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### **Planning Commission Staff Report**

**Project Type:** Amended Site Development Section Plan

**Meeting Date:** December 13, 2010

**From:** Shawn Seymour, AICP  
Senior Planner

**Location:** Spirit Trade Center Lot 17 (Labels Direct)

**Applicant:** Bax Engineering

**Description:** **Spirit Trade Center, Lot 17 (Labels Direct)**: An Amended Site Development Section Plan and Architectural Elevations for a 1.384 acre tract of land zoned "M3" Planned Industrial District, on the east side of Trade Center Boulevard and south of the intersection of Chesterfield Airport Road and Trade Center Boulevard, more specifically addressed 664 Trade Center Boulevard (17V340187).

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#### **PROPOSAL SUMMARY**

Bax Engineering on behalf of Labels Direct, has submitted an Amended Site Development Section Plan and Architectural Elevations for Planning Commission review. The request is to construct a 7,000 sf. addition to an existing 11,983 sf. office/warehouse building. The exterior building materials are proposed to be painted tilt-up concrete panels to match the existing building materials. The roof will be a low slope white TPO to match the existing structure.

#### **LAND USE AND ZONING HISTORY OF SUBJECT SITE**

The property was originally zoned "M3" Planned Industrial District by St. Louis County and was amended by the City of Chesterfield in 1992 with the passage of City Ordinance 656. This amendment was related to changes in the design of rights-of-way and not with site specific development standards.

The previous site plan was approved in 2003 and included the approval of the existing 11,983 sf. office warehouse building.

**Land Use and Zoning of Surrounding Properties:**

Direction	Land Use	Zoning
North	Office Warehouse	"PI" Planned Industrial District
South	Office Warehouse	"M3" Planned Industrial District
East	Office Warehouse	"PI" Planned Industrial District
West	Office	"M3" Planned Industrial District



**STAFF ANALYSIS**

**Zoning**

The subject site is zoned "M3" Planned Industrial District. The submittal was reviewed against the requirements of City of Chesterfield Ordinance 656, and all applicable Zoning Ordinance requirements. The submittal as presented adheres to Ordinance 656 and all applicable Zoning Ordinance requirements.

**Architectural Elevations**

The project was reviewed by the Architectural Review Board on November 18, 2010. The Board identified one (1) issue; that being the use of a white colored canopy on the entry to the addition. The applicant agreed to change the color to blue. A motion was passed to forward the project to Planning Commission for approval by a vote of 4-0.

**Traffic/Access and Circulation**

The site can be accessed by Trade Center Boulevard. There is a 22 space parking lot on the north and west side of the building. The parking lot and the vehicle drive aisle are not being modified with this proposed amended plan.

**Landscaping**

No change is proposed to the landscape plan.

**Lighting**

No change is proposed to the lighting on the site.

**DEPARTMENTAL INPUT**

Staff has reviewed the Amended Site Development Section Plan and Architectural Elevations and has found the application to be in conformance with City of Chesterfield Ordinance 656, and all other applicable Zoning Ordinance requirements. Staff requests action on the Amended Site Development Section Plan for Spirit Trade Center Lot 17 (Labels Direct).

