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January 7, 2011

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

**Spirit of St. Louis Airpark (Spirit Hangars):** Amended Architectural Elevations and Amended Architect's Statement of Design for a 5.497 acre tract of land zoned "M3" Planned Industrial District located west of the intersection of Wings of Hope Boulevard and Spirit of St. Louis Boulevard, more specifically addressed 18366 Wings of Hope Boulevard.

**Background Information**

On January 13, 2011 Adams Architectural Associates, on behalf of Sycamore Company LLC, submitted amended architectural elevations and amended architect's statement of design for the above reference project. At the meeting, the following motion was made by the Architectural Review Board:

To recommend that the applicant review the comments herein and consider a resubmittal of the exterior elevations for review by the City of Chesterfield due to the fact that several areas of the building do not currently meet the Architectural Review Standards. First, create a human scale and transition at the entry with the use of landscaping and architectural elements. Second, all four facades lack a mix of materials, mix of architectural detailing and articulation which are all outlined in the Architectural Review Standards. Third, there is lack of unification of the design of all four sides of the facade of the building. The Architectural Review Board requests review of said resubmittal once received by the City of Chesterfield prior to review by the Planning Commission.

This motion was then approved by a vote of 6-0.

### Department Input

Staff contacted the Applicant and his Architect the day following the ARB meeting and explained in detail the motion made by the ARB and the submittal requirements. All options were provided to the Applicant and his Architect as well as the requirements per City Code and the Architectural Review Standards. In addition, I spoke with the Applicant's representative in depth on the evening of January 14, 2011. On January 17, 2011 the Applicant made application to go before the Planning Commission however due to lack of an agenda this meeting was cancelled. At this time, I again spoke at length with the Applicant's representative regarding the options before them and the request of the ARB. On January 19, 2011 the Applicant agreed to meet with Staff as recommended to discuss this project. On January 25, 2011 Staff met with the Applicant and his representatives and explained the motion that was made by this Board and provided a detailed explanation of the submittal requirements in order to be placed on this agenda. The Planning and Development Services Director advised that color renderings, color elevations and a narrative explaining how the comments of this Board had been addressed would be required. **However, the applicant elected to not provide color elevations or a written narrative.**

### Submittal Requirements

The Applicant, his representative and architect were made aware of the information that must be provided to Staff in order to be placed on the ARB agenda. Submittal requirements and deadlines are established per City Code and are found in the Architectural Review Standards. **The Architectural Review Standards require that a narrative be provided along with color renderings and color elevations unless an alternative submittal is approved by the Planning and Development Services Director.** Despite this information, **the Applicant has submitted documents for your review which do not meet the requirements nor the direction provided to them by the Planning and Development Services Director.**

City of Chesterfield procedure dictates that projects are not placed on any agenda for review, whether it be ARB, Planning Commission or City Council, unless all information required and requested by Staff per the City Code is provided. Despite our efforts, this information was not provided. Upon receiving the amended elevations Staff contacted the Applicant's representative regarding the missing information. Staff was told that the Applicant was aware of the requirements and the direction from the Planning and Development Services Director and chose not to provide the information in the form prescribed.

The Architectural Review Standards and City Code both state that projects are not placed upon any agenda for review unless all required documentation is provided. In addition, information is to be provided to Staff for review prior to submittal before any board or commission. Due to our conversation on 2/2/11, it is possible that the Applicant will present both colored elevations and a project narrative at the ARB meeting. Accepting new information which Staff has not seen or had an ability to review is contrary to City Policy.

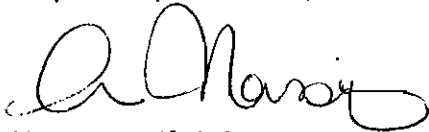
Staff is aware that placement of this project on the ARB agenda does not comply with City Code or City Policy, however as we have been working to abate the site and code violations on this site for over 3 months, and we were advised by the Applicant's representative that this information would not be supplied to us, we are respectfully requesting that the ARB review this request. The ARB may choose to recommend approval, approval with modifications, or denial to the Planning Commission. In order for this site to come into compliance is to either be approved by the Planning Commission or go before the City of Chesterfield Municipal Court. The issues herein cannot be remedied or abated unless the project continues to move forward.

**Action Requested**

Attached to this report is a copy of the submittal provided by the Applicant. In addition, you will find a copy of the color elevations as approved in 2006, color elevations as constructed and previously submitted in January.

The Department of Planning and Public Works requests action by the Architectural Review Board on this project.

