



**VII. D.**

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February 4, 2009

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

The Planning Commission agenda for **February 9, 2009** will include the following item for your consideration:

**Downtown Chesterfield, Lot 3:** A Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a 4.869 acre lot of land zoned “C-8” Planned Commercial located west of the intersection of Chesterfield Parkway West and Park Circle Drive.

Dear Planning Commission:

Volz, Inc., on behalf of Sachs Properties, has submitted a Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

**BACKGROUND**

1. On July 16, 1973, St. Louis County approved Ordinance 6815 which amended the St. Louis County zoning ordinance by changing the boundaries of various districts and the “C-8” and “FP C-8” Planned Commercial and Flood Plain Planned Commercial Districts. At that time, St. Louis County approved the preliminary plans and provided approval for the final development plan.
2. On May 19, 1997, the City of Chesterfield approved Ordinance 1265 which amended the zoning ordinance by changing the boundaries of an “R-6A” 4,500 square foot residence district to “C-8” Planned Commercial District for a 6.3 acre tract of land located on the southwest corner of Burkhardt Place and Chesterfield Parkway.
3. On April 17, 2000, the City of Chesterfield approved Ordinance 1617 which amended Ordinance 1265 for building setbacks.
4. On July 23, 2001 the Planning Commission unanimously approved the Site Development Concept Plan for Central Park Square (now known as Downtown Chesterfield).

5. On December 11, 2006 the Planning Commission approved the Partial Amended Site Development Concept Plan for the Internal Road System with a vote of 7-1.
6. On August 11, 2008 the Planning Commission approved the Amended Site Development Concept Plan with a vote of 9-0.
7. On October 2, 2008, the Board of Adjustment approved a variance request to permit two subdivision identification signs at one main entrance to the subdivision with the stipulation that no project identification signs be permitted at the intersection of Main Circle Drive and Veterans Place Drive. A second variance request was also approved to permit the parking structure to maintain a fifteen (15) foot setback in lieu of the required fifty (50) foot setback.

#### **SUBMITTAL INFORMATION**

1. The request is for a new 148,200 square foot building for office use and a parking structure.
2. The exterior building materials will be comprised of brick veneer, aluminum composite panels and glass. The roof is proposed to be comprised of 2 ply modified bituminous membrane.

#### **ARB RECOMMENDATIONS**

This project was reviewed by the Architectural Review Board on January 15, 2009. The ARB voted unanimously to recommend approval of Site Development Section Plan, Architectural Elevations, and Landscape Plan to the Planning Commission with the following recommendation:

If part of the landscaping is removed exposing the corner of the garage to pedestrian view, architectural embellishments or upgraded materials are to be used.

Due to recommendations of a sight distance study, staff has required part of the landscaping to be removed at the corner of the parking garage. The landscape plan has been amended to include landscaping which does not block the sight distance while still screening the corner of the garage.

#### **DEPARTMENTAL INPUT**

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan.

Respectfully submitted,



Mara M. Perry, AICP  
Senior Planner

Cc: City Administrator  
City Attorney  
Director of Planning & Public Works  
Planning & Development Services Director

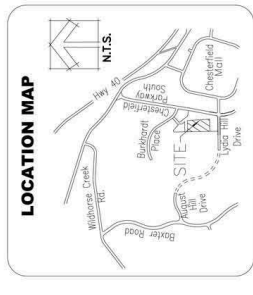
Attachments:

Site Development Section Plan  
Landscape Plan  
Architectural Elevations  
Lighting Plan  
Sight Distance Study





