Plat Two", a subdivision according to the plat there of recorded in Plat Book 353 page 792 of the St. Louis County Records, in U.S. Survey 125, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the West right of way line of RHL Drive, varying width, with the South line of Lot 5 of said "Chesterfield Commons West Plat Two", thence Southwardly along the West line of RHL Drive, varying width, the following courses and distances: South 00 degrees 32 minutes 41 seconds East 91.11 feet and South 00 degrees 21 minutes 46 seconds West 789.31 feet to the South line of said "Chesterfield Commons West Plat Two", thence along said South line South 89 degrees 38 minutes 12 seconds West 1125.97 feet to the East line of "Chesterfield Commons West Plat Two" a subdivision according to the plat thereof recorded in Plat Book 356 page 236 of the St. Louis County Records; thence North 00 degrees 34 minutes 15 seconds East 879.46 feet along said East line to the North line of Lot 6 of "Chesterfield Commons West Plat Two"; thence along Eastwardly along said North line of Lot 6 the following courses and distances: North 89 degrees 35 minutes 06 seconds East 484.79 feet, North 44 degrees 35 minutes 06 seconds East 42.69 feet, North 00 degrees 24 minutes 54 seconds West 164.37 feet, North 45 degrees 25 minutes 05 seconds West 70.18 feet, North 89 degrees 35 minutes 06 seconds East 221.02 feet, South 44 degrees 35 minutes 06 seconds West 77.79 feet, South 00 degrees 24 minutes 54 seconds East 175.30 feet, South 45 degrees 24 minutes 54 seconds East 37.51 feet, North 89 degrees 35 minutes 06 seconds East 99.85 feet, South 04 degrees 46 minutes 23 seconds East 26.96 feet and North 89 degrees 35 minutes 06 seconds East 363.75 feet to the point of beginning and containing 23,429 Acres according to survey by Volz Inc. during December 2009.

The Chesterfield Three Development, L.L.C. the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003, 140 P.C. of City of Chesterfield Ordinance #624, do hereby (Name of Owner(s)) (Name of Corporation) 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 Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council. (Signature: _____) (Name Typed): THE Chesterfield Three Development, L.L.C.

State of MISSOURI) SS.)
County of ST. LOUIS)

On this 11 day of NOVEMBER, A.D., 2010, before me personally appeared _____ MICHAEL H. STAENBERG, to me known, who, being by me sworn in, did say (Name of Corporation) that he/she is the _____ MANAGER of the THE Chesterfield Three Development, L.L.C. a corporation in the State of _____ MISSOURI, and that the seal affixed to the foregoing instruments 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 MICHAEL H. STAENBERG (Name of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

This Site (Development) Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____ by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Planning and Development Services Director and the City Clerk.

SITE DEVELOPMENT SECTION PLAN FOR LOT 6C (GORDMANS) AT CHESTERFIELD COMMONS WEST

GOVERNING ORDINANCE NO. 2156

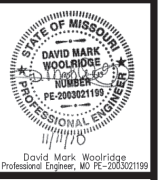
GRAPHIC SCALE
1 inch = 60 ft.

LOCATOR# 17U330310
MSD P-0024297-00 BASE MAP 17-U

SITE DEVELOPMENT SECTION PLAN SHEET INDEX

Page Num.	Description	Issued	Latest Revision
1.	SEC-1 SITE DEVELOPMENT SECTION PLAN	11/02/10	11/11/10
2.	L-1 LANDSCAPE PLAN (BY LANDSCAPE TECHNOLOGY)	10/18/10	

