



VII. C.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type: Site Development Plan

Meeting Date: March 24, 2014

From: Jessica Henry
Project Planner

Location: 18336 Edison Avenue

Applicant: CEDC, on behalf of Firestream Worldwide

Description: **Spirit of St. Louis Airpark, Firestream Worldwide:** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 1.12 acre tract of land zoned "M3" Planned Industrial District located on the south side of Edison Avenue, west of Spirit of St. Louis Boulevard.

PROPOSAL SUMMARY

CEDC, on behalf of Firestream Worldwide, has submitted a Site Development Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a proposed aircraft storage and corporate office hangar building.

The request is for a 12,000 square foot aircraft storage and corporate office hangar building located within the Spirit of St. Louis Airpark development. The subject site is zoned "M3" Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance 1430. The exterior building materials will be comprised of painted metal panel siding, EIFS, stone veneer, brick veneer, and tinted glass windows. The proposal includes a flat painted metal panel roof.

HISTORY OF SUBJECT SITE

St. Louis County approved a rezoning from an "NU" Non-Urban District to an "M-3" Planned Industrial District for Spirit of St. Louis Airport via Ordinance 2212 prior to the incorporation of the City of Chesterfield. The ordinance was subsequently amended by St. Louis County Ordinances 9642, 11,768, 13,838, and 13,935 and City of Chesterfield Ordinances 656, 870, 1156, and 1312.

The ordinance amendments were to allow for additional uses, amend setbacks, and amend the boundaries of the "M3" Planned Industrial District. The current ordinance governing the site is City of Chesterfield Ordinance 1430.

The subject site has never been developed.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Airport / Hangar	"M-3" Planned Industrial District
South	Airport / Runway	"M-3" Planned Industrial District
East	Airport / Office / Hangar	"M-3" Planned Industrial District
West	Airport / Office / Hangar	"M-3" Planned Industrial District



STAFF ANALYSIS

Zoning

The subject site is currently zoned "M-3" Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance Number 1430. The submittal was reviewed against the requirements of Ordinance Number 1430, the Lighting Ordinance, the Tree Preservation and Landscape Requirements, the Architectural Review Requirements and all other applicable sections of the City Code.

Traffic Access and Circulation

The proposed entrance to the site is off of Bell Avenue on the northern portion of the site. The south elevation features an aircraft hangar door system and the paved parking area will connect to an existing taxiway located off of the property to the east. The circulation, including access to this taxiway, is governed by the Spirit of St. Louis Airport. Access to the taxiway will be restricted to the public.

Similar to vehicular traffic, the pedestrian traffic near the proposed building is strictly limited to the northern portion of the site fronting Edison Avenue due to the proximity of the building to the proposed taxiway.

Parking

The main parking area is located on the northern portion of the site and is accessed via the proposed entrance off of Bell Avenue. Private parking for employees and pilots is provided at the southern portion of the site. This private parking is accessed through a gate with keypad at the end of Bell Avenue.

Landscaping

Trees will be planted along Edison Avenue and throughout the site with the exception of a portion of the Bell Avenue frontage which falls within an Ameren utility easement. Landscape beds containing shrubs and grasses are proposed in this area. Landscape beds are also proposed along the portions of the building visible from Edison and Bell Avenues.

Lighting

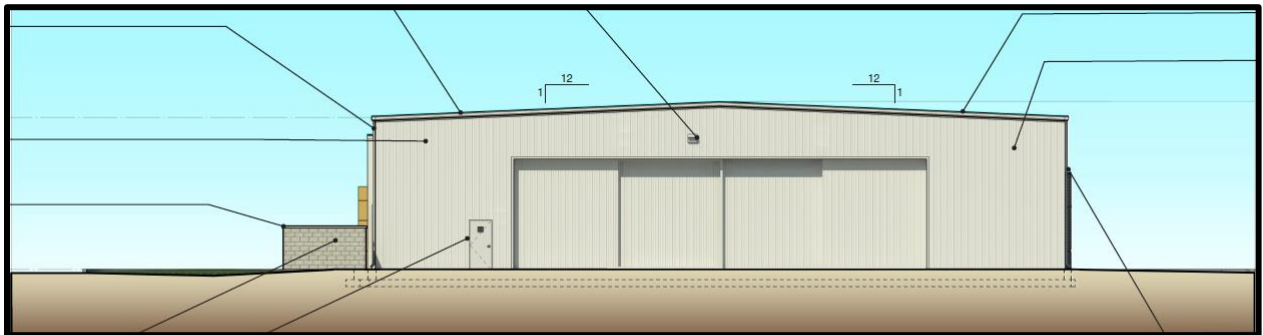
The plan proposes one pole mounted light fixture and two different light fixtures attached to the proposed building. The pole mounted and one of the wall mounted light fixtures, noted as W3 and S3-HS on the Lighting Plan are a flat lens metal halide fixtures. These fixtures will be mounted in a fixed position and are fully-shielded and full cut-off. The third fixture, shown as W4 on the Lighting Plan, is a full cut-off, flat lens architectural wallpack design. Two of these fixtures are proposed on the north façade of the building.

