



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: April 8, 2013

From: Justin Wyse, AICP
Senior Planner

Location: South side of Chesterfield Airport Road, east of Chesterfield Commons Drive

Description: **Chesterfield Commons East, Lot 8 (Golf Galaxy):** Amended Architectural Elevations and Architect’s Statement of Design for a mini-anchor storefront in a 10.66 acre tract of land zoned “PC” Planned Commercial District located on the south side of Chesterfield Airport Road and east of Chesterfield Commons Drive.

PROPOSAL SUMMARY

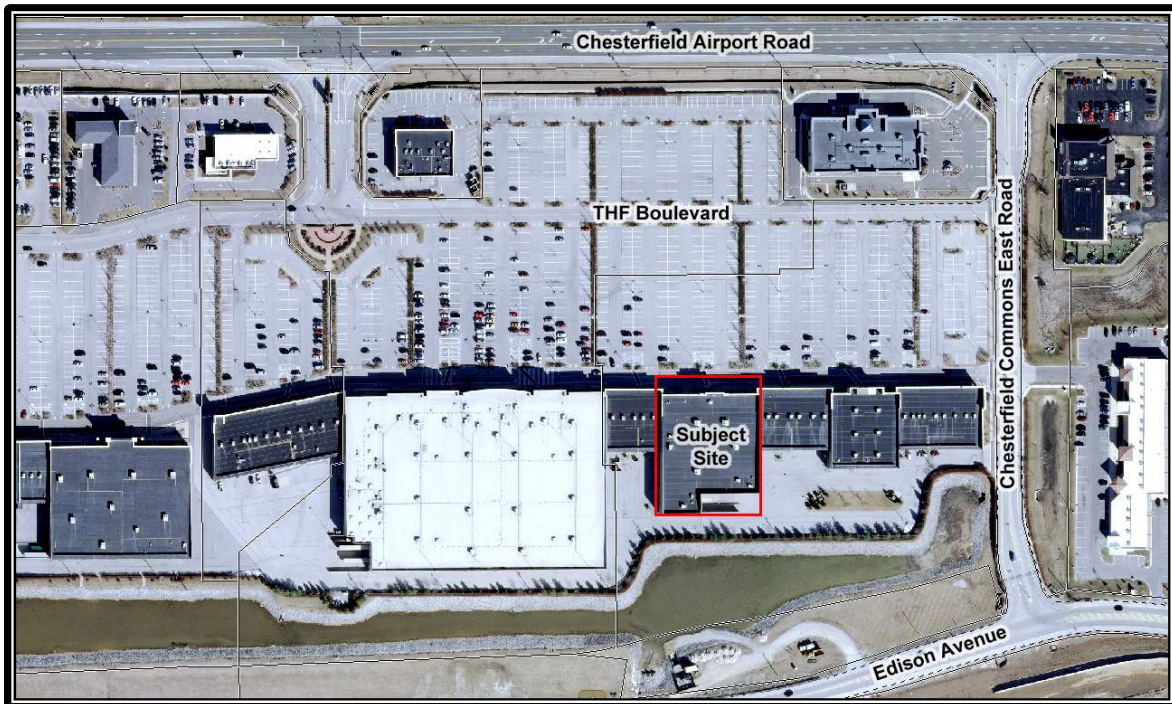
Little Diversified Architectural Consulting, on behalf of Golf Galaxy, has submitted a request for approval of Amended Architectural Elevations for a mini-anchor storefront in Chesterfield Commons East. The proposed exterior renovations to the north elevation include a new storefront entry with custom metal entry awning, EIFS and stone pilasters, and standing seam metal roof with a cupola design. An architectural “leaderboard” design feature to the left of the main entry, and a new awning and EIFS and stone pilasters on the existing egress doors to the right of the main entry are also included in the proposal.