Respectfully submitted,



Aimee Nassif, AICP  
Planning and Development Services Director

**Attachments**

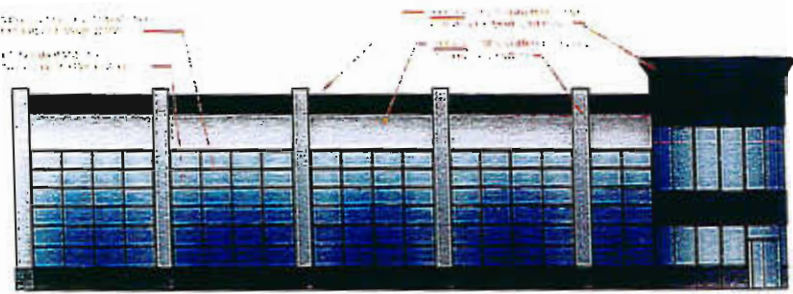
1. Architectural Review Submittal

EXHIBIT  
2006  
Approved  
Rendering  
Labbies

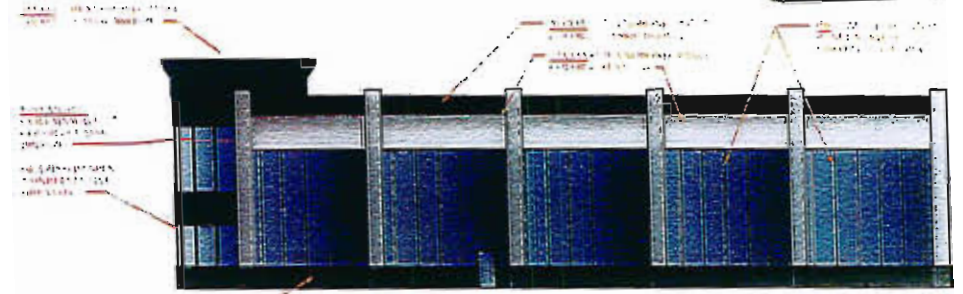


LARRY TAYLOR

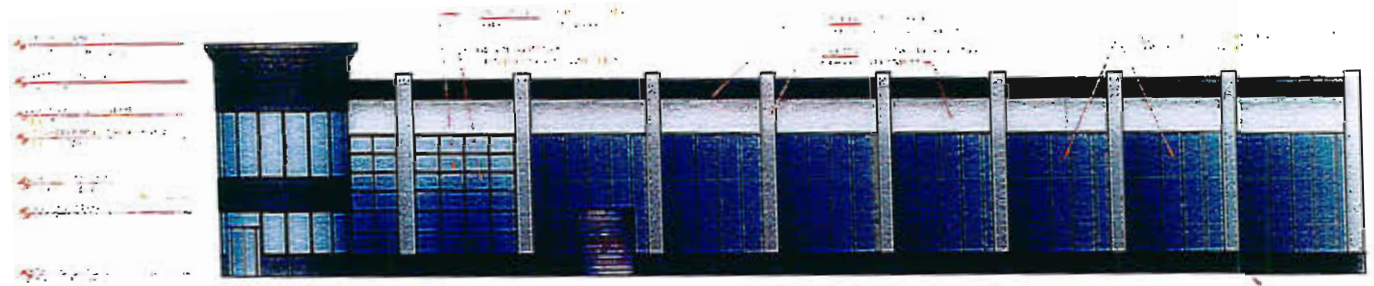
EXHIBIT  
2006  
Approved  
Elevations



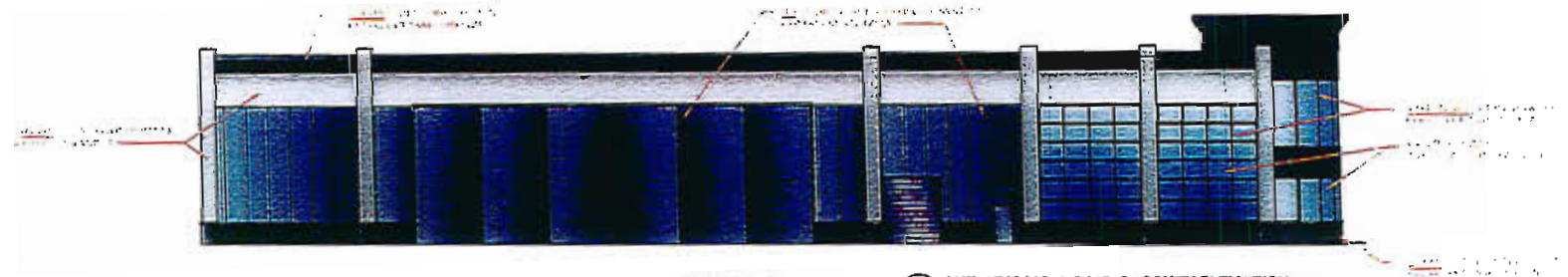
1 BUILDING NO. 1 & NO. 2 - EAST ELEVATION  
SCALE: 3/4" = 1'-0"



2 BUILDING NO. 1 & NO. 2 - WEST ELEVATION  
SCALE: 3/4" = 1'-0"



3 BUILDING NO. 1 & NO. 2 - NORTH ELEVATION  
SCALE: 3/4" = 1'-0"



4 BUILDING NO. 1 & NO. 2 - SOUTH ELEVATION  
SCALE: 3/4" = 1'-0"

FOREST PARK GROUP - SPIRIT HANGARS  
18366 AVIATION MUSEUM PKWY. CHESTERFIELD, MO 63005



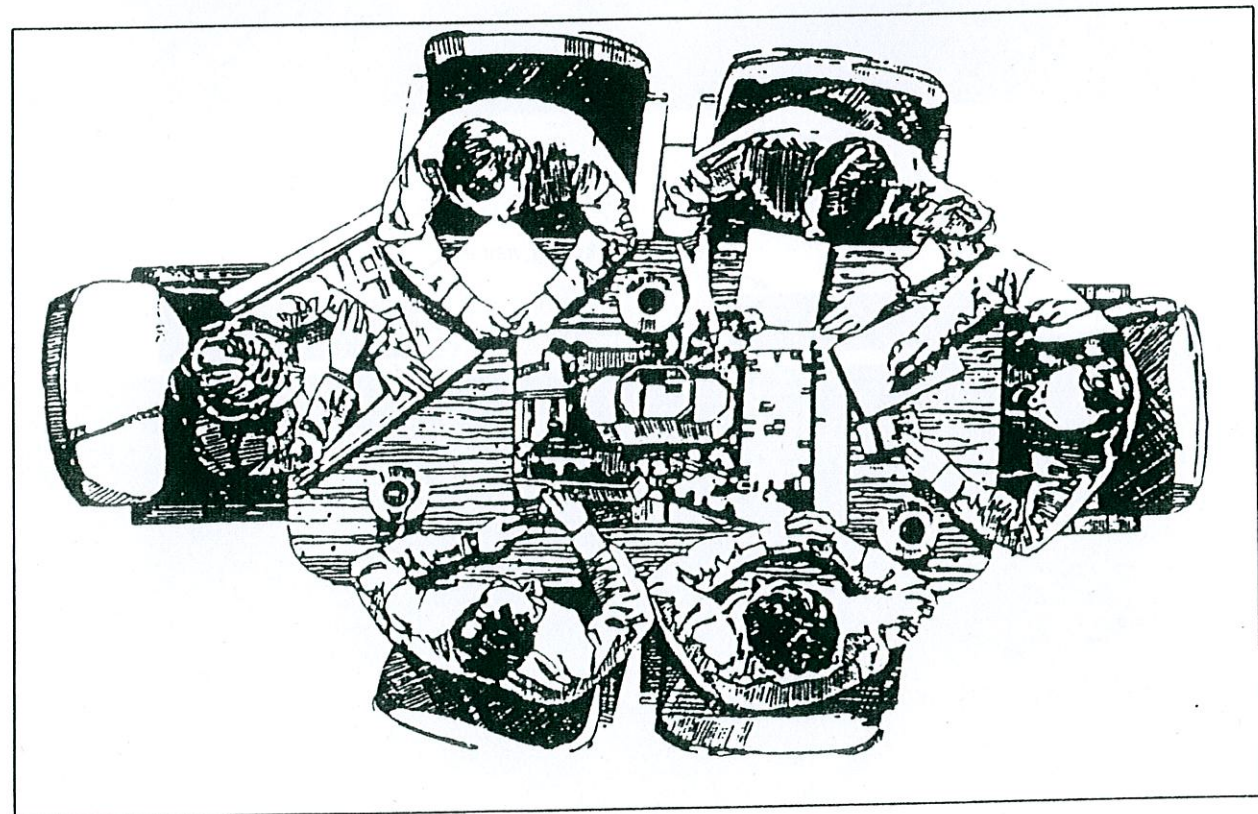
PROPOSED EXTERIOR COLOR ELEVATIONS



ARCHITECTURAL REVIEW BOARD SUBMISSION  
SYCAMORE AVIATION, LLC  
**SPIRIT HANGARS**  
18366 WINGS OF HOPE BLVD  
CHESTERFIELD, MISSOURI 63005