Architectural Elevations

The building will be primarily comprised of painted metal siding—more specifically pre-engineered steel—which is typical for this building type. The design also includes expansive windows on the front elevation and the portions of the side elevations where the corporate office is to be located. The proposed materials and earth tone colors are chosen to match the existing buildings within the airport complex.



North Building Elevation



South Building Elevation

In addition, the proposal includes ground-mounted equipment that will be screened from the public view by landscaping. Rooftop equipment is not being proposed for this facility.

The project was reviewed by the Architectural Review Board (ARB) on February 13th, 2014. At that meeting, a motion to forward the project to the Planning Commission as presented was approved by the ARB by a vote of 5-0.

DEPARTMENT INPUT

Staff has reviewed the Site Development Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design and has found the proposal to be in compliance with the site specific ordinance and all City Code requirements. Staff recommends approval of the proposed project of Spirit of St. Louis Airpark, Firestream Worldwide.

MOTION

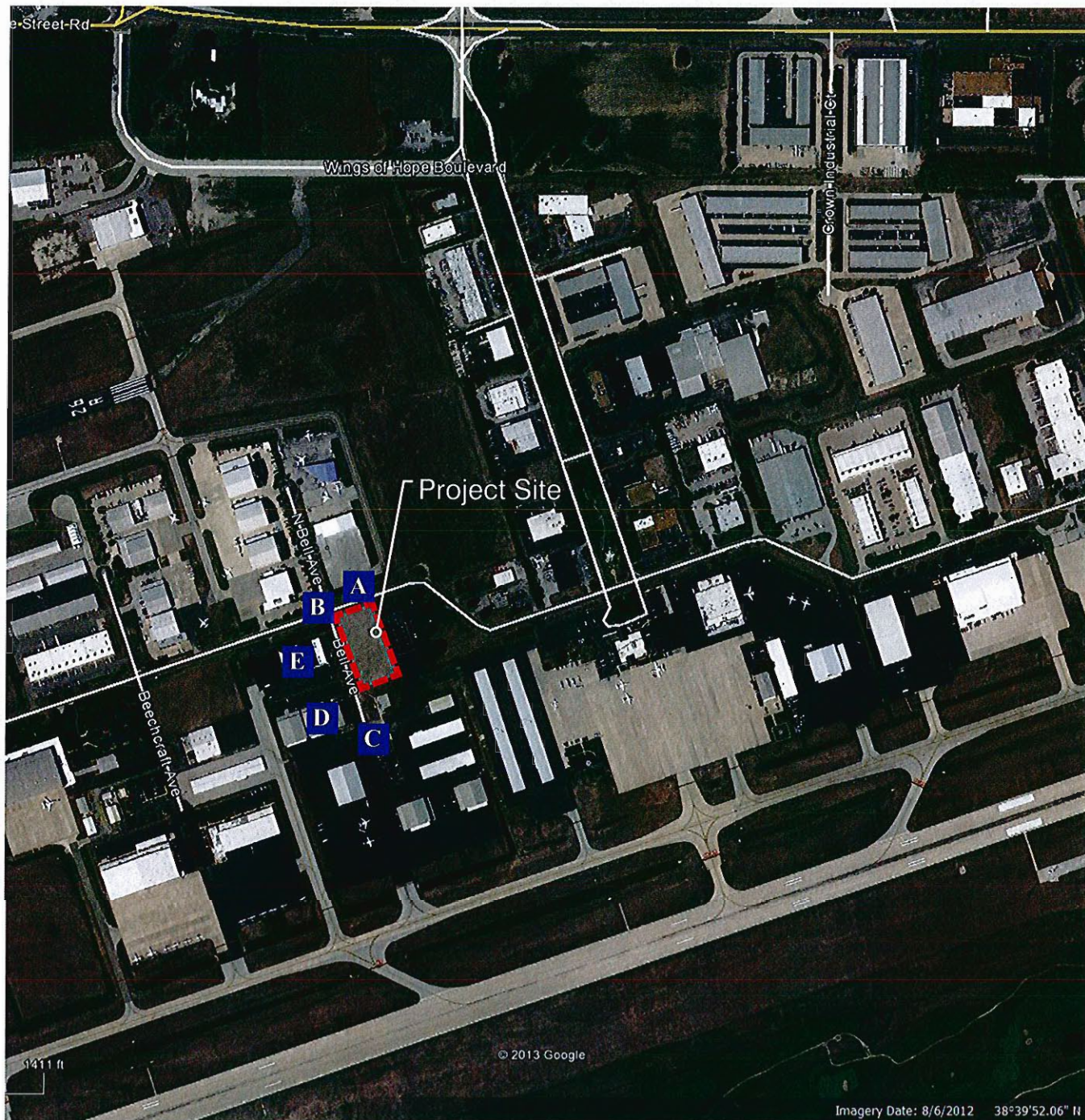
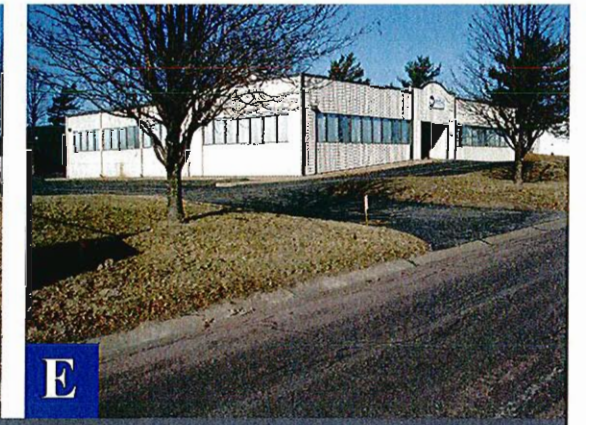
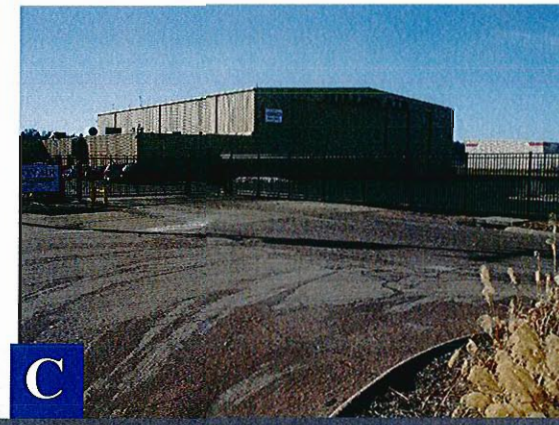
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for the Spirit of St. Louis Airpark, Firestream Worldwide.