LAND USE AND ZONING HISTORY OF THE SUBJECT SITE

The subject site was developed in 2002 in accordance with “PC” Planned Commercial District development standards and regulations set forth in City of Chesterfield Ordinance 2128. The site is one of three mini-anchor stores in the 61-acre Chesterfield Commons East development. The site was originally developed as a Circuit City, which remained until 2009. In 2011, a Big Lots retail store occupied the location, but closed in early 2012.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Residential	“NU” Non-Urban District
South	Residential	“R1” Residence District /w “PEU” Planned Environmental Unit
East	Undeveloped	“NU” Non-Urban District
West	Residential	“R1” Residence District /w “PEU” Planned Environmental Unit



STAFF ANALYSIS

The project was reviewed by the Architectural Review Board on March 14, 2013. At that time, several items were discussed.

Lighting

The initial submittal to ARB included ground mounted up-lighting at the entrance to the proposed tenant space. Prior to the meeting, the applicant informed Staff that these lights were being removed from the proposal at the request of the property owner. This change is reflected on the elevations for the Planning Commission’s review.

Additionally, there was discussion regarding the proposed lighting of the cupola over the main entrance to the tenant space. The applicant has provided additional detail on the cupola light fixture showing the ability of the dial to project light on a spot to reduce any light trespass

concerns. Additionally, the applicant provided information showing the intensity of the light in the cupola and shows the proposed fixture is comparable to a traditional 40 watt incandescent light bulb.

Leaderboard

As mentioned previously, the design proposes an architectural “leaderboard” design feature to the left of the main entry. There was discussion during ARB review of this design and the Board specifically included that the leaderboard should be comprised of EIFS materials with reveals as depicted on the elevation and should only contain City allowed signage. It should be noted that the approved Sign Package for Chesterfield Commons East prohibits “animated, blinking, moving, animated flashing or audible signs” as well as “painted lettering / paper / stickers / will not be permitted (except window signage). Additionally, City of Chesterfield Ordinance 2128, which governs the development, prohibits advertising signs, temporary signs, portable signs, and attention getting devices. With these restrictions currently in place, Staff is confident that the existing regulations in place for signage within this development would preclude the use of the “leaderboard” concept as a means of affixing and changing signage on the building.

Finally, the applicant has included a response to the ARB comment which states:

We concur completely with this statement. The Architectural Leaderboard will only present the Golf Galaxy signage. This sign will comply with your local signage regulations.

Landscaping

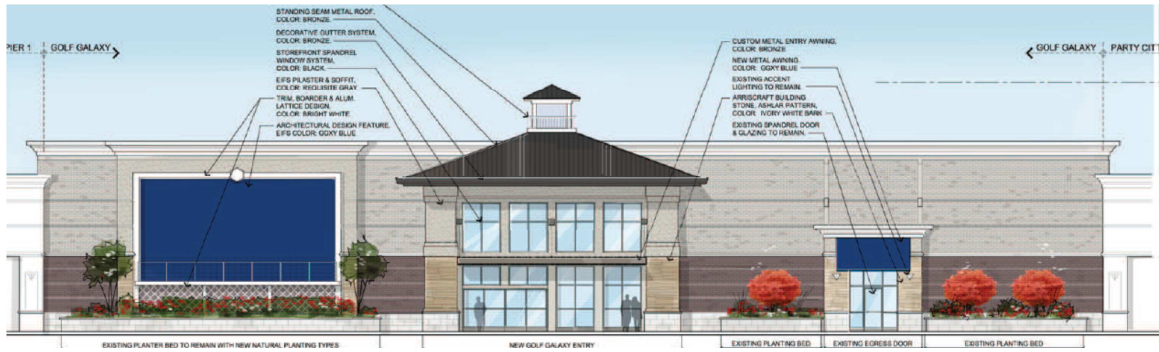
The proposal presented to ARB included the relocation / replacement of three of the existing maple trees in the planters in front of the existing site.



Previously approved landscaping within planters

After continued review of the proposal, the applicant presented at the ARB meeting that the proposal to relocate three maple trees to the planters on the right side of the entry would need to be modified to a different species as the planters on the right side of the entry way are

narrower than the planters on the left of the entry way. The proposal now includes three Japanese Maples on the right side of the tenant space which will require less space to grow.



