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Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: January 11, 2016

From: Jonathan Raiche, AICP
Senior Planner

Location: 18350 Wings Corporate Drive

Applicant: Dial Architects, on behalf of D.F. Adams and Associates

Description: **Wings Corporate Estates, Lot 14:** Amended Architectural Elevations for a 1.61 acre tract of land zoned “PI” Planned Industrial District located on the east side of Eatherton Road, south of Wings Corporate Drive.

PROPOSAL SUMMARY

The request is for Amended Architectural Elevations for a 16,640 square foot office/warehouse building located at the corner of Wings Corporate Drive and Buzz Westfall Drive in the interior of the Wings Corporate Estates development. The exterior building materials will be comprised primarily of tilt-up concrete and glass with a prominent sloped roof.

This project was approved by the Planning Commission on October 26, 2015 with a condition that the applicant work with Staff on the addition of painted arches and window trim on the rear façade to match those accents found on the front façade. The applicant resubmitted the elevations for Staff’s review with the change requested by the Planning Commission in addition to another minor revision which will be addressed later in this report. Due to this additional revision, Staff has brought the item back to the Planning Commission. All other items related to the Site Development Section Plan previously approved by the Planning Commission will remain unchanged.

STAFF ANALYSIS

After reviewing the applicant’s submission, Staff has found that the required revisions regarding the windows on the south elevation were addressed by the applicant and that these revisions meet the intent of the Planning Commission’s condition for approval. The required revisions, as well as additional revisions can be seen in Figure 2 on the next page and are denoted by the red revision bubbles. Aside from the required revisions, the applicant also chose to revise all of the fascia on the building from the previously proposed Antique White to Bronze. A comparison of these revisions can be seen in Figures 1 and 2 on the next page.



Figure 1. Original Architectural Elevations as presented to PC on 10/26/2015



Figure 2. Amended Architectural Elevations submitted by the applicant on 11/25/2015

As previously mentioned, Staff is bringing these revisions before the Planning Commission due to the fact that the applicant chose to include additional revisions which had not been viewed or discussed by the Planning Commission. With that said, the change of fascia color is a minor revision and utilizes the Bronze color which is found elsewhere on the elevations with which Staff has no concerns. Staff finds that the newly proposed elevations, including all revisions, meet the City's Architectural Review Standards. Additionally, the condition that was required by the Planning Commission as part of the approval on October 26, 2015 has been met.

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 Architectural Elevations for Wings Corporate Estates Lot 14, as presented.
- 2) "I move to approve the Amended Architectural Elevations for Wings Corporate Estates Lot 14 with the following conditions (Conditions may be added, eliminated, altered or modified):

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Amended Architectural Elevations

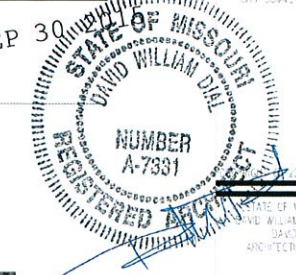
Structural Engineer:

Civil Engineer:

Mechanical/Electrical/Plumbing & Fire Protection Engineers:

New Building for: Wings Corporate Estates - Lot 14 Chesterfield, MO 63005

ISSUE DATE:	DESCRIPTION:	DATE:
01-26-2015	PRELIMINARY DESIGN	01-26-2015
03-13-2015	PRELIMINARY DESIGN	03-13-2015
04-29-2015	CITY SUBMITTAL	04-29-2015
05-26-2015	CITY COMMENTS	05-26-2015
08-13-2015	CITY COMMENTS	08-13-2015
09-30-2015	CITY COMMENTS	09-30-2015



DAVID W. DIAL, ARCHITECT, P.C.
STATE OF MISSOURI REGISTERED ARCHITECT
DAVID WILLIAM DIAL - LICENSE NUMBER A-7331
DAVID W. DIAL ARCHITECTS, LLC
ARCHITECTURAL CORPORATION #00014939

THE ARCHITECT HAS AFFIRMED THAT SHE/HIS SEAL IS INDICATED THAT THE NAMED ARCHITECT HAS PREPARED OR DIRECTED THE PREPARATION OF THE MATERIAL SHOWN ONLY ON THIS SHEET. OTHER DRAWINGS AND DOCUMENTS NOT EXHIBITED THIS SEAL SHALL NOT BE CONSIDERED TREATED BY OR BE THE RESPONSIBILITY OF THE ARCHITECT.

RECEIVED
City of Chesterfield
NOV 25 2015
Department of Public Services

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ELEVATIONS
DATE: 04.29.2015