- 2) "I move to approve the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for the Spirit of St. Louis Airpark, Firestream Worldwide, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Site Development Plan
Landscape Plan
Lighting Plan
Architect's Statement of Design
Architectural Elevations



Aerial Key Map for Contextual Images

Architectural Narrative

Introduction

The Firestream Worldwide project is located at 18336 Edison Avenue at the Spirit of St. Louis Airport in Chesterfield, Missouri. The site is comprised of approximately ± 1.12 acres with an approximately twenty-five foot tall, 11,990 s.f. structure. This facility will house both the corporate office and an aircraft storage hangar for both corporate and private use.

Site Relationship

The proposed project is situated deep within the airport confines at the intersection of Bell and Edison Avenue, and is not highly visible from public roadways. The scale and fenestration of the proposed structure is compatible with neighboring use groups and surrounding buildings. Pedestrian movement is minimal due to security concerns and type of business conducted on the premises. Furthermore, parking for business patrons is provided adjacent to the public access side of the building.

The building is oriented with the most articulate facades and public accessible portions of the building addressing the two primary streets. As designed, this project does not impair or interfere with any surrounding properties or developments.

Circulation System and Access

- Bicycle circulation is not addressed.
- Public Vehicular circulation to the front, private parking for pilots in the rear of the building.
- Landscaped buffer is provided between building and parking in order to provide landscaped foreground for building.
- Pedestrian orientation is addressed by providing concrete walkways and a building canopy defining the entry access point.
- No outdoor dining or seating areas provided due to aircraft noise.
- No on-site connections to public transportation provided on site.

Topography

Due to FAA requirements pertaining to minimizing obstructions of sight lines and the flat nature of this site, we have not utilized the topography for screening or buffering purposes. However, we have implemented smaller scale landscaping to assist in some screening and buffering scenarios around the dumpster enclosure and ground mounted mechanical equipment.

General Requirements Addressing Building Design

A. Scale:

- Building Scale: Building height is consistent with adjacent and neighboring properties.
- Human Scale: Achieved by the window fenestration and entry canopy.
- Generic Scale: Based upon adjacent structures and aircraft clearance requirements.

B. Design:

The scale of this project is appropriate and consistent with the adjacent building and surrounding area. The orientation and most articulate fenestration of the public portion of the building addresses the primary intersection. Similar building materials of adjacent structures are incorporated and utilized to maintain a contextual balance with the neighboring architecture.

C. Colors:

- Building colors are earth tone so as to remain neutral within its context.

D. Landscape design and screening:

- All new landscaping will compliment the site. FAA regulations restrict certain types of plants to be incorporated into the design due to height limitations.
- Building landscape buffers are introduced in limited areas.
- Parking landscaping utilized per city requirements.
- Textured masonry dumpster enclosure screen wall has landscape buffer to maximize visual acuity.
- Landscape buffer used to screen ground mounted mechanical equipment.

E. Signage:

- Wall mounted Signage will be located on the northwest exterior wall. All signage will be designed and approved under a separate review process.

F. Lighting:

- New pole mounted and wall pack mounted lighting will be incorporated in the design and be located on exterior walls of the building for safety as well as for site lighting. -Refer to site lighting plans.

Specific Requirements for the Chesterfield Valley:

Facades:

- All facades have been designed to an equal level of detail and quality of the nearest adjacent structure based upon functionality.

Storage:

- Not Applicable.

Utilities:

- New utility services are underground.

Parking:

- Property not adjacent or along I-64 corridor.