DEPARTMENT INPUT

Staff has reviewed the Amended Architectural Elevations and Architect’s Statement of Design and has found the application to be in conformance with the site specific ordinance and all other applicable Zoning Ordinance requirements. Staff recommends approval of the proposal as presented.

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 and Architect’s Statement of Design for the Chesterfield Commons East, Lot 8 (Golf Galaxy).
- 2) “I move to approve the Amended Architectural Elevations and Architect’s Statement of Design for Chesterfield Commons East, Lot 8 (Golf Galaxy) with the following conditions...” (Conditions may be added, eliminated, altered or modified)

Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Amended Architectural Elevations
Amended Architect’s Statement of Design

March 22, 2013

City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017
(636) 537-4000

Reference: Golf Galaxy- Chesterfield Commons East

To Whom It May Concern,

We thank you for the opportunity to present our brand new Golf Galaxy prototype to your Architectural Review Board, on March 14th, 2013. We are pleased to be notified that the board members voted in favor of moving forward to present to the Planning Commission, on April 8th.

Two comments arose during our presentation and constructive dialog, as the city also mentioned in their letter, dated March 18th, 2013. We would like the opportunity to ease any potential concerns with a formal response to those points:

1. *The "leaderboard" is to be comprised of blue EFIFS material with reveals as depicted on the elevation and should contain only City allowed signage.*
 - ✓ We concur completely with this statement. The Architectural Leaderboard will only present the Golf Galaxy signage. This sign will comply with your local signage regulations.
2. *Staff is to work closely with the architect and Planning Commission to determine the light output from the up-light in the cupola.*
 - ✓ Within our revised/updated ARB package, attached, we have included the LED up-lighting selection type. This is an 8-watt LED adjustable e-lume fixture. We intent to use a 4100K color temperature and spot distribution output of 354 lumen. Also, attached as reference and is example we depict that this cupola light output is well under a typical 'residential grade' 40-watt incandescent lamp fixture, of 455 lumens, as denoted in Home Depot's 40-w light bulb cut attached.

Previously we proposed reutilizing all five existing white bark oak trees currently planted within the large left-side planting bed. Due to the right side planting bed size constraints, we would like to swap the proposed three transplanted oaks for three three-foot tall decorative Japanese Maples, as denoted on these plans and elevations. We hope you feel these responses adequately address any concerns your board may have had.

Upon your review of the attached package, please contact us at your earliest convenience to identify if further information required.

Thank you for your time and consideration.



Bruce Barteldt, Jr, AIA
Little Diversified Architectural Consulting.

CC.