JANUARY 26, 2011



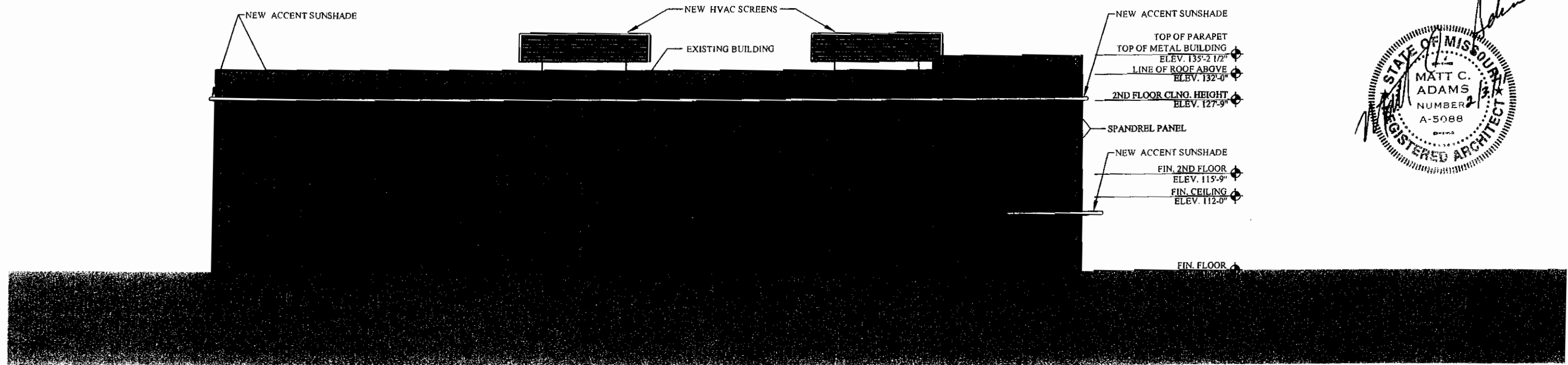
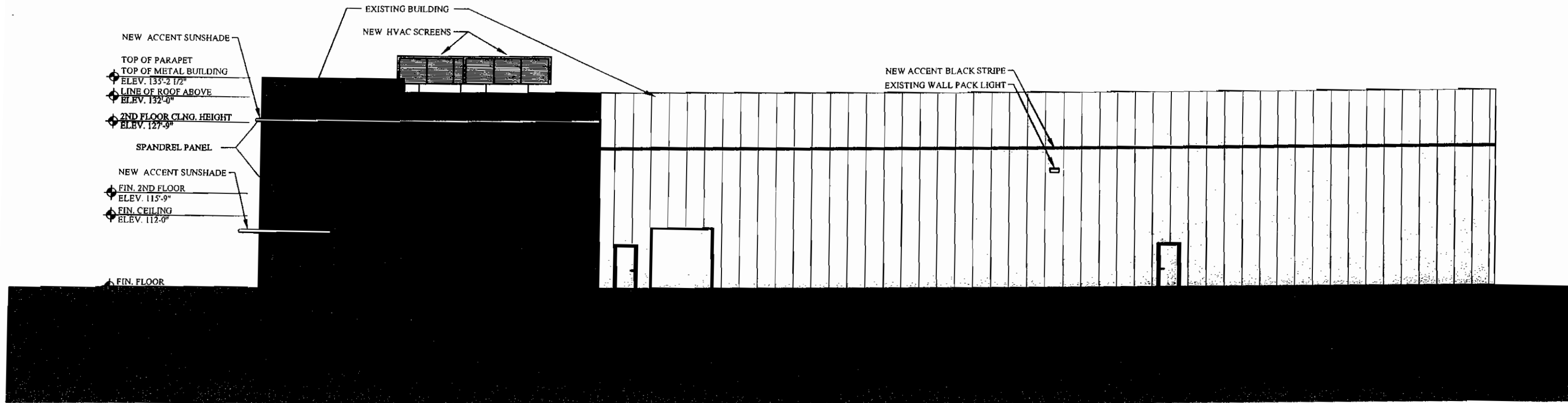
Adams Architectural Associates

P.O. BOX 230  
CHESTERFIELD, MO 63306-0230

PHONE : (636) 537-9333  
FAX : (636) 537-1267



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**NORTH AND EAST ELEVATIONS**

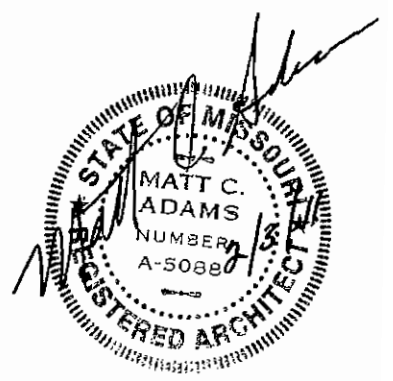
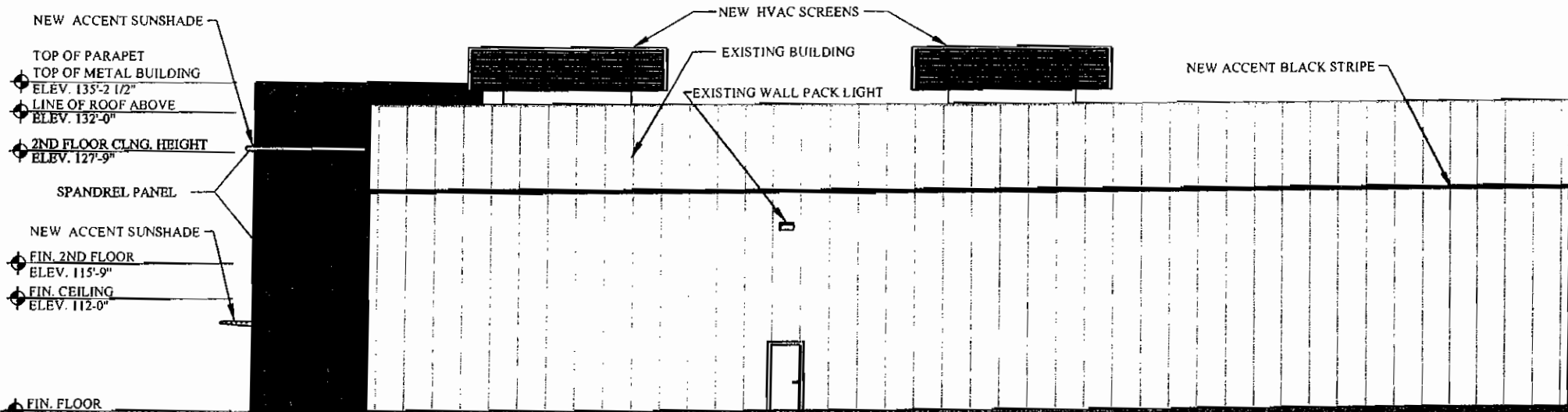
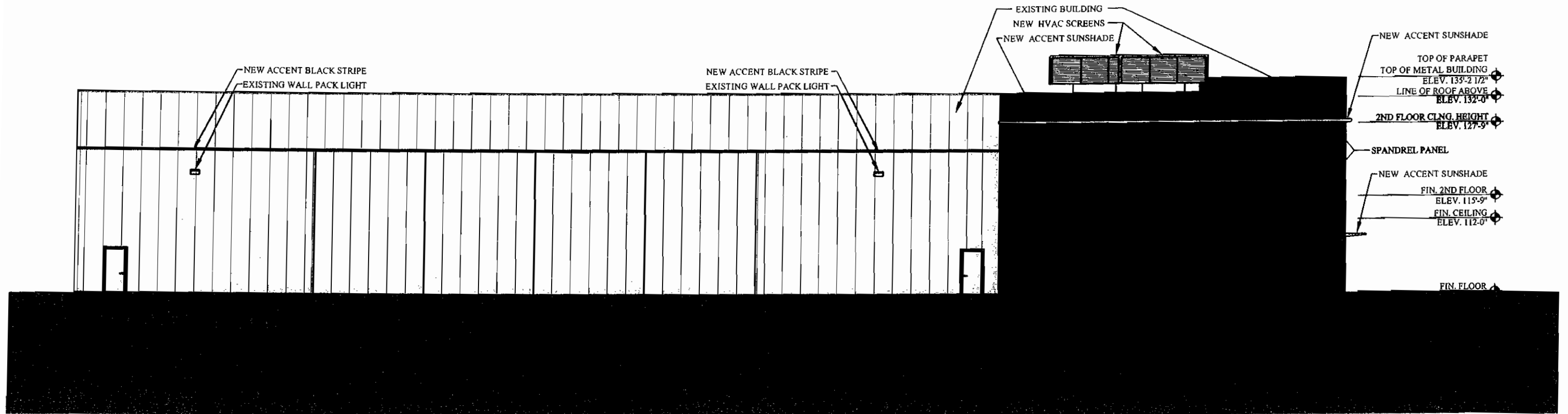
3000 E. 116th St.