Exterior Perspective View



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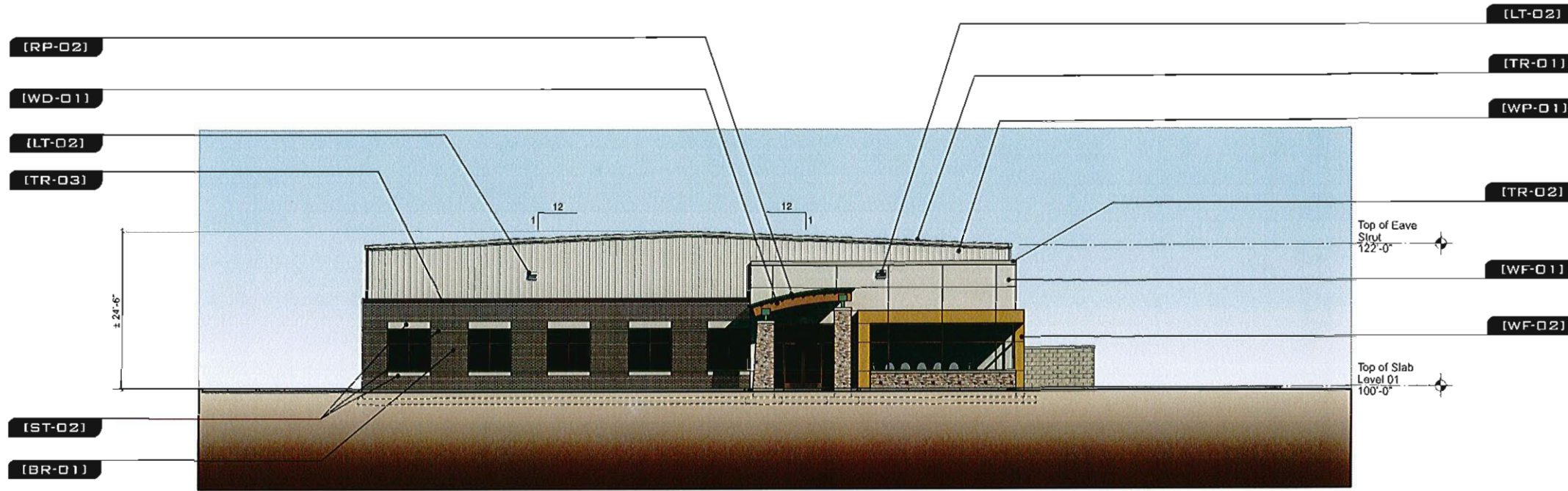
A Corporate Office and Aircraft Storage Hangar for:
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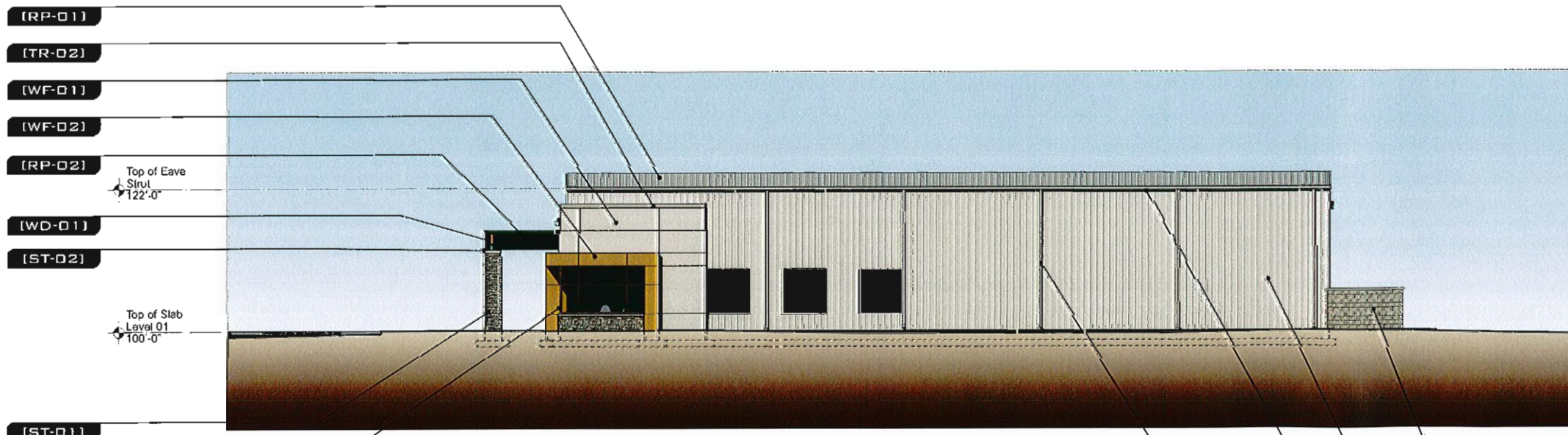
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Legend