Project Manager: Jason Loucks, AIA
(704) 561-4568

GOLF GALAXY

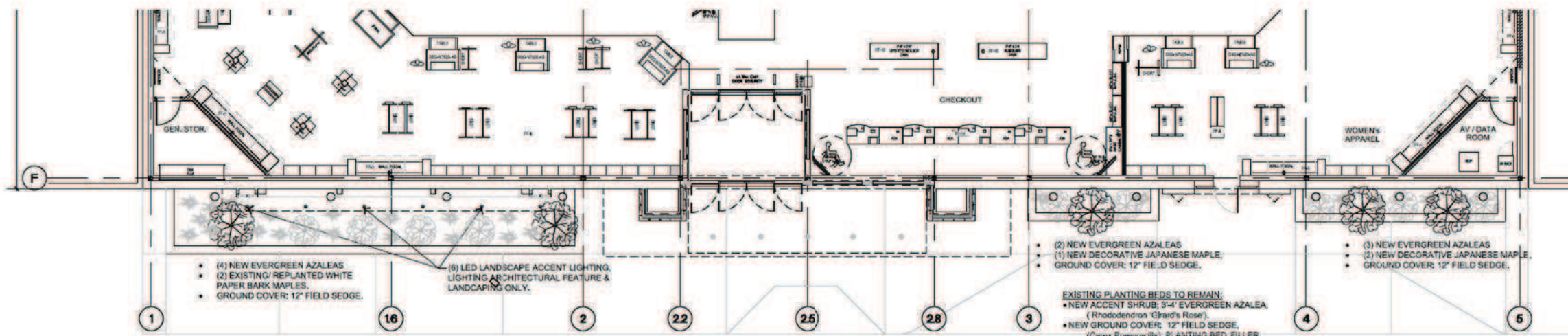
PROJECT NAME

Chesterfield, MO - Exterior Elevation

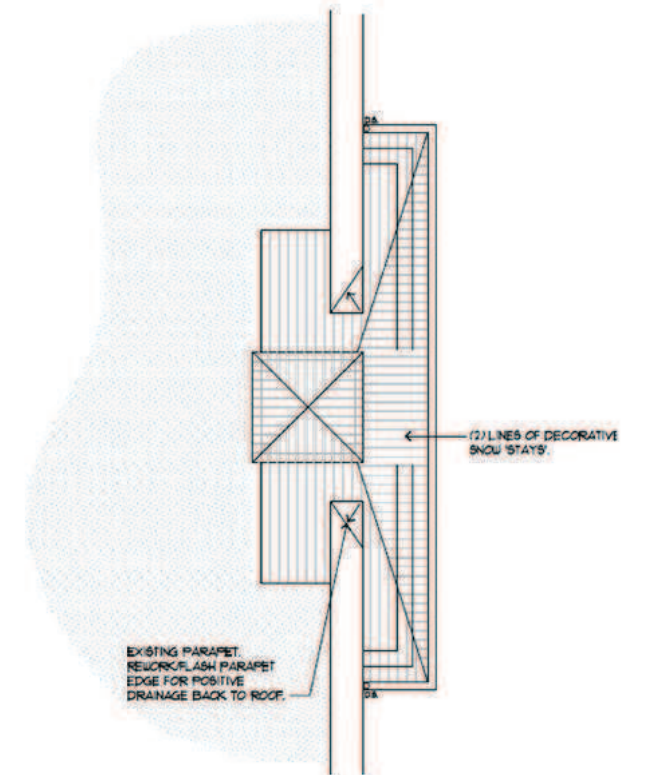
Concept Design

ISSUED

02.28.13



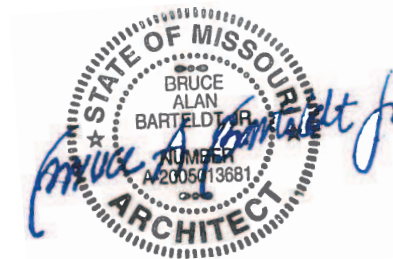
Fixtue Plan



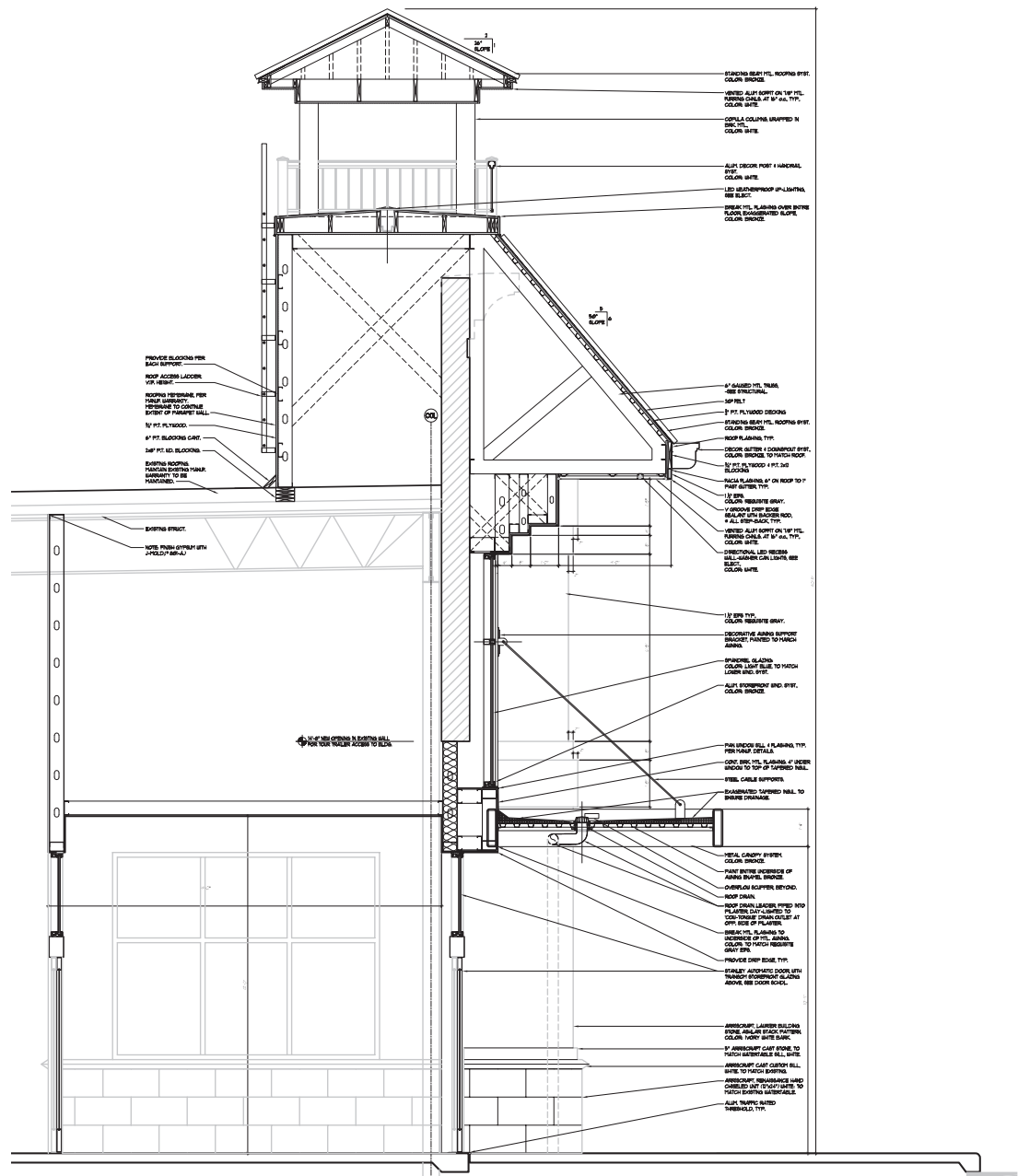
Roof Layout



Elev. Profile



PROJECT	TITLE DESCRIPTION	DISCLAIMER	DATE	PAGE
Chesterfield, MO Elevation	Elevation	These drawings are not for construction. The information contained herein is for design intent only.	02.28.13	1



Main Entry Section



Blue Background for GG Logo and Egress Awning (Pantone Color -539)



Bright White EIFS-existing / parapet coping



Arriscraft - Ivory White Bark



SW - 7023 Requisite Gray-Accent EIFS



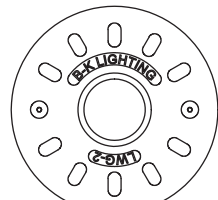