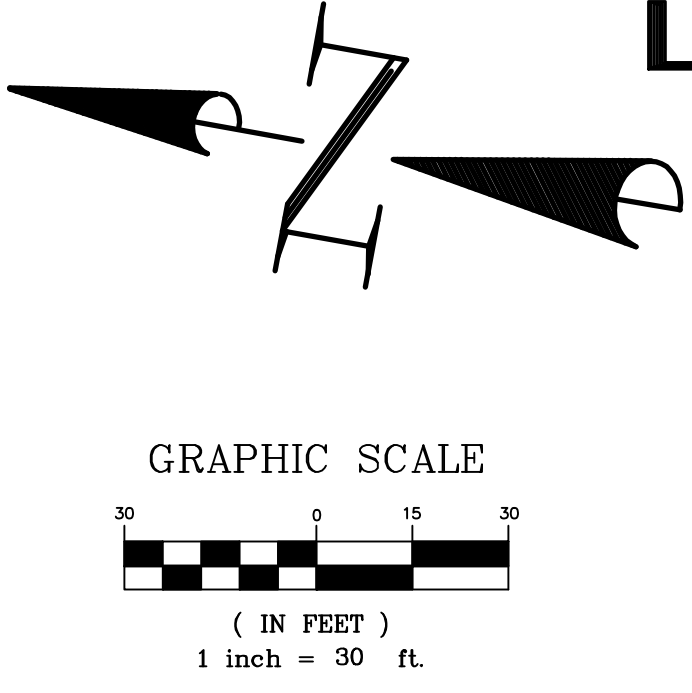
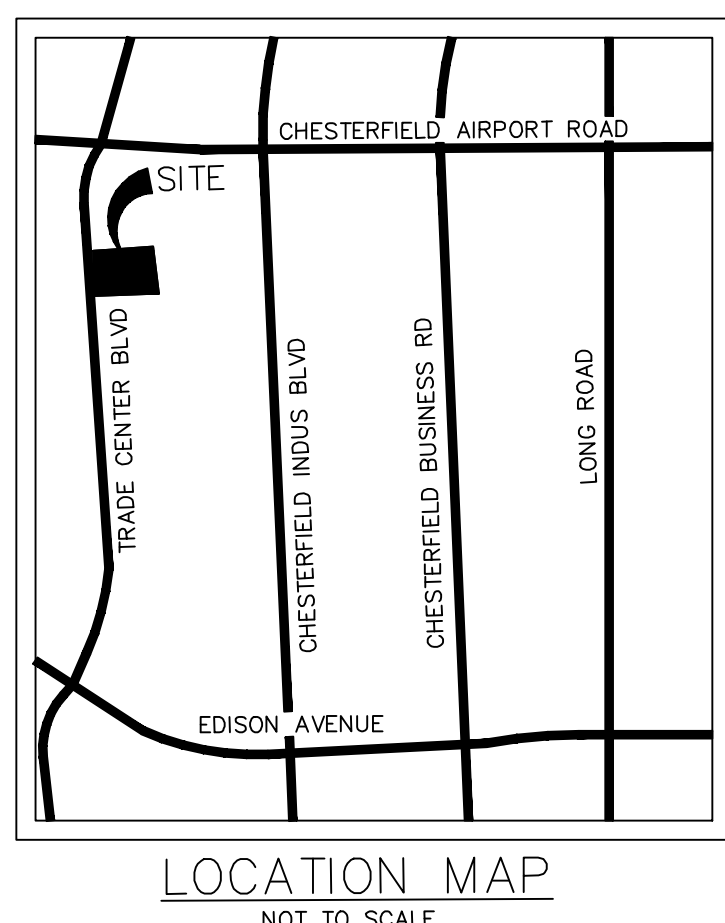
**MOTION**

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

- 1) "I move to approve (or deny) the Amended Site Development Section Plan and Architectural Elevations for Spirit Trade Center Lot 17 (Labels Direct)."
- 2) "I move to approve the Amended Site Development Section Plan and Architectural Elevations for Spirit Trade Center Lot 17 (Labels Direct), with the following conditions..." (Conditions may be added, eliminated, altered or modified).