- [BR-01] Face brick veneer
- CMU-01] Masonry screen wall - split face concrete masonry units.
- [CO-01] Exposed concrete ramp, stair an/or foundation wall.
- [DR-01] Insulated hollow metal door. Paint to match (WP-01) exterior metal building wall panel color.
- [DR-02] Mechanically operated 16'-0" tall (northern style) prefabricated (4) leaf aircraft hangar door system, with Light Stone [WP-01] wall panels, exterior by pre-engineered metal building manufacturer.
- [DS-01] Pre-finished/prefabricated (WP-01) metal downspout.
- [GU-01] Pre-finished/prefabricated (WP-01) metal gutter.
- [LT-01] Exterior wall mounted light fixture "Type-W-3". -See applicable drawings and electrical documentation.
- [LT-02] Exterior wall mounted light fixture "Type-W-4". -See applicable drawings and electrical documentation.
- [LT-03] Omit.
- [ME-01] Metal Mechanical Exhaust fan with operable louvers. Paint (WP-01) to match exterior metal building panel color. Size and location to be determined.
- [RP-01] Pre-finished (Color 03) exterior metal building roof panel.
- [RP-02] Pre-finished (Color 04) curved exterior metal standing seam roof panel.
- [SF-01] 2" X 4 1/2" medium bronze anodized storefront framing and/or entry system with 1" insulated glazing tinted Green (Center Set).
- [ST-01] Full bed depth dry stacked Cultured stone veneer.
- [ST-02] Masonry cast stone coping, sill or lintel.
- [TR-01] Pre-finished ((WP-01) fascia and/or gable trim by pre-engineered metal building manufacturer.
- [TR-02] Prefabricated Metal Coping-01: Permasnap Coping with custom color to match EIFS wall finish.
- [TR-03] Prefabricated Metal Coping-01: Permasnap Mansard Brown Metal Coping.
- [WD-01] Pre-engineered/pre-fabricated glulam wood beam with stained finish.
- [WD-02] Gate Screen: Cedar wood screen with stained finish.
- [WF-01] Exterior Insulation and Finish System, Class PB moisture drainage system and water resistive barrier behind insulation board. Custom Color 01.
- [WF-02] Exterior Insulation and Finish System, Class PB moisture drainage system and water resistive barrier behind insulation board. Custom Color 02.
- [WP-01] Pre-finished (Color 03) exterior metal building wall panel.



North Exterior Building Elevation



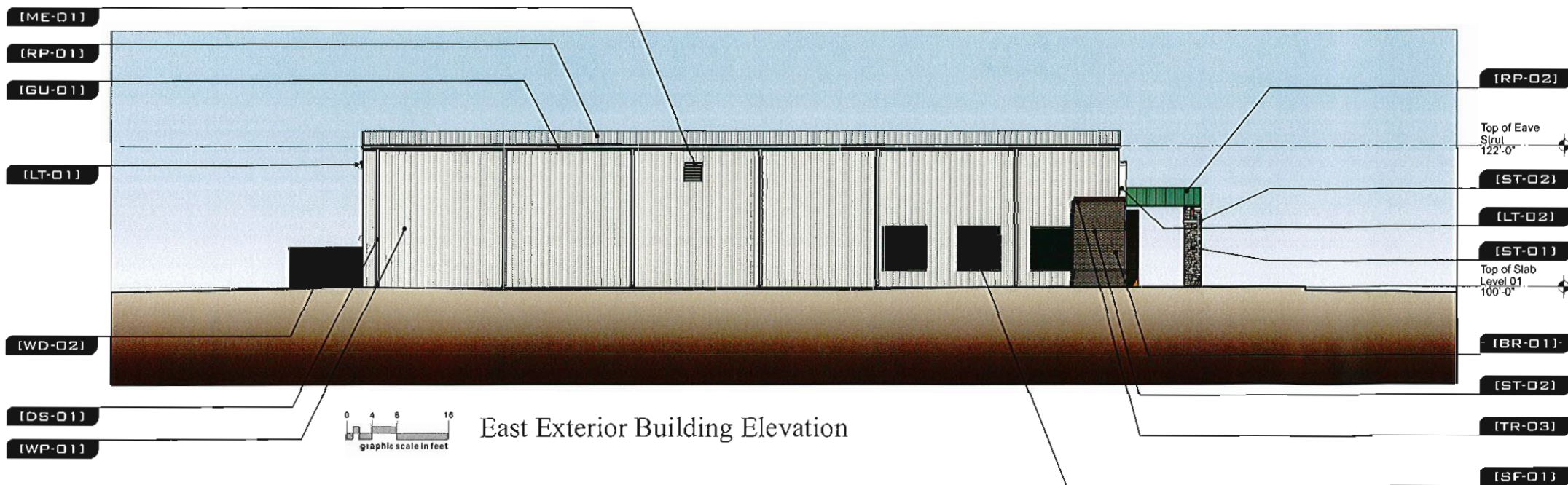
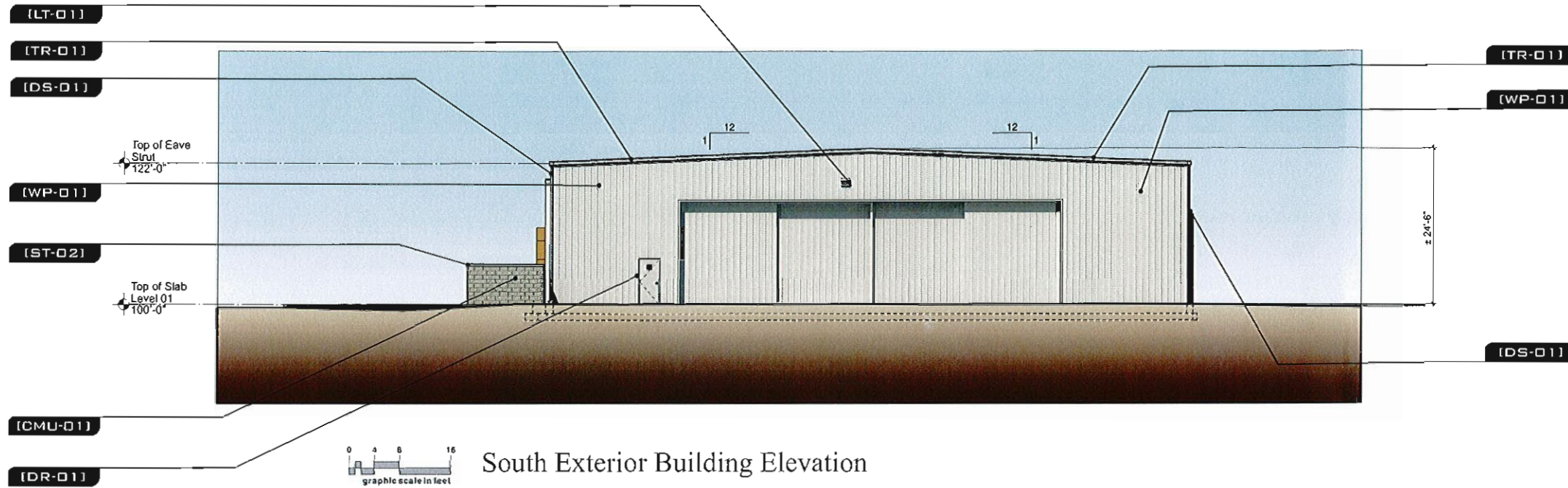
West Exterior Building Elevation