BRONZE

Roof & Awning color



BLACK

Storefront system



BKSSL: Cupola - Low Level Accent Light



Hydrel: Land - scape Light



Juno: Rec. Can Soffit Light



Accent Shrub: Evergreen Azalea



Ground Cover: Field Sedge 'Prairie Grass'



Accent/Replacement Tree: Japanese Maple

Additional Materials and Features



Existing Entry



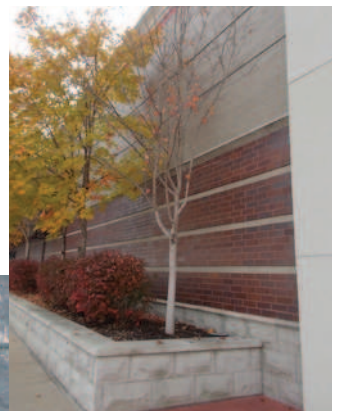
Existing Beige Brick



Existing Red & Beige Brick



Existing Red Brick



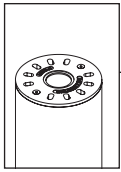
Existing Water Table



Arriscraft - Renaissance 12x24 white

Existing Materials and Features

PROJECT	TITLE DESCRIPTION	DISCLAIMER	DATE	PAGE
Chesterfield, MO Elevation	Exterior Material Finishes	These drawings are not for construction. The information contained herein is for design intent only.	02.28.13	2