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

Attachments: Amended Site Development Section Plan  
Architectural Elevations

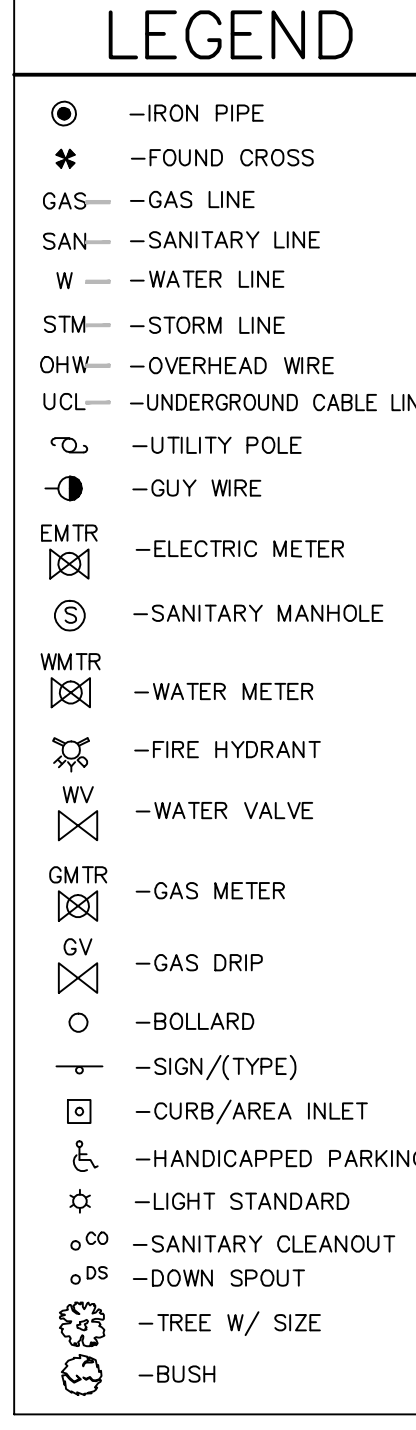


# AN AMENDED SITE DEVELOPMENT SECTION PLAN FOR LABELS DIRECT, INC.

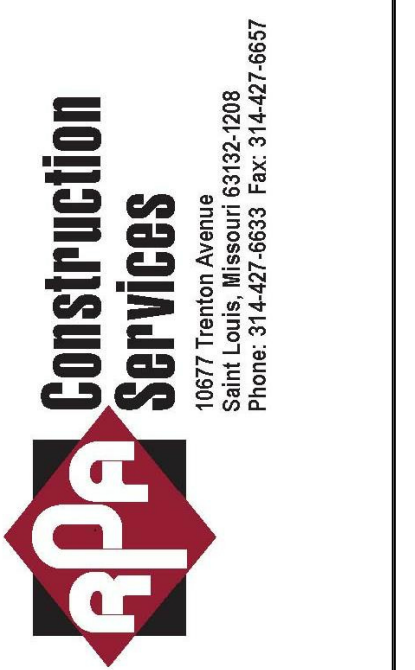
SPIRIT TRADE CENTER CONDOMINIUM PLAT OF LOT 17  
A TRACT OF LAND BEING ALL OF LOT 17  
OF "SPIRIT TRADE CENTER PLAT TWO",  
PLAT BOOK 347, PAGES 464-465, TOWNSHIP 45 NORTH,  
RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

### DEVELOPMENT NOTES:

- Area of Site: Parcel ID# 17V340187 = 1.384 Acres
- Address of Site: 664 Trade Center Boulevard
- Current Zoning: M-3 Planned Industrial Development (City of Chesterfield, Ordinance #656)
- Existing Use: Office / Warehouse
- Site is served by:
  - Amerenue Electric Company (314) 992-8903
  - AT&T
  - Laclede Gas (314) 342-0686
  - Missouri American Water (314) 991-3404
  - Metropolitan St. Louis Sewer District (314) 766-6272
  - Charter Communications (314) 514-0900
  - Monarch Fire Protection District (314) 514-0900
- According to the Flood Insurance Rate Map of Chesterfield, Missouri, map no. 29189C-0140-H, dated August 2, 1995 and revised per letter of map revision in April, 2000 (Community - Panel number 29089). The front part of subject property lies partially within Zone X and the back part within Zone AH. Zone X is defined as not being within a flood hazard area. Zone AH is defined as a 100 year flood hazard zone with base flood elevations determined. Subject property within Zone AH has a 100 year base flood elevation of 458.0'