JANUARY 28, 2014

**ADAMS ARCHITECTURAL ASSOCIATES - P.C.**

MATT C. ADAMS - ARCHITECT AIA / NCARB





**SOUTH AND WEST ELEVATIONS**

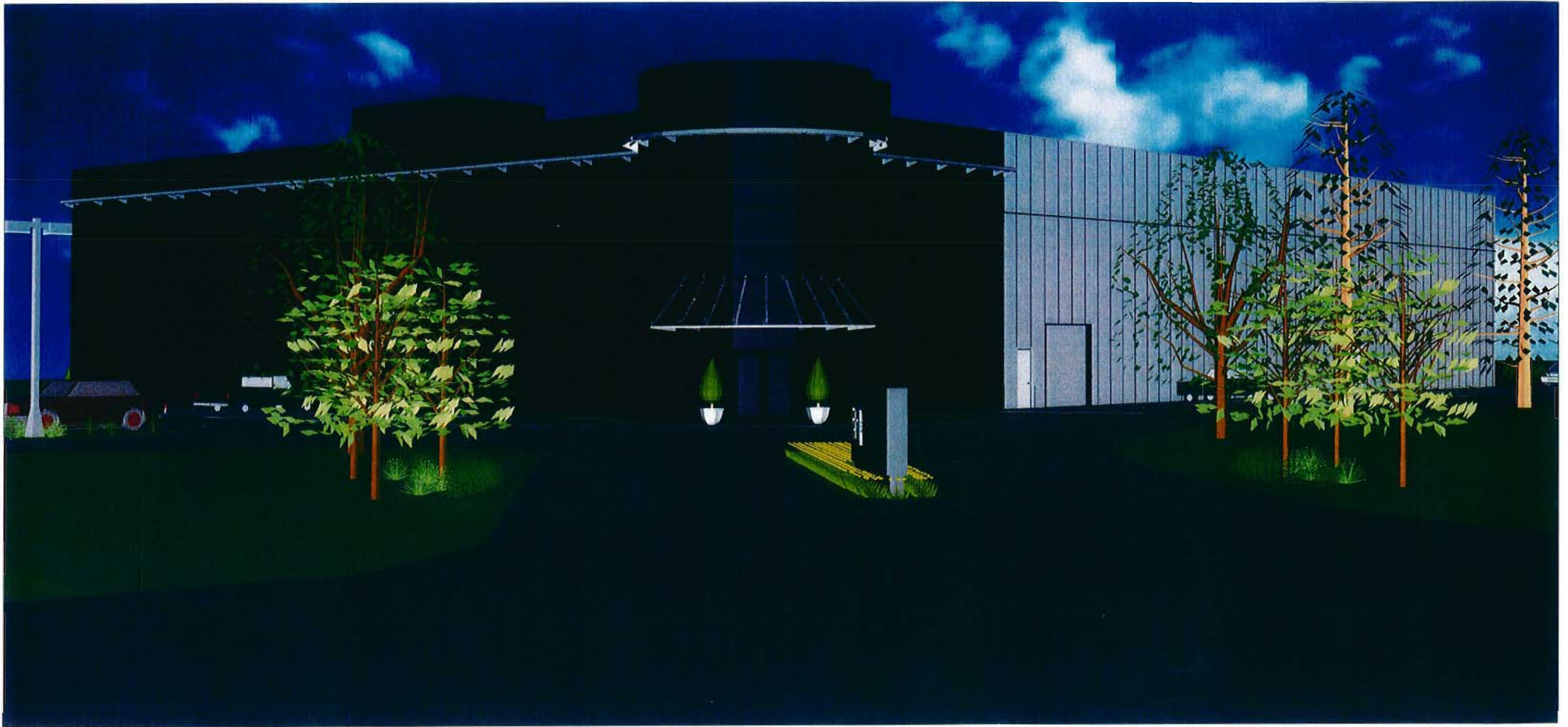
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 1/8" = 1'-0"  
 1/16" = 1'-0"  
 1/32" = 1'-0"

**ADAMS ARCHITECTURAL ASSOCIATES - P.C.**

MATT C. ADAMS - ARCHITECT AIA / NCARB







**FRONT VIEW RENDERING:**

SCALE: NONE  
DECEMBER 16, 2010  
JANUARY 14, 2011  
JANUARY 26, 2011

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**SYCAMORE COMPANY, LLC**  
*18366 WINGS OF HOPE BLVD  
CHESTERFIELD, MO 63005*

