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February 11, 2008

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Children's Discovery Learning Center: Amended Site Development Plan, Amended Architectural Elevations, Amended Landscape Plan and Architect's Statement for a child care center located at 940 North Woods Mill Road.

Dear Board Members:

P&K Kanyuck Investment, LLC has submitted for your review an Amended Site Development Plan, Amended Architectural Elevations, Amended Landscape Plan and Architect's Statement for the above-referenced property. The Department of Planning has reviewed this request and submits the following report:

Submittal Information

The request is for the addition of 1,227 square feet to Children's Discovery Learning Center, which is located at 940 North Woods Mill Road. The addition consists of 610 square feet in classroom space, 203 square feet in office space, 335 square feet in hallway and 79 square feet for the entry foyer.

Proposed exterior materials consist of Brick to match the existing and Hardie Board Cap Siding. Roof materials are proposed to be high definition asphalt shingles. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines, and City of Chesterfield Conditional Use Permit #26. Landscape is being addressed through site plan review for adherence to the City of Chesterfield Tree Manual. Lighting is being addressed through site development plan review for adherence to the Lighting Ordinance. Signage, particularly the proposed location is also being reviewed by staff.

Actions Requested

The Department of Planning requests action by the Architectural Review Board on the information presented.

Respectfully Submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Attachments:

1. ARB Design Review Checklist
2. Architectural Review Application and Packet Submittal.

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Children's Discovery Learning Center
Date of Review: September 14, 2007

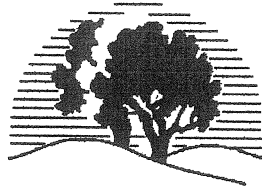
Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation	X		Currently addressing landscape via site plan review process.
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines			

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		
II. Residential Structures:			
A. General Residential Architecture	NA		
B. Multiple-Family Architecture	NA		
III. Non-residential Structures:			
A. General	X		
B. Building Equipment Service			See “Design” in Architect’s Statement.
C. Fast Food Restaurant Guidelines	NA		
D. Auto Service Station Guidelines	NA		
E. Shopping Center Guidelines	NA		
F. Chesterfield Valley Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design	X		Landscape is currently being addressed through site plan review for adherence to the City of Chesterfield Tree Manual.
CHAPTER FOUR: Miscellaneous			
A. Signage	X		Signage is not being reviewed at this time particularly for the new location.
B. Lighting	X		Lighting is currently being addressed through the site plan review for adherence to the Lighting Ordinance.
C. Utilities	X		No additional utility connections are being proposed
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)			Screening is required for all mechanical equipment, however it is not addressed in the Design statement.

Notes:

- (1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.
- (2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.



City of Chesterfield

DEPARTMENT OF PLANNING

APPLICATION FOR ARCHITECTURAL REVIEW

Prior to submitting an application to the Department of Planning for review by the Architectural Review Board, the Petitioner is strongly urged to discuss their project with their Project Planner. For questions about this application, please contact the "Planner of the Day" at 636-537-4733.

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

Check application type:

- | | |
|--|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Amended Site Plan |
| <input type="checkbox"/> Site Development Plan | <input type="checkbox"/> Amended Site Development Plan |
| <input type="checkbox"/> Site Development Concept Plan | <input type="checkbox"/> Amended Site Development Concept Plan |
| <input type="checkbox"/> Site Development Section Plan | <input type="checkbox"/> Amended Site Development Section Plan |
| <input type="checkbox"/> Amend Elevations | <input checked="" type="checkbox"/> Other (specify): <u>Architectural Review</u> |

Definitions

- **Site Plan:** Plan for non-residential development over 1,000 square feet *not* in a planned district.
- **Site Development Plan:** Plan for development in planned districts that is being done in one phase.
- **Site Development Concept Plan:** Conceptual plan for development in planned districts being done in phases. A Concept Plan provides an overall picture of a development that is being divided into sections to be developed in phases.
- **Site Development Section Plan:** Phased sections of a Concept Plan.