- Above ground utilities which have been located as shown hereon. The underground utilities (natural gas, storm sewers and sanitary sewers) as shown hereon are as located based on field location markers set by the respective utility company and or their subcontractor or by connecting field located sewer manholes. All other underground utilities (electric, water) as shown as shown hereon have been plotted by scaling from the respective utility company base maps. The surveyor makes no guaranty as to the actual location, size, depth, type, existence, nonexistence, of these or other utilities. The location of these utilities should be verified before construction, if any begins on this project.
- Parking Calculations:
  - Offices: 3.5 spaces per 1,000sq.ft.
  - 3,382sq.ft. / 1,000 x 3.5 = 11.8 ~ 12 spaces required
  - Warehouse: 2 spaces per 3 employees
  - 10 employees x 2 = 20 / 3 = 6.6 ~ 7 spaces required
  - Totals spaces required = 12 + 7 = 19 total spaces required
  - 22 spaces provided (including 2 handicap spaces)
- All signage to be approved by a separate permit.
- Floor/Openpace Site Calculations:
  - Site - 60,300 sq.ft. ~ 1.384 acres
  - Building - 18,983 sq.ft. ~ 0.44 acres = 31.48%
  - Pavement - 24,521.32 sq.ft. ~ 0.56 acres = 40.67%
  - Openpace - 16,795.68 sq.ft. ~ 0.39 acres = 27.85%
- No existing light standards are being removed and no new light standards are proposed, therefore a lighting plan is not being provided.
- All Handicap signs, symbols and ramps shall be constructed per A.D.A. Standards.
- Proposed utilities to utilize existing utilities from existing building.
- No existing landscaping is being removed and no new landscaping is proposed, therefore a landscape plan is not being provided.
- Entire existing building and new building addition will have a fire sprinkler system installed per fire departments requirements. The fire hydrant must be within 75 feet of the fire department connection (FDC) for the fire sprinkler system. The FDC must be on the front (west) side of the building.