1"=30' SCALE  
0 15 30 90



**PLANTING SCHEDULE**

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURITY
<b>STREET/DECIDUOUS TREES</b>					
2	AR	Acer rubrum	Red Maple	26"	45+
2	AG	Aesculus glabra	Ohio Buckeye	26"	25-35
6	AS	Aster saccharinum	Sugar Maple	26"	45+
4	CC	Carpinus caroliniana	American Hornbeam	26"	20-35
6	CO	Calluna occidentalis	Hackberry	26"	45+
6	GD	Gymnocladus dioica	Kentucky Coffeetree	26"	45+
2	OB	Quercus laevis	Swamp White Oak	26"	45+
3	OM	Quercus muhlenbergii	Chickasaw Oak	26"	45+
6	OR	Quercus rubra	Northern Red Oak	26"	45+
1	TA	Tilia americana	American Linden	26"	45+
<b>FLOWERING/DECIDUOUS TREES</b>					
8	AA	Aronia arbuscula	Dwarf Serviceberry	26"	25-30
2	CF	Cornus florida	Flowering Dogwood	26"	15-25
1	HC	Halesia carolina	Silver Bell	26"	20-30
5	OA	Ostrya latifolia	Sourwood	26"	20-30
<b>EVERGREEN TREES</b>					
8	PG	Pinus glauca	White Spruce	7-8 HL	30-40
3	PS	Pinus strobus	Eastern White Pine	8-9 HL	45+
4	TC	Taxus canadensis	Canadian Hemlock	8-9 HL	45+
<b>SHRUBS</b>					
42	cs-a	Cornus stolonifera "Alicia Fire"	Alicia Fire Redtwig Dogwood	24"	38" o.c.
180	ra-g	Rhus aromatica "Glo-Low"	Glo-Low Fragrant Sumac	18"	30" o.c.
14	lo-l	Thuja occidentalis "Titchy"	Mission Arborvitae	5-6"	48" o.c.
17	im-c	Taxus x media "Clation"	Clation Yew	38" HL	48" o.c.
6	bn-n	Illex x attenuata "Nigra"	Nigra Arborvitae	7-8 HL	8 o.c.
5	la-f	Illex x attenuata "Foster"	Foster Holly	7-8 HL	8 o.c.