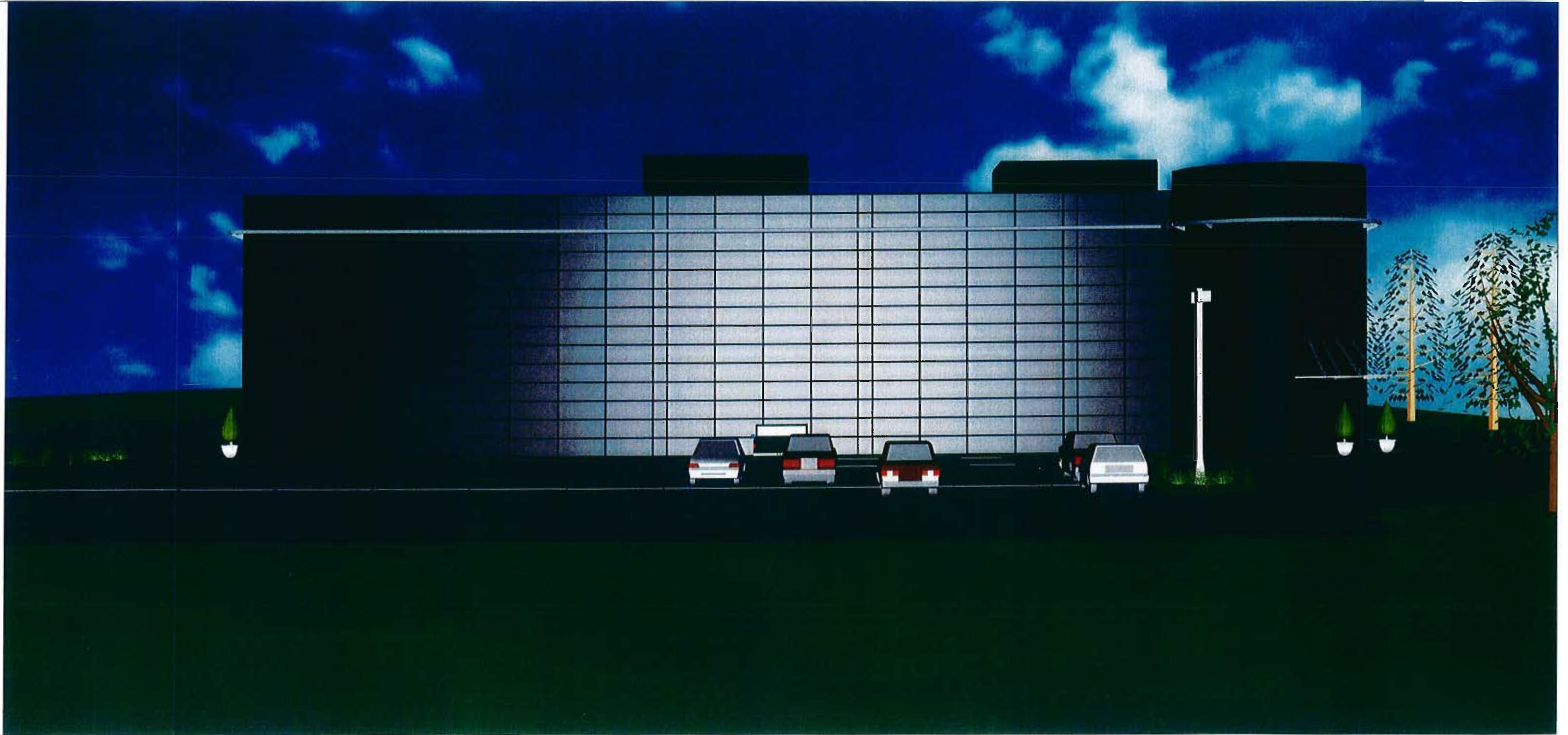
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CHURCHES  
RESIDENTIAL



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**EAST VIEW RENDERING**

SCALE: NONE  
DECEMBER 16, 2010  
JANUARY 14, 2011  
JANUARY 26, 2011

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*18366 WINGS OF HOPE BLVD  
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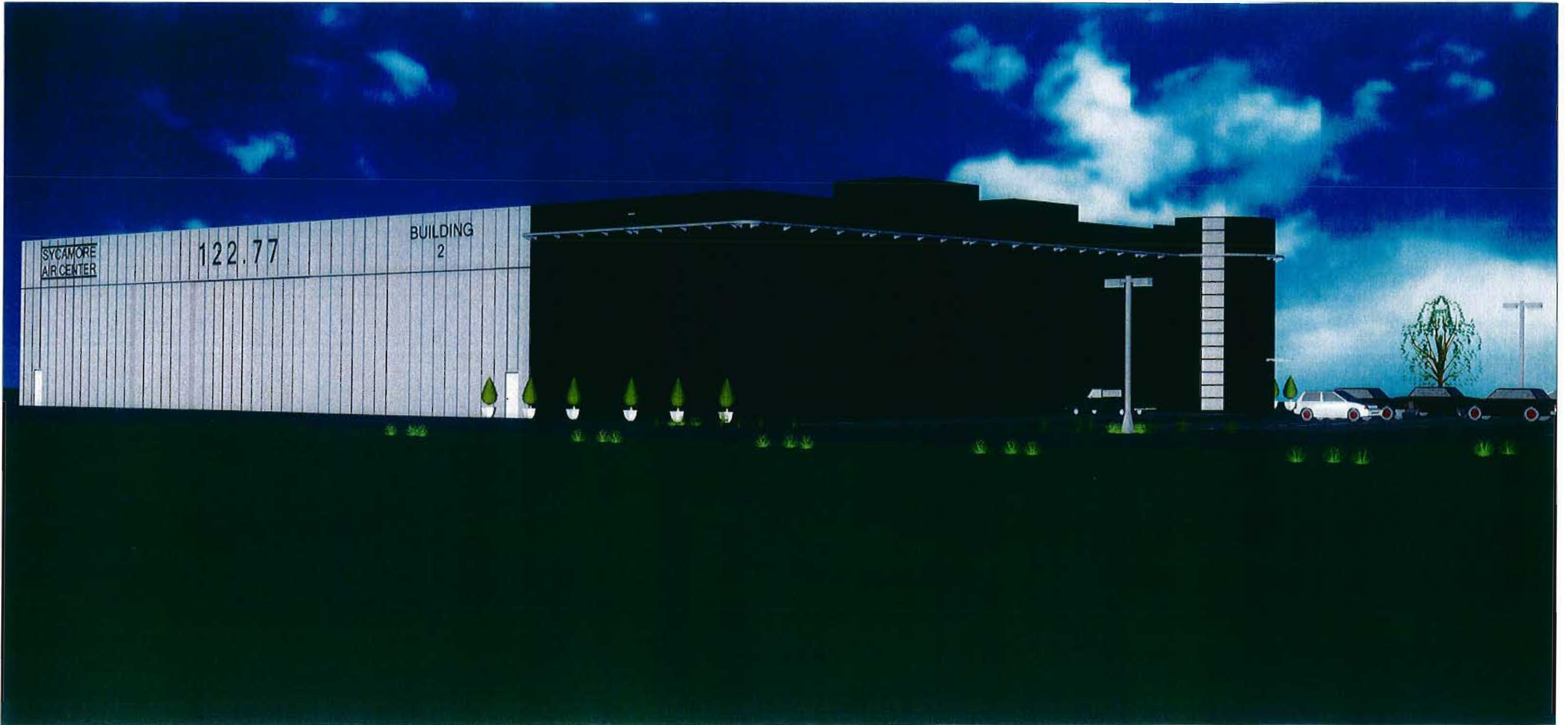
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**SOUTHEAST VIEW RENDERING**