I. APPLICANT INFORMATION

Project Name: Children's Discovery Addition

Development Firm: Pik Kanyuck Investment LLC

Architectural Firm: Killian Smith

Engineering Firm: Bax Engineering

Approximate Location of Project: 940 N Woods Mill Road

Record: P+K Kanyuck Investment LLC c/o Karen Kanyuck
Address: 10540 Canton Place
City: Sunset Hills State: MO Zip: 63128
Tel.: 314 713-6699 Fax: 314 275 8864

*Attach additional sheets as necessary.

Applicant, if other than owner(s): _____
Address: _____
City: _____ State: _____ Zip: _____
Tel.: _____ Fax: _____

Legal Interest: _____

(Provide date of contract and date of expiration of contract)

*Attach additional sheets as necessary.

II. PROJECT STATISTICS

Acreage: 1 Gross Floor Area: € 1227 sq. ft Building Height: 16'9"

Existing Overlay Districts: Check (✓) all that apply [] C.U.P. [] C.S.P. [] L.P.A.

Proposed Usage: Daycare

Exterior Building Materials: Brick and Hardie Board Cap Siding

Construction Type: Wood Fram

Roof Material and Design: Architectural Design High Definition Asphalt Shingles

Building Setbacks: Front Yard: 20 ft Side Yard: 8 ft Rear Yard: 20 ft

Max. Building Height: _____ Min. Lot Requirement: _____

Description of art or architecturally significant features (if any): _____

Please See Design Intent Letter

Screening Material and Design: _____

Please See Design Intent Letter

Additional Project Information, if any: _____

Please See Design Intent Letter

III. ZONING

Current Zoning District: R3 - Residential w/ CUP #26

Existing Uses(s) on property: daycare since 1970

Proposed Use(s) on property: daycare

Proposed Development Intensity: 227 sq ft du / sf (circle one)*

* du = Dwelling Units (Residential or Hotel/Motel) sf = square feet (Commercial, Industrial)

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IV. SITE SPECIFIC GUIDELINES

Landscape Guidelines: _____ Residential: _____ Commercial: _____ Institutional: _____

Is the property located in a Chesterfield Valley Sub-Area? If yes, circle one: 1 2 3 4

Any site-specific design guidelines: _____

V. ADJACENT PROPERTY

Identify surrounding land uses and zoning designations. Include existing/approved square footage or number of dwelling units, type of units, and density.

Property	Land Use	Zoning	Existing Use	Approved Use <small>(use separate sheet as needed)</small>
North	Residential			
South	Residential			
East	Multi Family			
West	Residential			

VI. PARTIES OF INTEREST

Principal Contact: Karen Kanyuck/Paul Kanyuck Title: owner
 Address: 10540 Canton Place
 City: Sunset Hills State: MO Zip: 63128
 Tel.: 314 713 6699 Fax: 314 275-8864
 Email: children-discovery@sbcglobal.net

Other Contact: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Tel.: _____ Fax: _____
 Email: _____

Other Contact: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Tel.: _____ Fax: _____
 Email: _____



City of Chesterfield

ARCHITECTURAL REVIEW BOARD Architectural Review Submittal Checklist

Plans shall be submitted no larger than 11 X 17. If necessary, plant schedules and other notes may be submitted on separate pages. All exhibits shall be scaled and legible.

This checklist must be included in the packet of material submitted to be reviewed.

- Color site plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Large exterior material samples. *
- Photos' reflecting all views of adjacent uses and sites.
- Details for screening, retaining walls, etc. *
- Section plans highlighting any building off-sets, etc.
- Architect's statement that clearly identifies how each item in Design Guidelines has been addressed.
- Landscape plan.
- Any other exhibits which would aid understanding of design proposal.
- Governing ordinance requirements.

* Denotes that item will be brought to meeting by the petitioner

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P And K Kanyuck Investment, LLC
Children's Discovery New Addition
Statement of Design Intent
February 1, 2008

This proposed addition is scheduled to be a total of 1227sq. ft. addition with a 610 sq. ft. classroom, 203 sq. ft. office, 335 sq. ft. hall, and a 79 sq. ft. entry foyer. This project is located ¼ mile south of Olive on the east side of Woods Mill Road.