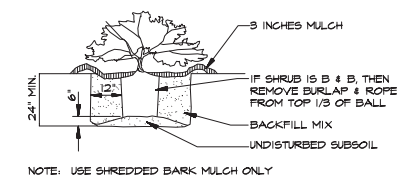
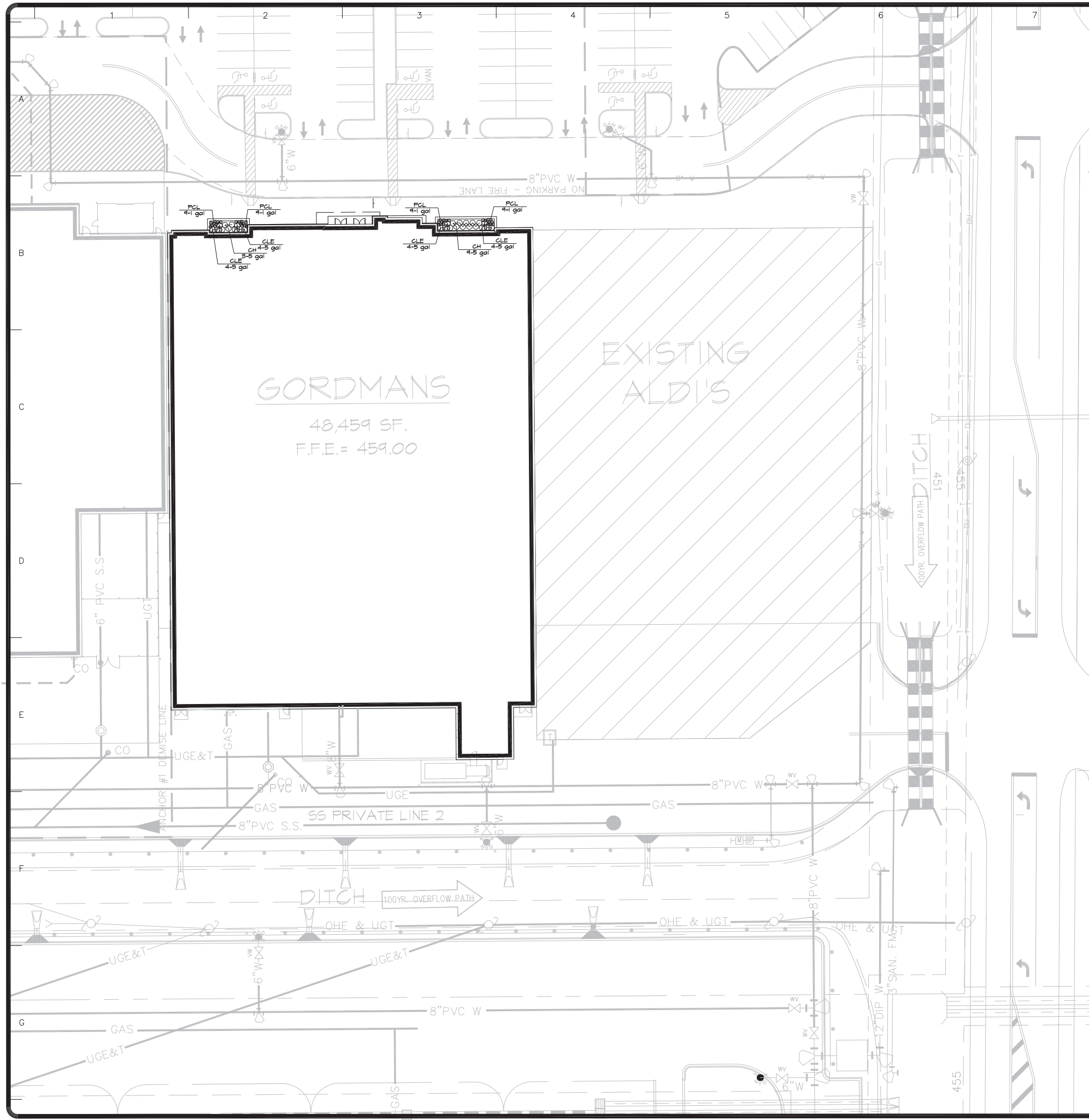
Wolverton & Associates
Consulting Engineers & Land Surveyors
Professional Engineering Corporation, MO Certificate # 001412
6747 North Lindbergh Blvd., Suite 103, St. Louis, MO 63119
Phone: (770) 447-8999 Fax: (770) 447-9070
www.wolverton-associates.com



MSD PROJECT NO. P-0024297-01/BASE MAP 17-U3
CHESTERFIELD COMMONS WEST LOT 6C (GORDMANS)
CHESTERFIELD, ST. LOUIS COUNTY, MO.
THE CHESTERFIELD THREE DEVELOPMENT, L.L.C.
ST. LOUIS, MO.