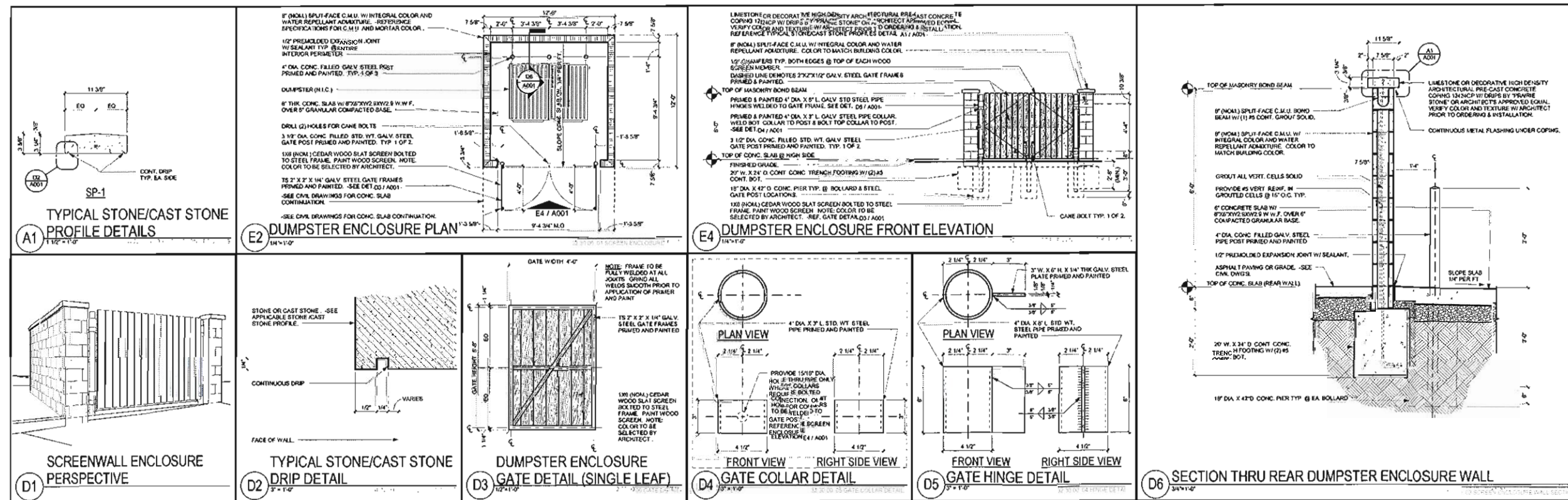


A Corporate Office and Aircraft Storage Hangar for:
Firestream Worldwide
 Chesterfield Missouri