I. Site Layout

A. Physical Features

1. The existing site currently has two separate buildings with a flat rubber membrane roof. The front and back façade of the main Bldg A, has light gray vinyl siding with single pane picture windows. The other two sides of the building are brick. Bldg A is approximately 3,000 sq. ft. and Bldg B is approximately a 1,000 sq. ft. The buildings have a covered walkway in between that will be removed. The front main entrances of both buildings face each other north/south under a covered walkway.

B. Vegetation

1. Currently the majority of the vegetation is located on the north side of the property. Most of the drain easement area is densely forested.

C. Site Relationship

1. The buildings are situated on 940 N Woods Mill Road. The new buildings entrance will face west towards Woods Mill Road.

D. Vehicular Circulation

1. The existing two curb cut entry/exit for the site is located at the north west end of the property at Woods Mill Road. This allows vehicles to circulate efficiently through the site.
2. A variance was granted from a 80 ft throat to a 60 ft throat to decrease the conflict point.

E. Pedestrian Circulation

1. A 5 ft. sidewalk easement exist at the west property line. A concrete walk will be positioned on that easement from south to north.

We are currently working on adding an additional 1 ft. to the existing easement for a total of 6 feet.

2. There is an existing concrete sidewalk at the drop off point to the front entrance. This allows easy access to the building without excessive distance to walk. This sidewalk will be replaced.

II. Building Structure

B. Site and Design

1. The new addition is a one story wood frame building with a brick knee wall, a rowlock sill, and taupe color Hardie board lap siding above the brick.
2. All the existing single pane picture windows will be replaced with white vinyl efficient casement windows.
3. The two existing buildings and the new addition will incorporate a frame truss roof with a 6/12 pitch to make one building.
4. The front entrance will also incorporate a fire resistant canvas awning over the front door.

A. Relationship to Adjacent Development

1. The adjacent parcels are as follows:
 - a. West – Woods Mill Road, across the road is the back yard residential property.
 - b. North – Drainage easement – then private resident
 - c. East – Wood Glen Condominiums
 - d. South – Private Residence (See pictures.)

B. Material and Colors

1. The front façade of the new addition will be predominately a taupe Hardie board lap siding with a red brick veneer knee wall, matching existing brick, with a rowlock sill.
2. The architectural accents at the corner of the building will be made of polystyrene with a hard coat lacquer and painted primary colors with black letter accents to imitate toy blocks. (Red, Yellow, Blue)
3. The front entrance will have a red canvas covered walkway with accent of the logo on front. It will be supported with two 4 inch steel columns encapsulated by colored polystyrene lacquer coated column to imitate a crayon. (1 - Blue, 1 - Yellow)
4. The front façade of the existing building is designed with similar

detailing as the front/primary façade of the new addition with white vinyl energy efficient windows replacing the single pane picture windows.

5. Please refer to the exterior rendering and to the larger samples submitted at the Architectural Review Board meeting.

Brick – 1K99- Earth tone

Fascia/soffit – stone clay

Siding – Monterey Taupe

Gutters - Clay

Roofing – Architectural High Definition - Hickory

Non-Residential Architecture

A. General

1. The north façade of the new addition and the north façade of the existing Bldg. B, facing the drain easement will primarily be Hardie board lap siding.
2. The west and south façade of the new addition will be designed with with a brick veneer knee wall, rowlock sill and Hardie board lap siding.
3. The east and west facades of the existing Bldg. A will have similar detailing as the new additions primary façade.

B. Building Equipment and Service

1. NA

C. Chesterfield Guidelines

1. All utilities will be installed underground.
2. The project will be designed to meet the required landscape requirements as stated in the *City of Chesterfield Design Guidelines* and landscape *Guidelines for the City of Chesterfield*. See attach landscape plan.

III. Landscape Design

1. This site has been carefully landscaped with a few trees. There are shrubs and greenery surrounding the signage on the island with a tree. The tree will meet the *City of Chesterfield Landscape Guidelines Institutional Development*.