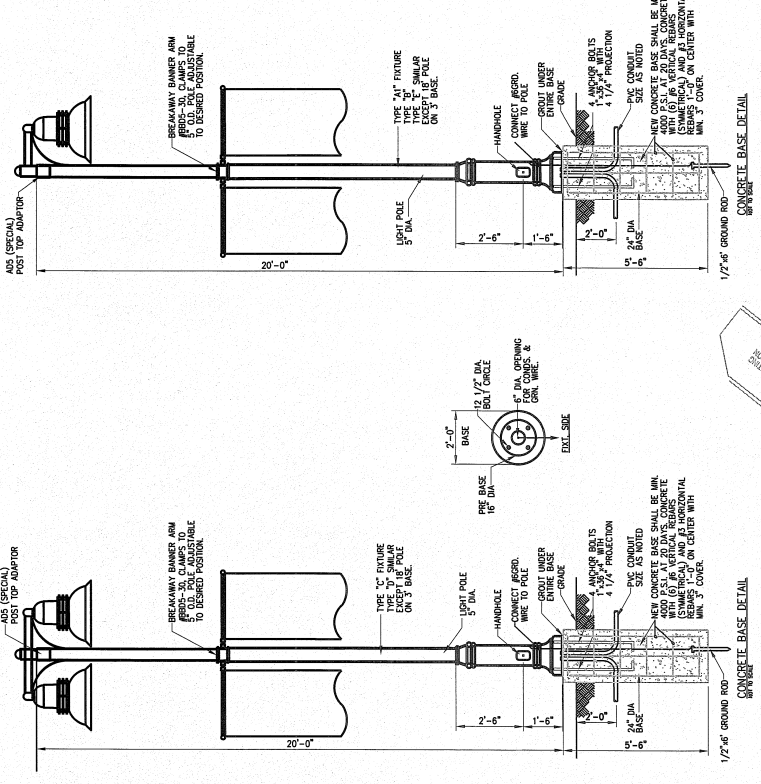
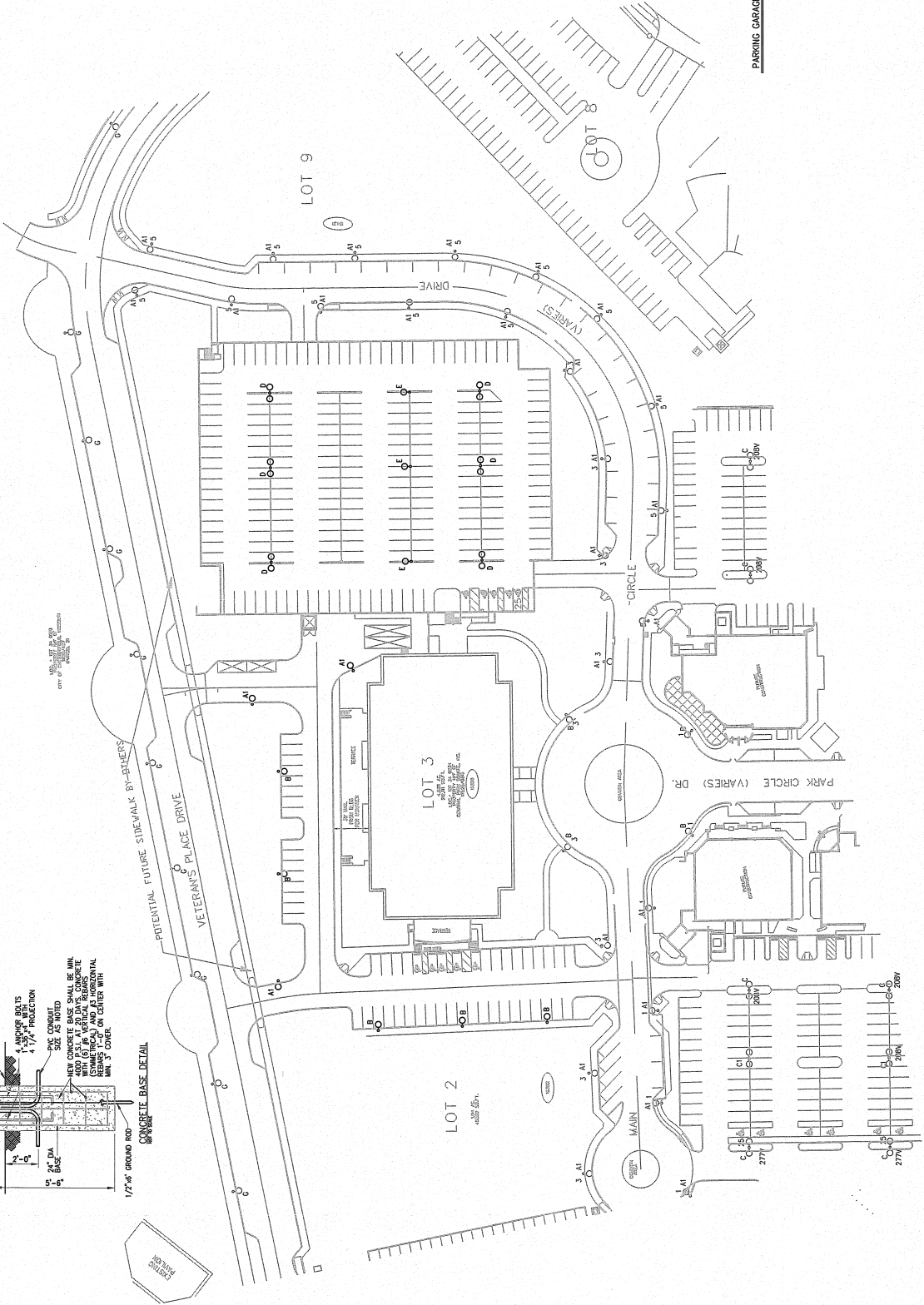
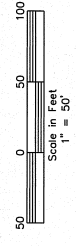
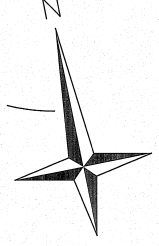
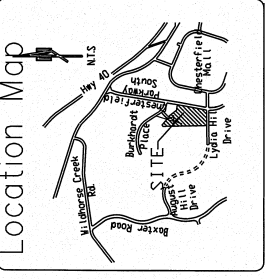
Open Space  
82,958 S.F. = 39%  
212,111 S.F.