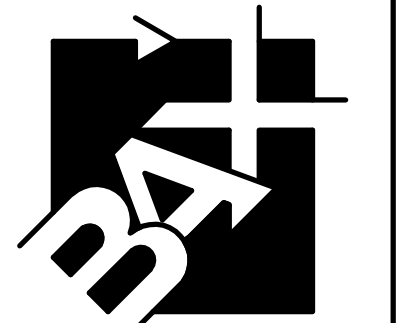
PREPARED FOR:  
RPA CONSTRUCTION SERVICES  
10677 TRENTON AVE.  
ST. LOUIS, MO 63132  
314-427-6633



DISCLAIMER OF RESPONSIBILITY  
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.

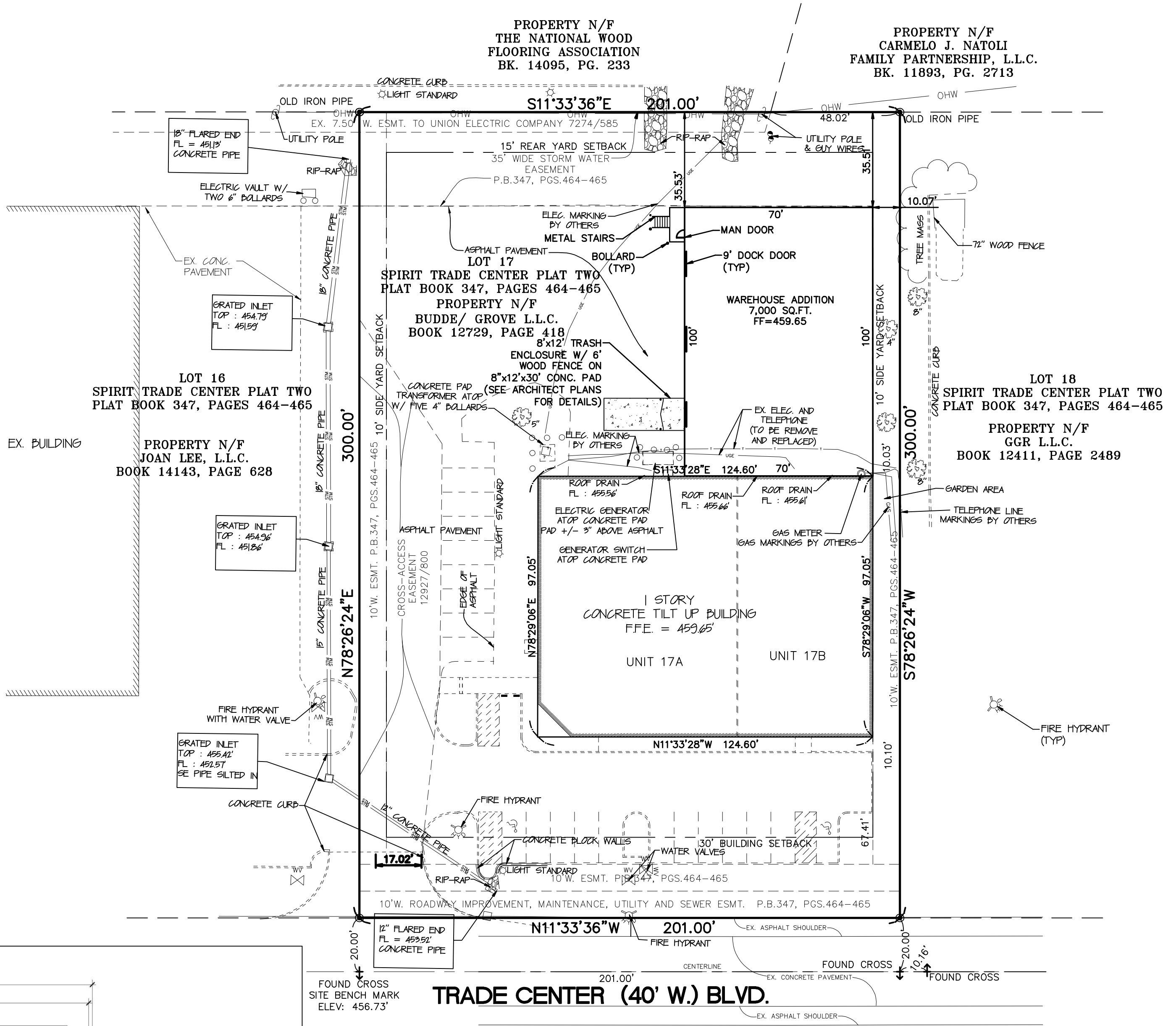
Larry David Walker  
Civil Engineer  
2007020343  
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Authority No. 000655  
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REVISIONS	
10-21-10	City Comments
11-24-10	Parking Stall Count