SCALE: NONE  
DECEMBER 16, 2010  
JANUARY 14, 2011  
JANUARY 26, 2011

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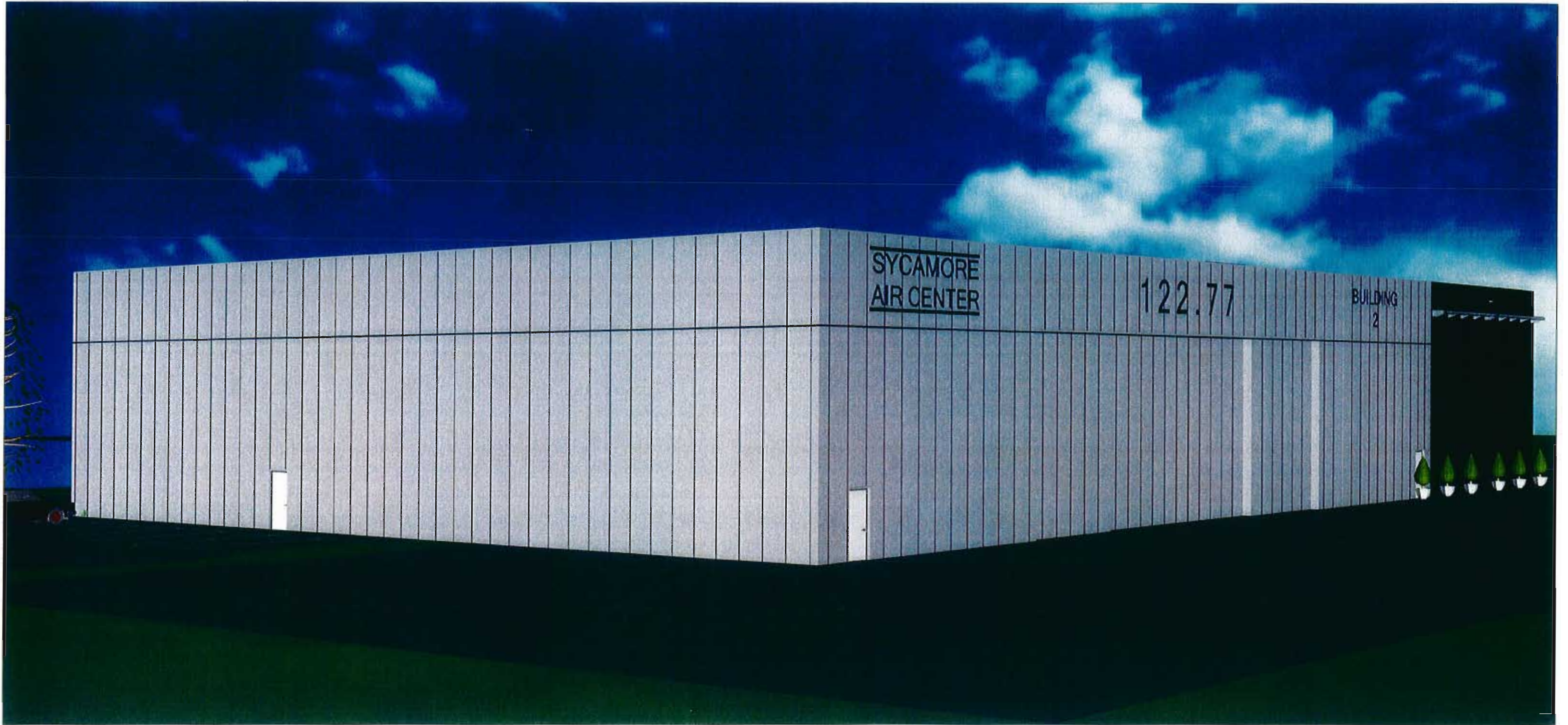
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CHESTERFIELD, MO 63005

## SOUTHWEST VIEW RENDERING

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DECEMBER 16, 2010  
JANUARY 14, 2011  
JANUARY 26, 2011

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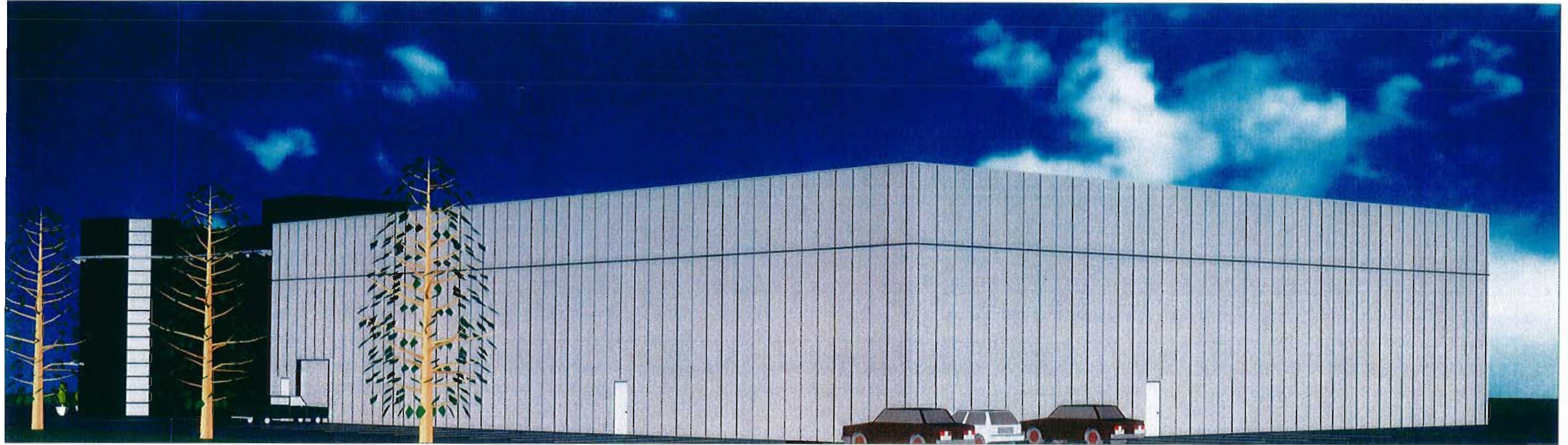
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**NORTHWEST VIEW RENDERING**