IV. Miscellaneous

A. Signage

1. The monument sign will be located on the island. It will be made of extruded aluminum illuminated light box, red fluorescent lamps, disconnect switch ul listed, and an acrylic face. See attached information on sign. The sign will be designed to meet the requirements stated in the *City of Chesterfield Zoning Ordinance Signage Criteria*.

B. Lighting

1. The proposed monument will be an illuminated light box.
2. There is no change in the exterior lighting.

C. Utilities

1. All utilities will be installed underground.

D. Storm water Drainage

1. Storm water will be drained from the roof top of the building with aluminum gutters and the downspouts connected to underground drainage pipes. The south side gutters will drain into the catch basin and the north side gutters will drain into the drainage easement.
2. The parking area is sloped to allow storm water to drain away from the building and off the parking area to the catch basin on the east side of the island on the parking lot.

E. Energy Conservation

1. All materials are used with the principles of good energy conservation.

P and K Kanyuck Investment, LLC

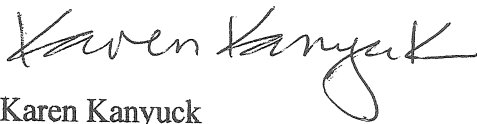
2. R-13 insulation will be used on the new walls and replaced walls. Currently there is no insulation in the walls.
2. Energy efficient windows will be used in the new addition and replace all the existing single pane picture windows.
3. A new truss shingle roof will replace the existing flat rubber membrane roof.
4. The building shall be constructed to meet the energy guidelines enforced at the current time.

F. Screening

1. The trash enclosure at the southwest end of the existing building will be constructed with decorative block and shall not exceed 6 ft. in height. A double 6 ft swing gate made of cedar wooden fence will be constructed on the west side of the enclosure. See site plan for placement.

Respectfully Submitted by,

P & K Kanyuck Investment LLC



Karen Kanyuck
Project Manager

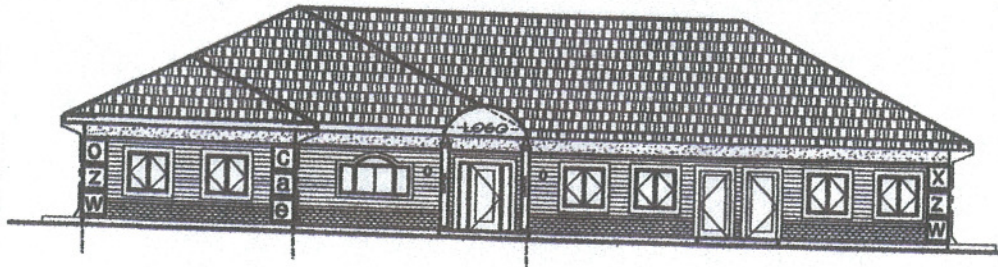
**P And K Kanyuck Investment
Children's Discovery Learning Center's Addition
940 N Woods Mill Road
Chesterfield, Missouri 63017**