ENGINEERING  
PLANNING  
SURVEYING  
221 Point West Blvd.  
St. Charles, MO 63301  
636-928-5552  
FAX 928-1718

10-15-10  
DATE  
00-11116B  
PROJECT NUMBER  
1 OF 1  
SHEET OF  
11116Bpre.DWG  
FILE NAME  
KLW  
DRAWN  
LDW LDW  
DESIGNED CHECKED



### SCRIPT FOR AN AMENDED SITE DEVELOPMENT SECTION PLAN

Budde / Grove L.L.C.  
Name of Owner  
In connection with a change of zoning for the following described property from M-3 to M-3 (prior zoning) (present zoning)

Land Description  
1.384 Acres  
Parcel ID# 17V340187 (D.B. 12729, PG. 418)  
Lot 17 of "Spirit Trade Center Plat Two", as per plat thereof recorded in Plat Book 347 page 464 of the St. Louis County Records.

Budde / Grove L.L.C., the owner(s) of the property shown on this plan for (Name of Owner(s)) and in consideration of being granted a permit to develop property under the provisions of Chapter 1003.155 of the City of Chesterfield Ordinance #624, 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 Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

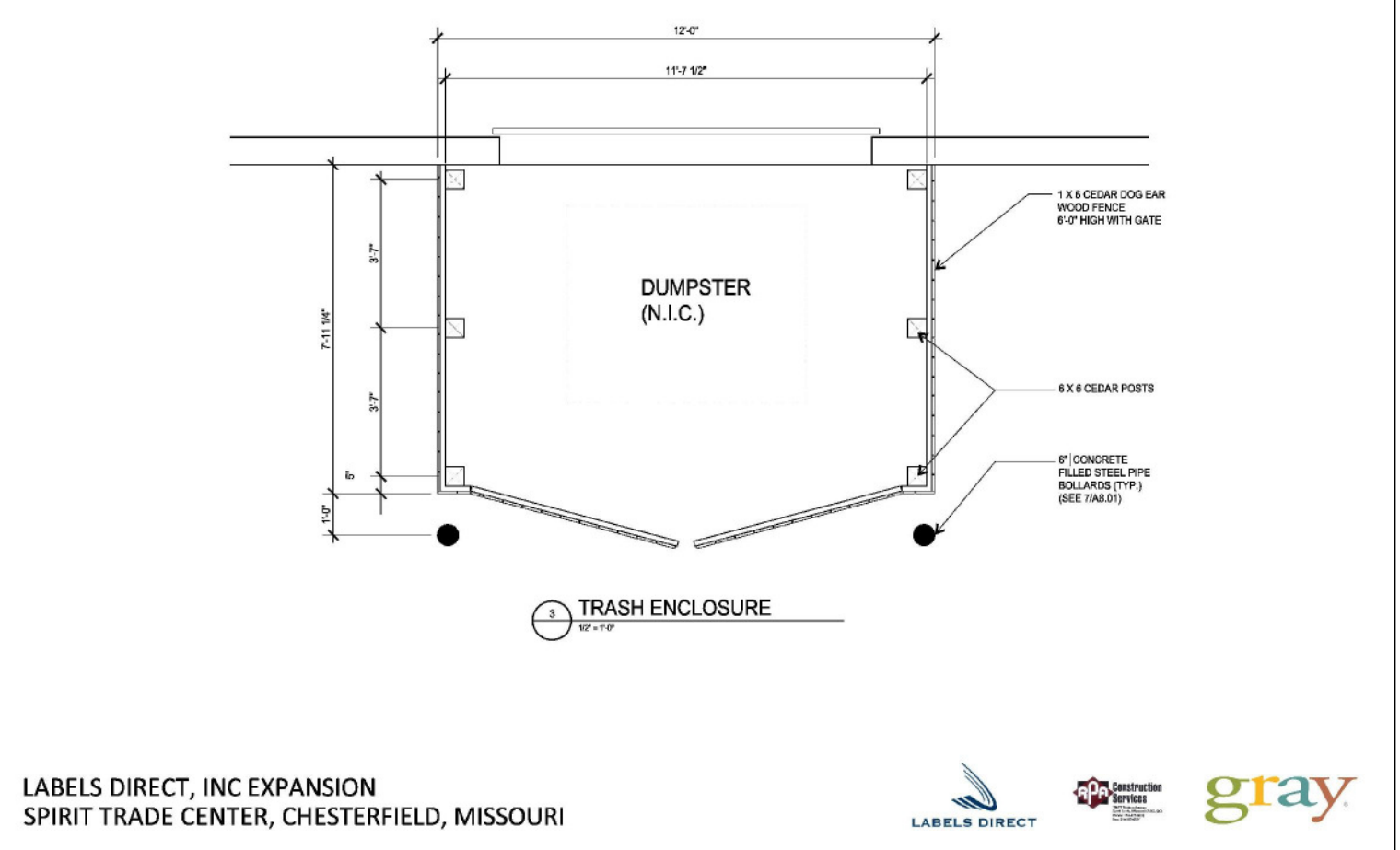
(Signature): \_\_\_\_\_  
(Name Printed): \_\_\_\_\_  
STATE OF MISSOURI )  
COUNTY OF ST. LOUIS ) SS.  
On this \_\_\_\_ day of \_\_\_\_\_, A.D., 2010, before me personally appeared \_\_\_\_\_, to me known, who, being by me sworn in, did say that he/she is the \_\_\_\_\_ of the \_\_\_\_\_ (Title) a corporation in the State of \_\_\_\_\_ 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 \_\_\_\_\_ 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 \_\_\_\_\_, 2010, 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.

\_\_\_\_\_  
Planning and Development Services Director  
\_\_\_\_\_  
City Clerk