SCALE NONE  
DECEMBER 16, 2010  
JANUARY 14, 2011  
JANUARY 26, 2011

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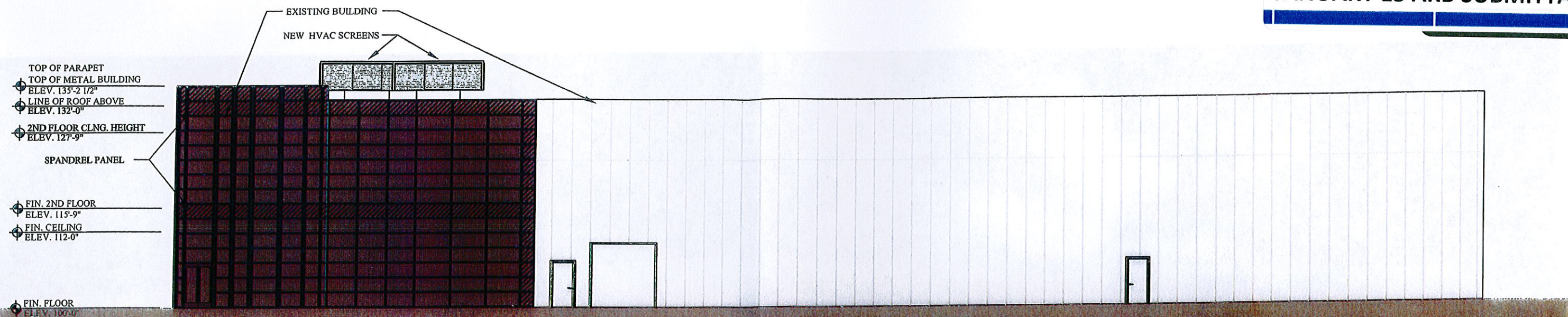
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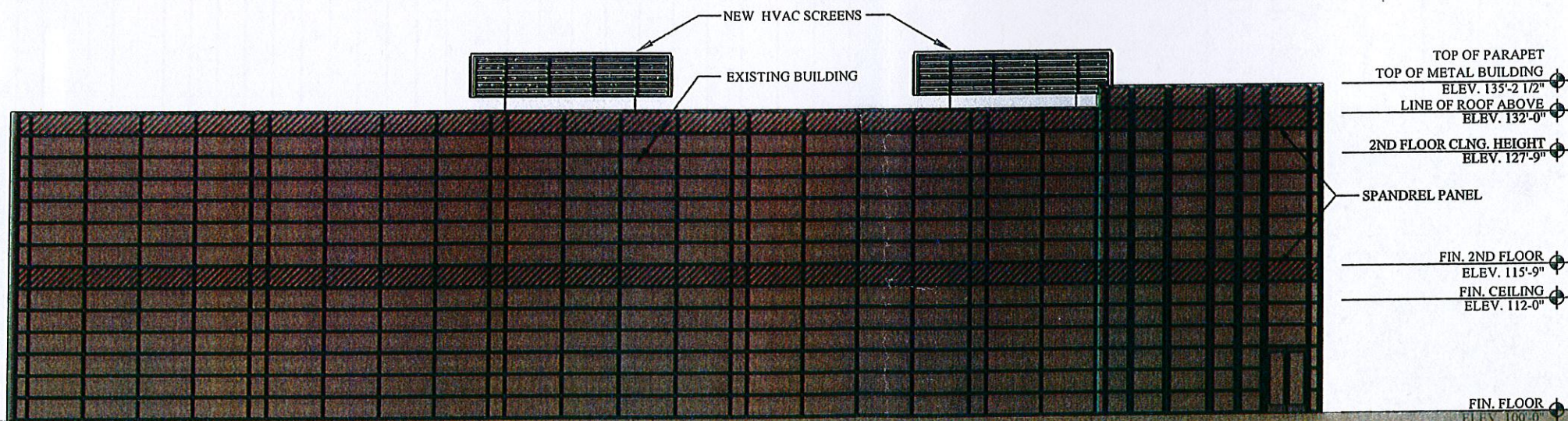
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RESIDENTIAL



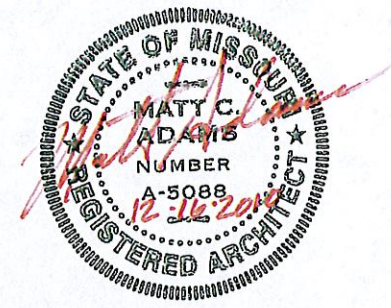
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(636) 237-8333  
(636) 237-1267 - FAX



NORTH ELEVATION



EAST ELEVATION



**NORTH AND EAST ELEVATIONS**  
 SCALE 1/8"=1'-0"  
 DECEMBER 16, 2011

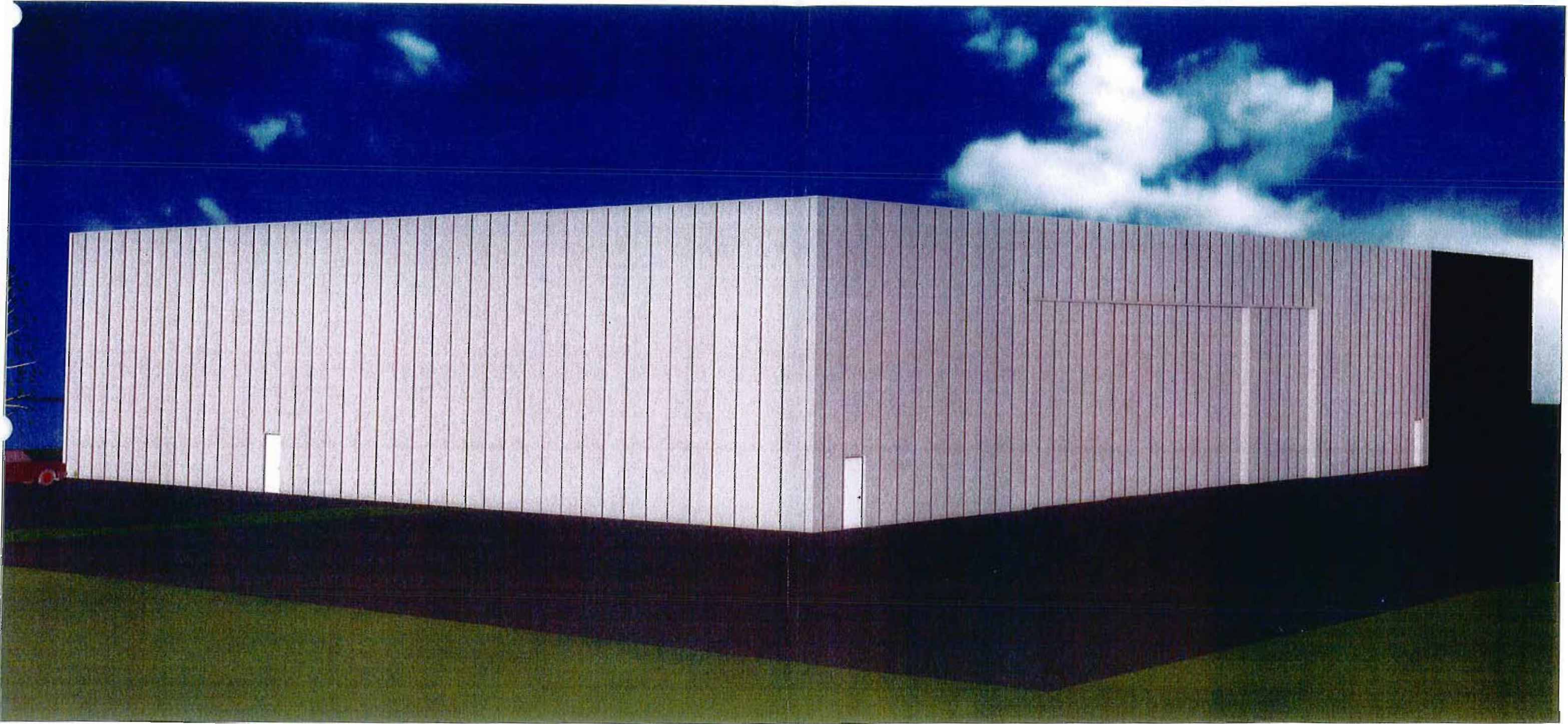
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 CHESTERFIELD, MO 63005