Legend

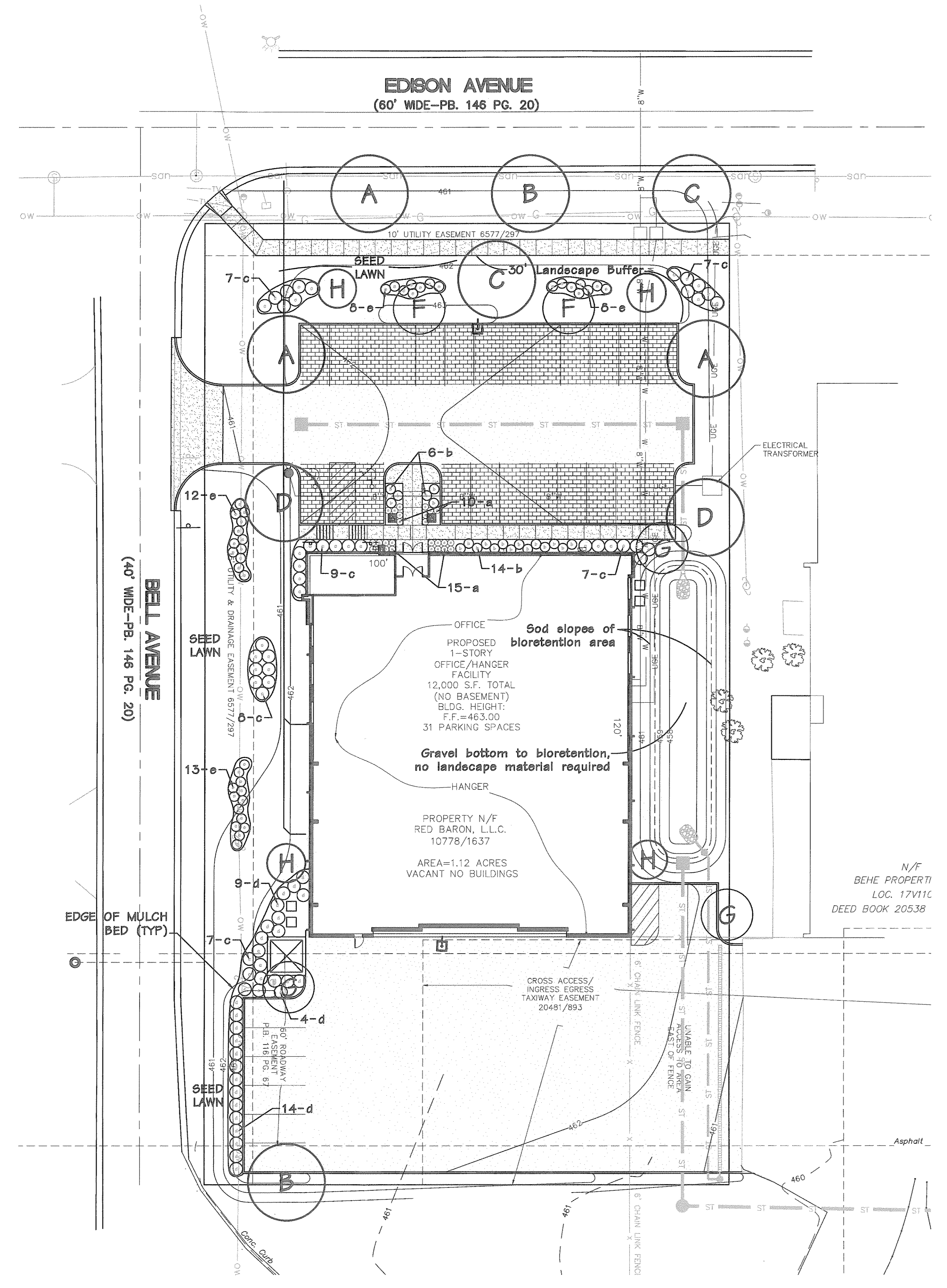
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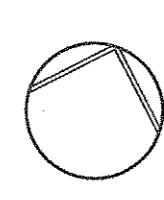
Dumpster Screenwall Enclosure Details





PLANTING SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	RATE	MATURE HEIGHT
TREES							
A	3	Acer rubrum 'Frankered'	Red Sunset Maple	2 1/2"	B&B	FAST	45'+
B	2	Platanus acerifolia	London Planetree	2 1/2"	B&B	FAST	45'+
C	2	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2"	B&B	SL/MED	45'+
D	2	Quercus bicolor	Swamp White Oak	2 1/2"	B&B	MED.	45'+
F	2	Cercis canadensis	Redbud	2 1/2"	B&B	FAST	25-30'
G	2	Prunus argentea 'Columnaris'	Columnar Sargent Cherry	2 1/2"	B&B	MED.	30-40'
H	4	Picea glauca	White Spruce	6-8'	B&B	MED.	30-40'
SHRUBS & LARGE GRASSES							
a	25	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	3 gal.			
b	20	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	5 gal.			
c	45	Rosa 'Radrazz'	Knockout Rose	5 gal.			
d	27	Ilex 'Meoog/Mesdob'	China Girl/Boy Holly	7 gal.			
e	41	Calamagrostis x acutiflora 'Kari Foerster'	Foerster Feather Reed Grass	5 gal.			

NOTE: An Inground Irrigation system will be provided for all landscape areas.


LANDSCAPE PLAN
 SCALE 1" = 20'