REVISIONS	BY

DRAWN BY CRP
CHECKED BY DMW
DATE: 11/11/2010
SCALE: 1"=60'
JOB No. 10-183
SHEET NUMBER SEC-1
OF SHEETS 1



SHRUB PLANTING
N.T.S.

PLANT SCHEDULE			
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
CLE	16	Clethra alnifolia 'Hummingbird' / 'Hummingbird' Summersweet	5 gal
CH	12	Ilex meserveae 'China Bay/Girl' TM / China Bay/Girl Holly	5 gal
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
PCL	36	Lamium maculatum 'Pink Chablis' / Pink Chablis Lamium	1 gal

NOTES:

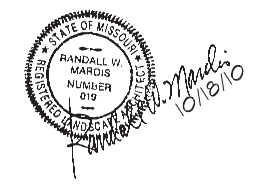
- Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- Plant material are to be planted in the same relationship to grade as was grown 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.
- 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.
- 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.
- 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
- 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.

REVISIONS	BY

landscape TECHNOLOGIES
 417 Lincoln Center Drive
 St. Charles, Missouri 63004
 Tel: (636) 428-4899
 Fax: (636) 428-4899
 MO Landscape Architectural Corporation #200000182

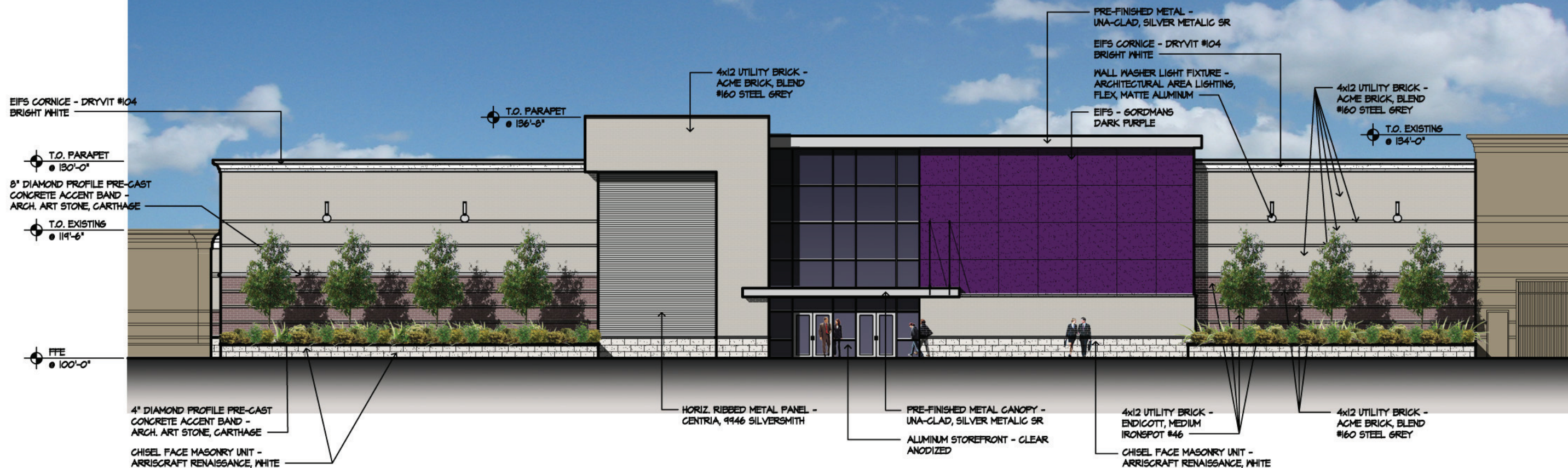
PLANTING PLAN FOR THE PROPOSED PLANTERS AT
Gordman's
CHESTERFIELD COMMONS WEST CHESTERFIELD, MISSOURI