WEST ELEVATION BUILDING B



WEST ELEVATION BUILDING A



PROPOSED WEST ELEVATION



SOUTH



NORTH



WEST



EAST

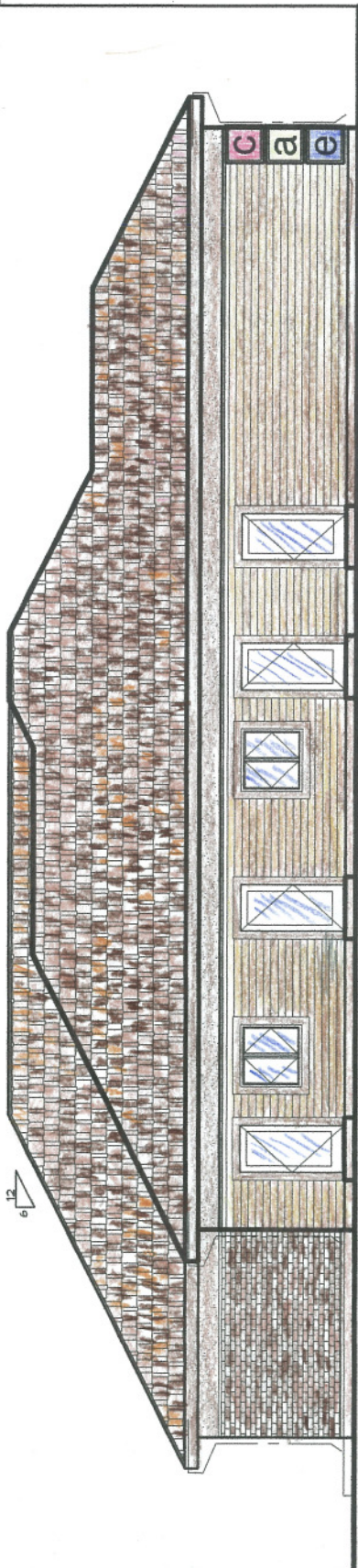
17 JAN 08

RENOVATION TO:
CHILDREN'S DISCOVERY LEARNING CENTER
940 N. WOODS MILL ROAD ST. LOUIS, MO 63017

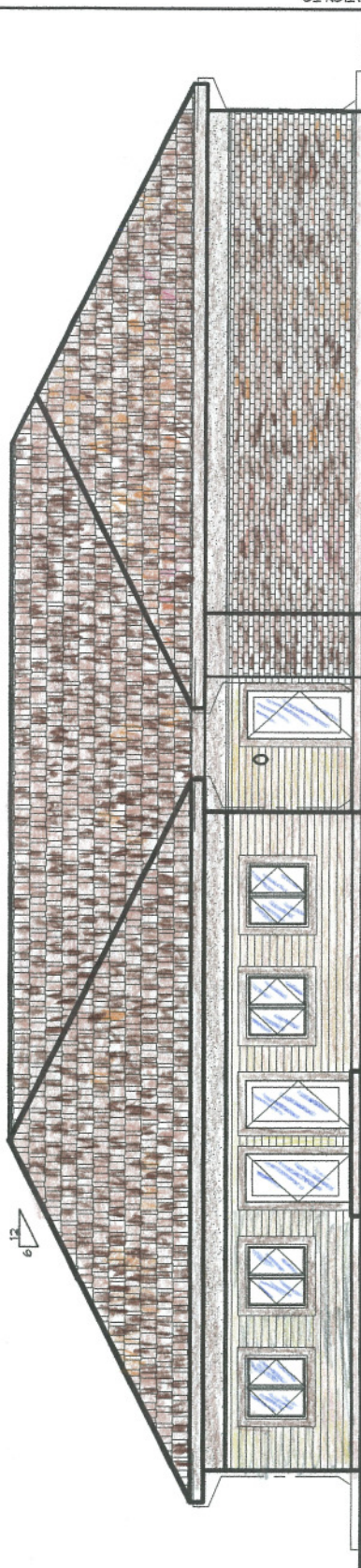
Project Code
CDL 0701



KILLIAN SMITH ARCHITECT + ASSOCIATES, P.C.
800 South Harrison
St. Louis MO 63122
314 • 909 • 8822
Fax 314 • 909 • 8859