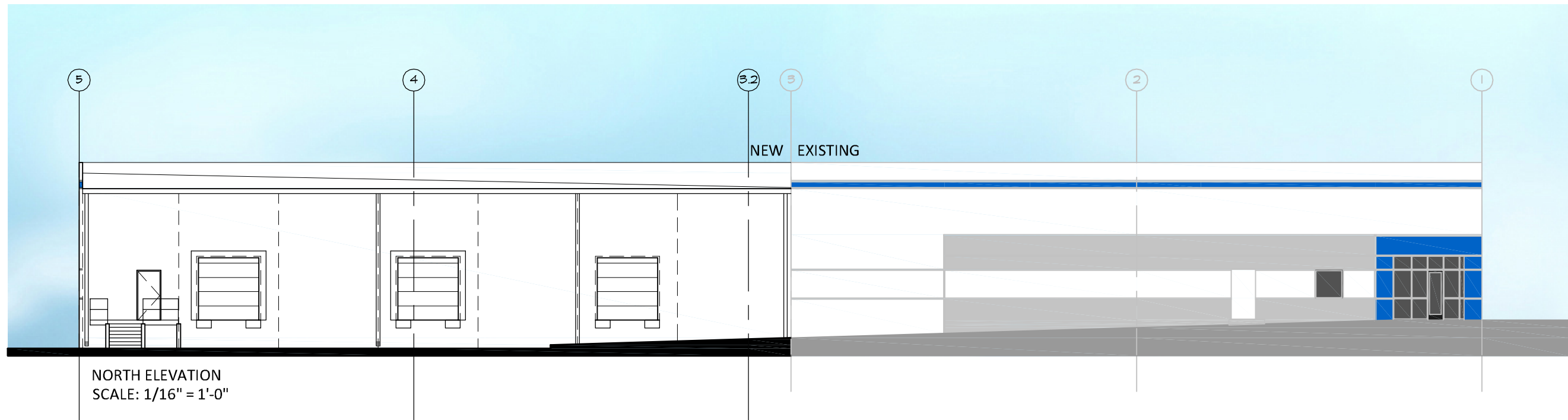
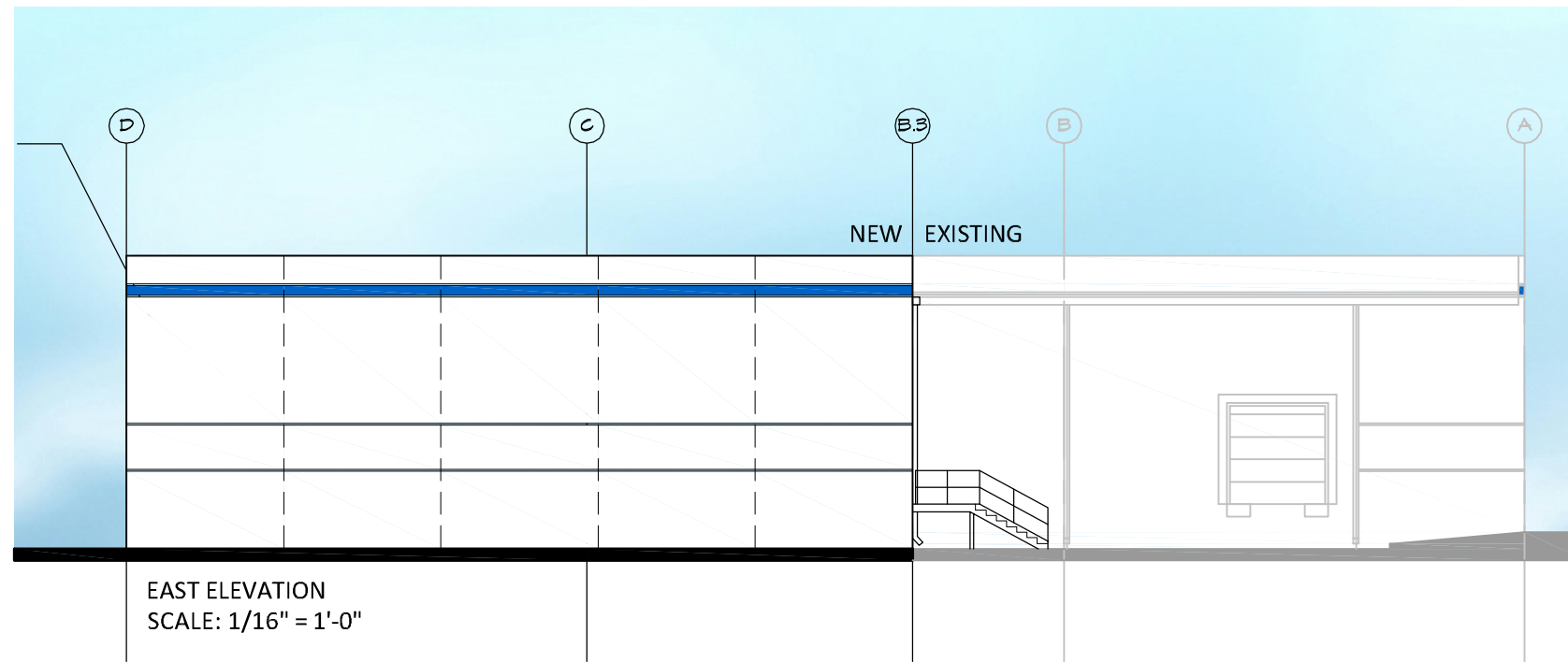
### U.S.G.S. BENCHMARKS:

REFERENCE BENCHMARK: ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC DATUM #11-44 ELEVATION 461.85 - SQUARE ON CONCRETE STEP TO HOUSE #17839 CHESTERFIELD AIRPORT ROAD  
SITE BENCHMARK: ELEV 458.73' CROSS IN CENTER OF CONCRETE PAVEMENT OF TRADE CENTER BLVD. 20.00 WEST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY



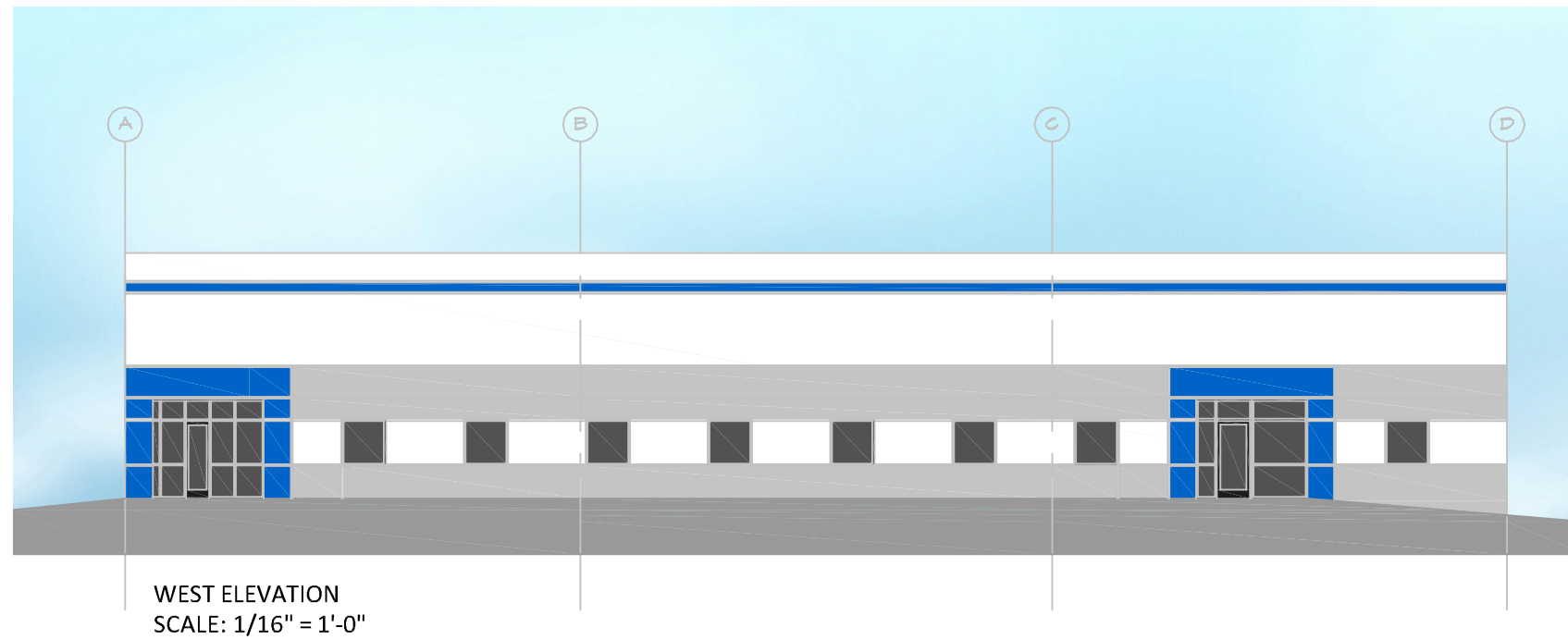
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PAINTED TILT-UP PANELS TO MATCH EXISTING HEIGHT, BANDING, AND COLOR



# LABELS DIRECT, INC EXPANSION SPIRIT TRADE CENTER, CHESTERFIELD, MISSOURI





LABELS DIRECT, INC EXPANSION  
SPIRIT TRADE CENTER, CHESTERFIELD, MISSOURI