**ADAMS ARCHITECTURAL ASSOCIATES - P.C.**

MATT C. ADAMS - ARCHITECT AIA / NCARB



HS submitted  
on Jan. 13



**SOUTHWEST VIEW RENDERING**  
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DECEMBER 18, 2010

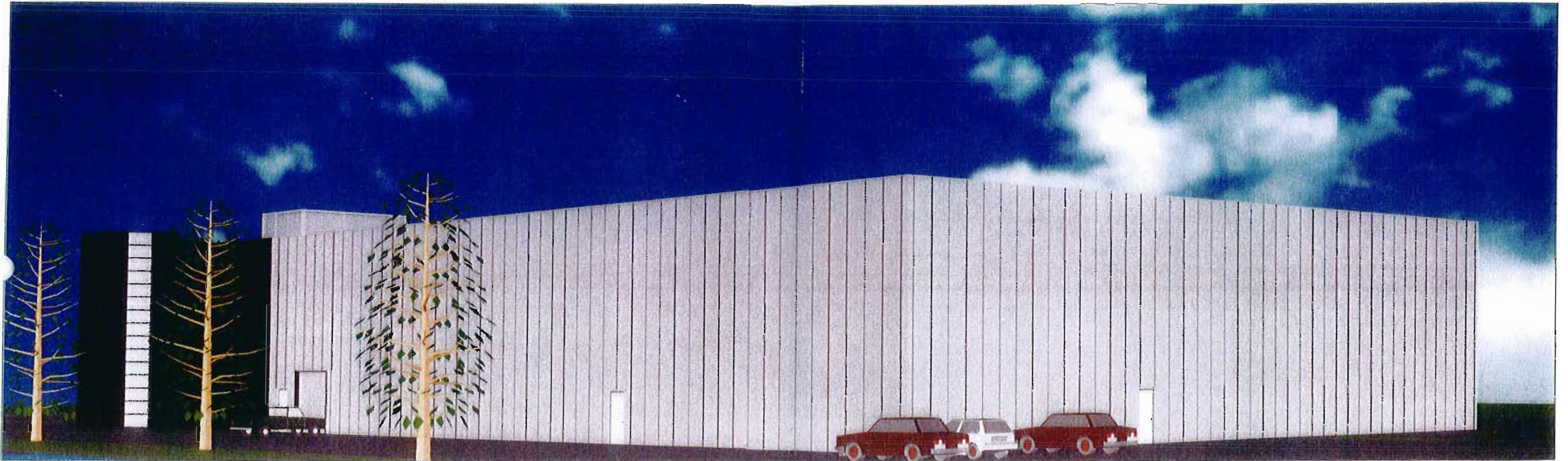
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CHESTERFIELD, MO 63005



**ADAMS ARCHITECTURAL ASSOCIATES - P.C.**  
MATT C. ADAMS - ARCHITECT AIA / NCARB



HD submitted  
on Jan. 13



**NORTHWEST VIEW RENDERING**  
SCALE NONE  
DECEMBER 18, 2008

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CHESTERFIELD, MO 63005



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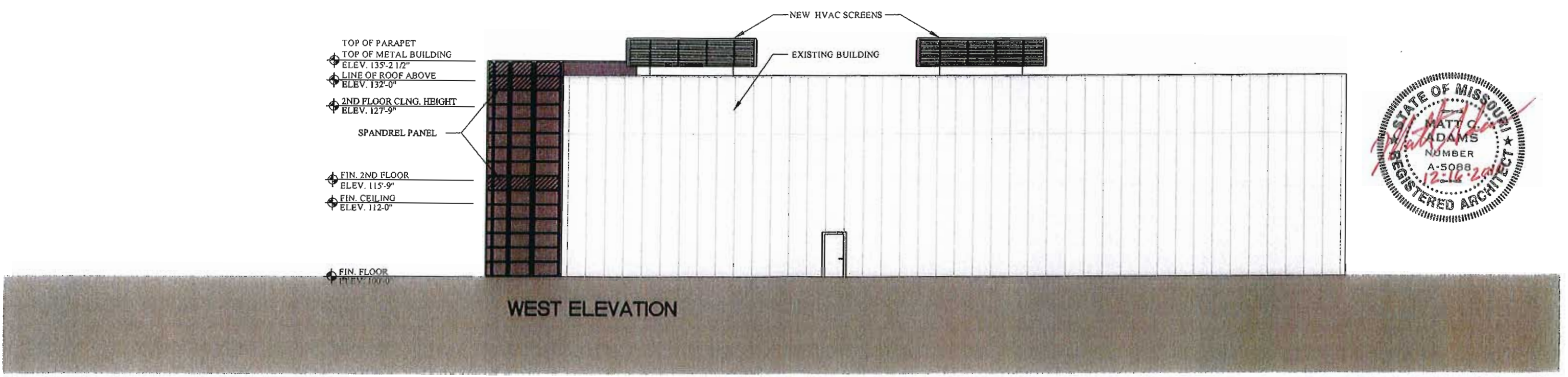
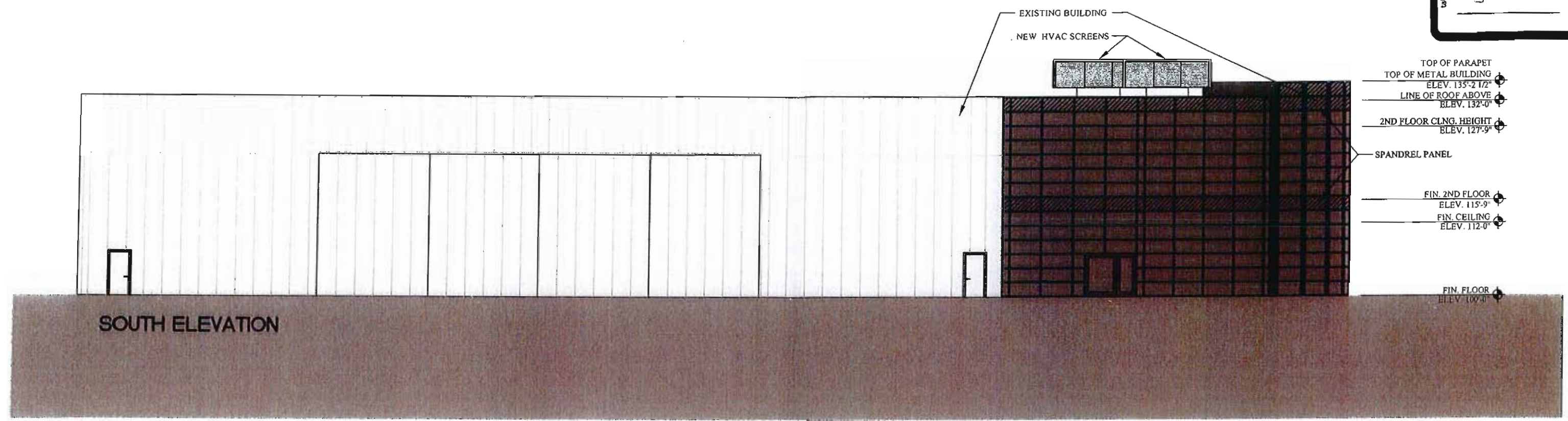
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www.adamsarchitect.com



As submitted on Jan. 13



**SOUTH AND WEST ELEVATIONS**  
 SCALE 1/8"=1'-0"  
 DECEMBER 16, 2010

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