1-23-2009

**R.M.K.**  
Landscape Architecture  
100001  
STATE OF MISSOURI  
100001  
100001

# DOWNTOWN CHESTERFIELD PARCEL 121 - LOT 3



**"CENTRAL PARK SQUARE" SITE LIGHTING FIXTURE SCHEDULE**  
 Type "A1" - Architectural Area Lighting "Universe Collection"  
 # 1 UC-LUM-BEL-H5-SJA200-2-A05-D810-SR18-250MH-BB85-30-07A-1650  
 175" tall metal halide, pole mount lighted, Type 2 horizontal reflector, hot glass lens fixture, mounted on a 20'-0" high, 5" diameter, 25" thick aluminum pole, with BB80 powder coat. Ballast used for 277 volts.

Type "B1" - Architectural Area Lighting "Universe Collection"  
 # 1 UC-LUM-BEL-H3-SJA200-2-A05-D810-SR18-250MH-BB85-30-07A-1650  
 250" tall metal halide, pole mount lighted, Type 2 horizontal reflector, hot glass lens fixture, mounted on a 25'-0" high, 5" diameter, 25" thick aluminum pole, with BB80 powder coat. Ballast used for 277 volts.

Type "C1" - Architectural Area Lighting "Universe Collection"  
 # 1 UC-LUM-BEL-H5-SJA200-2-A05-D810-SR18-250MH-BB85-30-07A-1650  
 175" tall metal halide, pole mount lighted, Type 2 horizontal reflector, hot glass lens fixture, mounted on a 20'-0" high, 5" diameter, 25" thick aluminum pole, with BB80 powder coat. Ballast used for 277 volts.

Type "D1" - Architectural Area Lighting "Universe Collection"  
 # 2 UC-LUM-BEL-H5-SJA200-2-A05-D810-SR18-250MH-BB85-30-07A-1650  
 175" tall metal halide, pole mount lighted, Type 2 horizontal reflector, hot glass lens fixture, mounted on a 20'-0" high, 5" diameter, 25" thick aluminum pole, with BB80 powder coat. Ballast used for 277 volts.

Type "E1" - Architectural Area Lighting "Universe Collection"  
 # 1 UC-LUM-BEL-H4-SJA200-2-A05-D810-SR18-250MH-BB85-30-07A-1650  
 Fixture is the same as type "B1", except on a 18'-0" high pole mounted on a 3" high metal halide base.

Type "F1" - Architectural Area Lighting "Universe Collection"  
 # 1 UC-LUM-BEL-H4-SJA200-2-A05-D810-SR18-250MH-BB85-30-07A-1650  
 Fixture is the same as type "B1", except on a 18'-0" high pole mounted on a 3" high metal halide base.

Type "G1" - Similar to Type "C", Except 16" Pole on 48" Base.