Firestream Worldwide
Chesterfield, MO

Date	Description	No.
01-30-14	City Comments	1
02-28-14	City Comments	2

Drawn: BAR
 Checked: JAG

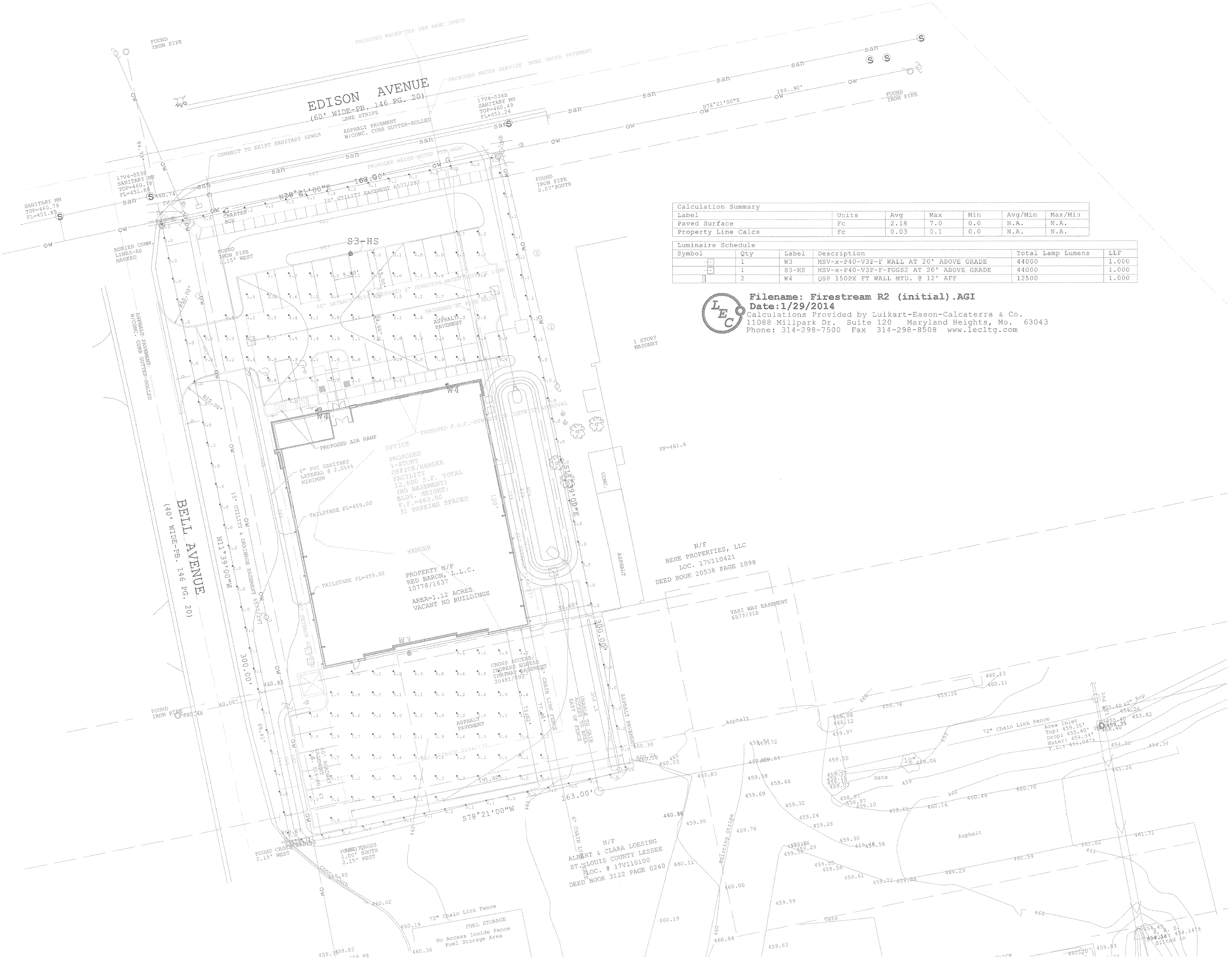
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Loomis Associates Inc.
 Missouri State Certificate of Authority #: LAC #000019

Sheet Title: **Landscape Plan**

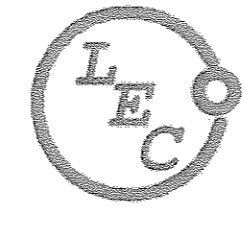
Sheet No.: **L-1**

Date: **01/03/14**
 Job #: **564.014**



Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Paved Surface	Fc	2.18	7.0	0.0	N.A.	N.A.
Property Line Calcs	Fc	0.03	0.1	0.0	N.A.	N.A.

Symbol	Qty	Label	Description	Total Lamp Lumens	LLP
W3	1	W3	MSV-x-P40-V3P-F WALL AT 20' ABOVE GRADE	44000	1.000
S3-HS	1	S3-HS	MSV-x-P40-V3P-F-FGGS2 AT 20' ABOVE GRADE	44000	1.000
W4	2	W4	QSP 150PX FT WALL MTD. @ 12' AFF	12500	1.000

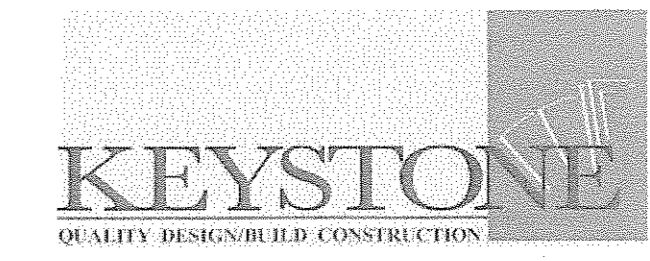


Filename: Firestream R2 (initial).AGI
 Date: 1/29/2014
 Calculations Provided by Luikart-Eason-Calcaterra & Co.
 11088 Millpark Dr. Suite 120 Maryland Heights, Mo. 63043
 Phone: 314-298-7500 Fax 314-298-8508 www.lecltg.com

Site Lighting Plan



A Corporate Office and Aircraft Storage Hangar for:
Firestream Worldwide
 Chesterfield Missouri



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