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

17 JAN 08

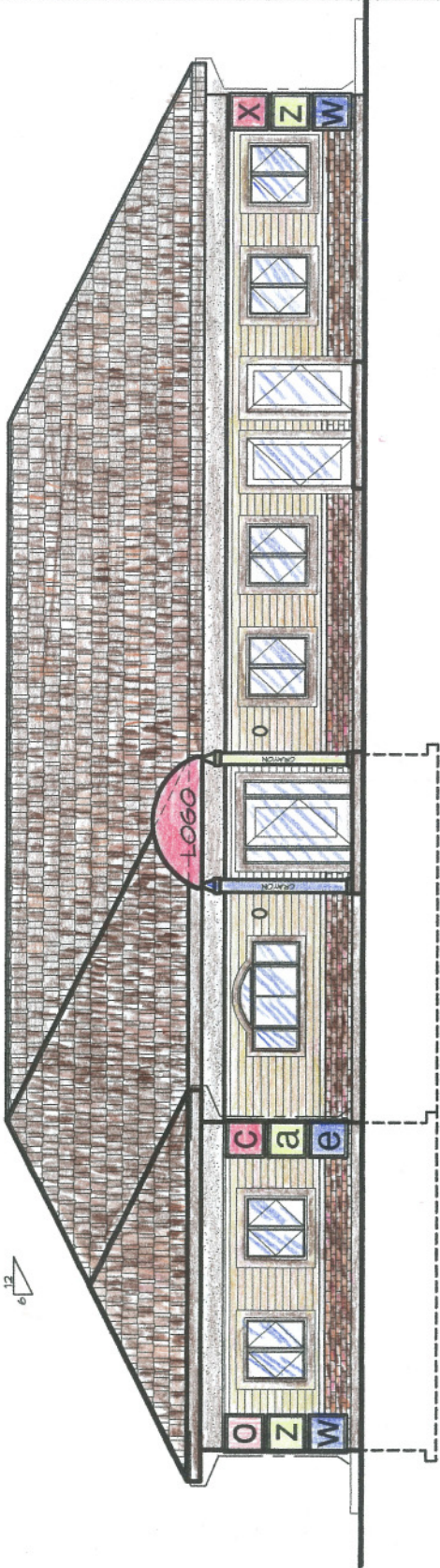
CHILDREN'S DISCOVERY LEARNING CENTER
440 N. WOODS MILL ROAD ST. LOUIS, MO 63017

RENOVATION TO:

Project Code
CDL 0701



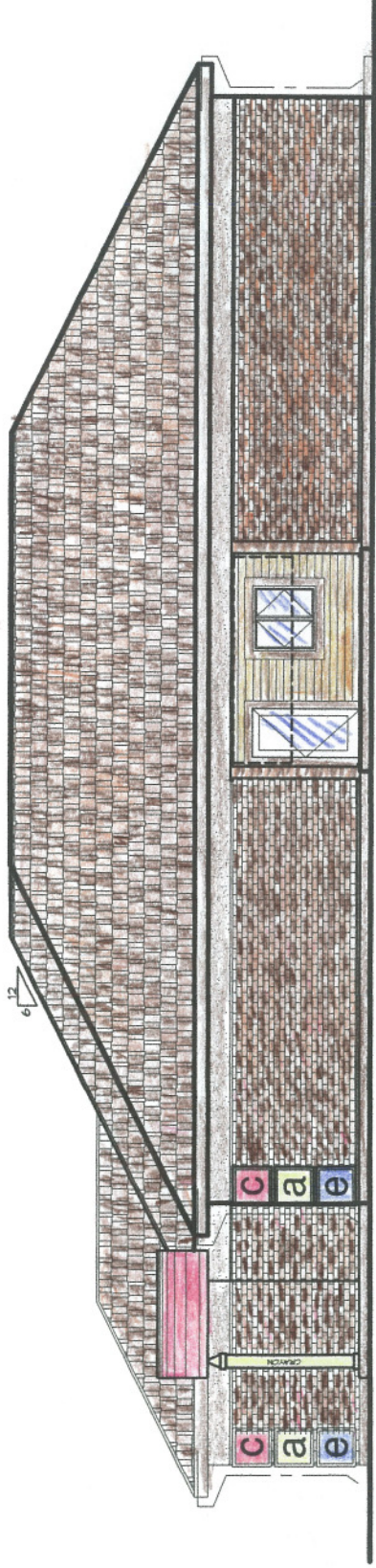
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800 South Harrison
St. Louis MO 63122
914 • 904 • 8822
Fax 914 • 904 • 8899



3 WEST ELEVATION

SCALE: 3/32" = 1'-0"

3



4 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

4

3' X 6' X 12" D
EXTRUDED ALUMINUM
ILLUMINATED LIGHT BOX, RED
FLUORESCENT LAMPS
DISCONNECT SWITCH
UL LISTED
ACRYLIC FACES
GRAPHICS AS PER PROOF

LOWER PORTION
1'H X 6'W X 12"D
CONCRETE

CONCRETE FOUNDATION
3' X 6' X 1'
2' DEEP IN GROUND



8'

1'

3'

4'

1'





Logo