**NOTES:**  
 A = 175 W METAL HALIDE ON 20' POLE  
 B = 250 W METAL HALIDE ON 20' POLE  
 C = (2) 250 W METAL HALIDE ON 20' POLE  
 D = (2) 250 W METAL HALIDE ON 18' POLE W/3" BASE  
 E = (1) 250 W METAL HALIDE ON 18' POLE W/3" BASE  
 F = (1) 250 W METAL HALIDE ON 25' POLE  
 G = (1) 250 W METAL HALIDE ON 25' POLE

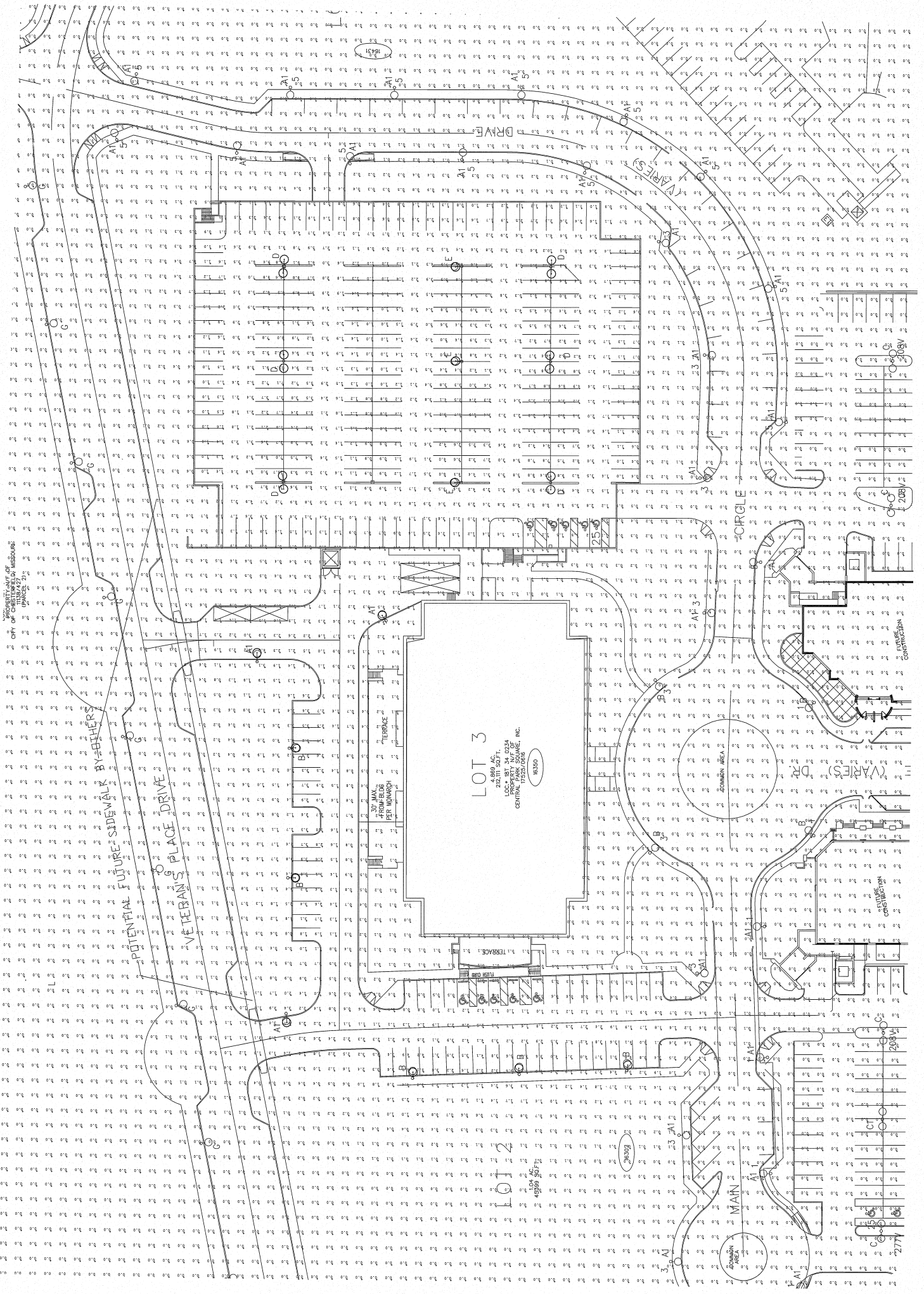
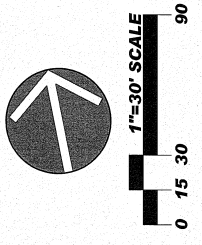
Maximum height of any lighting fixture shall be 25'-0" from the top of the finished ground surface. All lighting fixtures shall be mounted on a 5" diameter, 25" thick aluminum pole, with BB80 powder coat. Ballast used for 277 volts.