DRAWN
 R. MARDIS
 CHECKED
 R.M.
 DATE
 10/18/10
 SCALE
 1"=20'-0"
 JOB No.
 2010-154
 SHEET
L-1
 OF ONE SHEET





Meyer & Associates, Architects
402.391.1823



NORTH ELEVATION

1/16" = 1'-0"

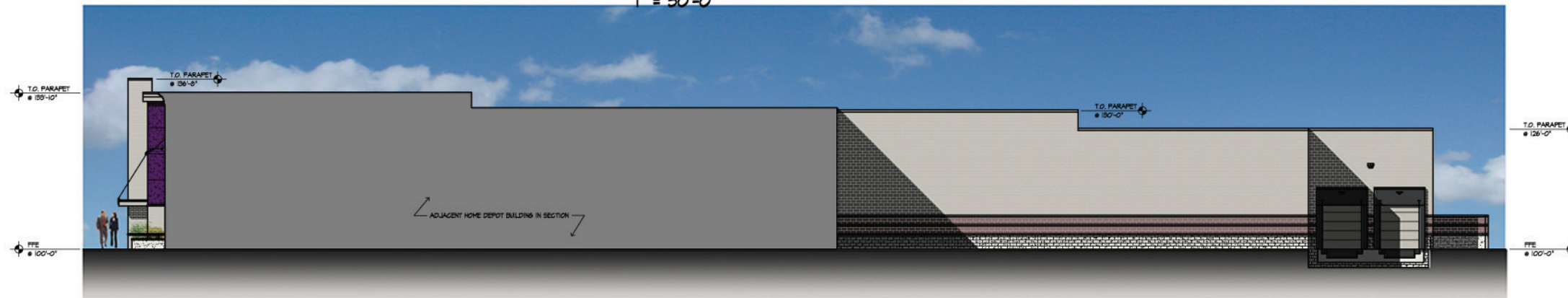


GORDMANS - CHESTERFIELD WEST



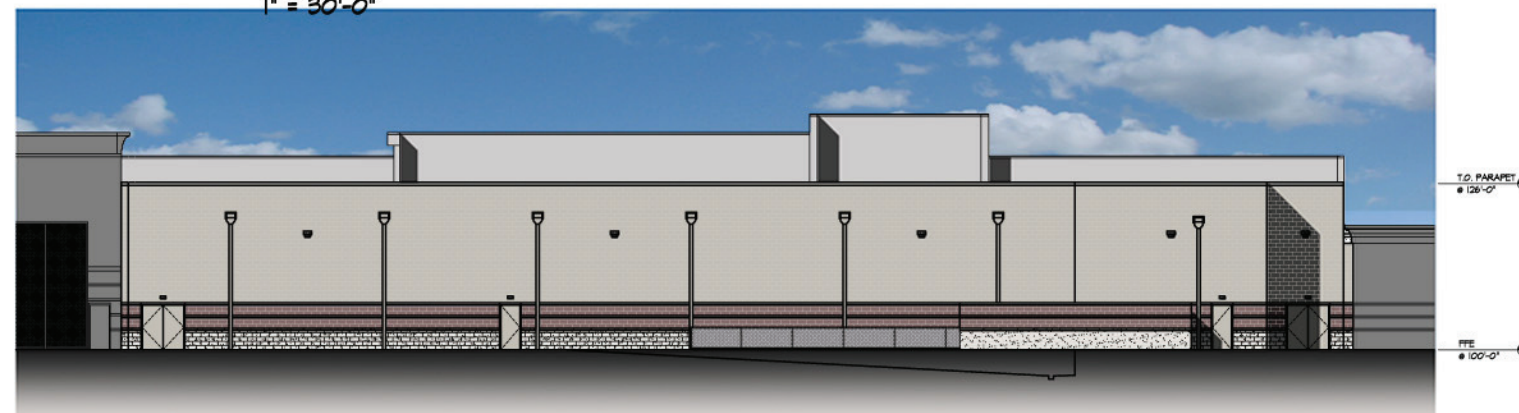
EAST ELEVATION

1" = 30'-0"



WEST ELEVATION

1" = 30'-0"



SOUTH ELEVATION

1" = 30'-0"



GORDMANS - CHESTERFIELD WEST