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**Sachs Electric**  
 EMPLOYEE OWNED  
 1500 JONES ROAD #10  
 CHESTERFIELD, MO 63017  
 PROJECT NUMBER 102710



Calculation Summary				
Label	CalcType	Units	Avg	Max/Min
Points at Grade	FC	FC	17.2	N.A.
Luminaire Schedule				
Symbol	Qty	Description	Arrangement	LLF
○	3	A1 UCL-LDM-BEL-H3-175MH ON 20' POLE	SINGLE	1.000
○	5	B UCL-LDM-BEL-H3-250MH ON 20' POLE	SINGLE	1.000
○	6	TWIN UCL-LDM-BEL-H3-250MH ON 18' POLE MTD. ON 36 INCH BASE	BACK-TO-BACK	20500
○	3	E UCL-LDM-BEL-H4-250MH ON 18' POLE MTD. ON 36 INCH BASE	SINGLE	20500
○	3			1.000

Filename: Central Park Square Phase 2.AGI  
Date: 12/5/2008  
Calculations Provided by Luikart-Eason-Calcaterra & Co.  
11088 Millpark Dr., Suite 120 Maryland Heights, Mo. 63043  
Phone: 314-296-7500 Fax: 314-296-9308 Website: leclt.com





East Elevation

Scheme D.6

CENTRAL PARK SQUARE II OFFICE BUILDING

Sachs Properties • Developer

Hellmuth, Obata + Kassabaum, Inc. • Architect

Nov. 25, 2008





South Elevation

Scheme D.6

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Nov. 25, 2008



West Elevation

Scheme D.6

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Sachs Properties • Developer

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Nov. 25, 2008



North Elevation

Scheme D.6

CENTRAL PARK SQUARE II OFFICE BUILDING

Sachs Properties • Developer  
Hellmuth, Obata + Kassabaum, Inc. • Architect

# Garage Elevations

North Elevation

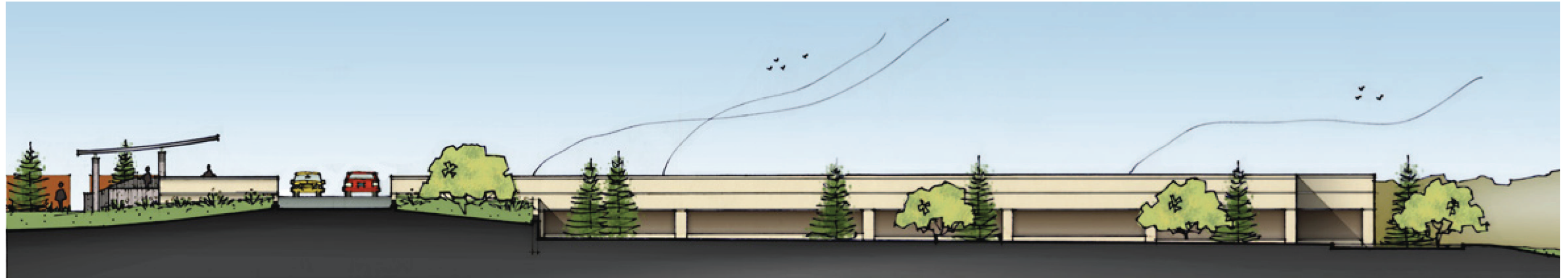


South Elevation



# Garage Elevations

East Elevation



West Elevation