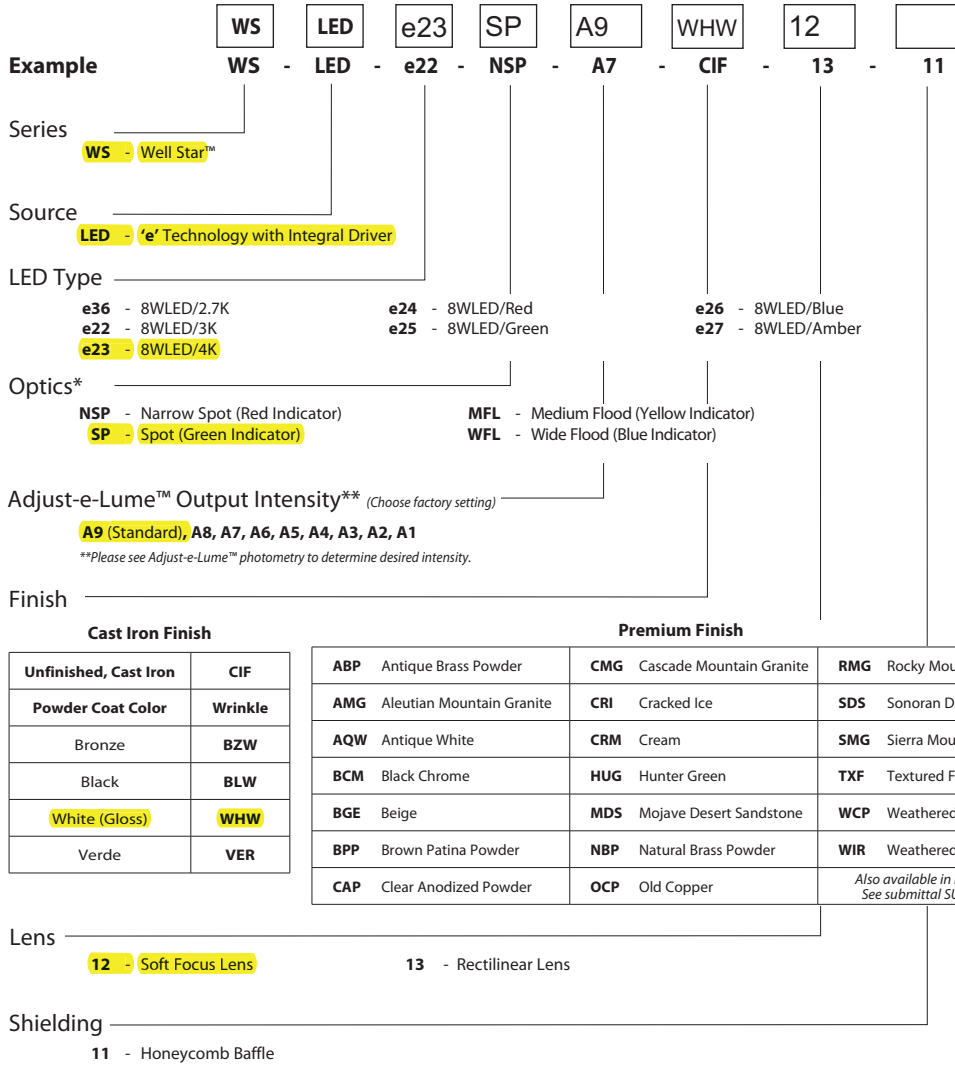
BKSSL
SOLID STATE LIGHTING

the power of with adjust-e-lume™ TECHNOLOGY

WELL STAR™

PROJECT:	GOLF GALAXY
TYPE:	CUPOLA LIGHT FIXTURE
CATALOG NUMBER:	WS-LED-e23-SP-A9-WHW-12
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC



LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e36	2700K	8.4	90
e22	3100K	8.4	90
e23	4100K	8.4	75
e24	Red (627nm)	7.9	~
e25	Green (530nm)	8.4	~
e26	Blue (470nm)	8.4	~
e27	Amber (590nm)	7.9	~

L70 DATA

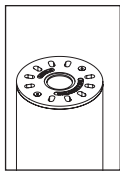
Minimum Rated Life (hrs.) 70% of initial lumens (L70)
50,000
50,000
50,000
50,000
50,000
50,000
50,000

***OPTICAL DATA**

Beam Type	Angle	Visual Indicator
Narrow Spot	14°	Red Dot
Spot	18°	Green Dot
Medium Flood	25°	Yellow Dot
Wide Flood	36°	Blue Dot

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE	DRAWING NUMBER
		12-13-11	SUB000968

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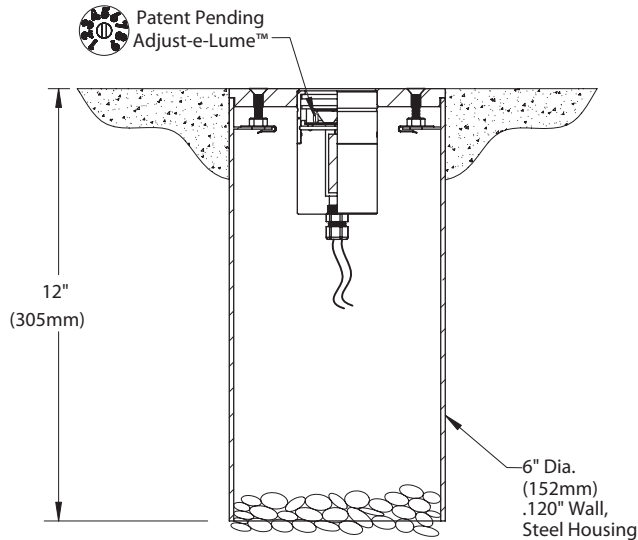
BKSSSL
SOLID STATE LIGHTING



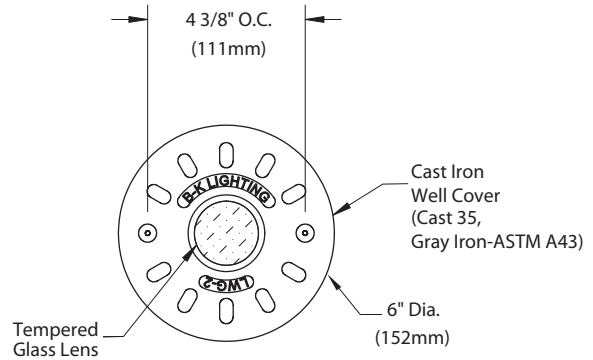
WELL STAR™

PROJECT:	GOLF GALAXY
TYPE:	CUPOLA LIGHT FIXTURE

SIDE VIEW



FACEPLATE DETAIL

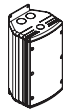


Accessories (Configure separately)

Remote options:



TR Series



PMRM™

All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and rGreenSource Initiative™

Materials

Furnished in Cast Iron (ASTM Type A43).

Well Cover

Cast construction. Slotted, flow through design. [2] Tamper resistant, stainless steel cap screws.

Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal. Provided with hard-coat (Type III) black anodize finish for maximum corrosion resistance. Weather-tight cable connector with 5'0," 12Ga., 2 wire low voltage cable.

Cap

Fully machined. Accommodates [1] lens or louver media. Flush lens.

Lens

Shock resistant, tempered, glass lens is factory adhered to cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSSL™

Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSSL technology provides long life, significant energy reduction and exceptional thermal management.

Adjust-e-Lume™ (Pat. Pending)

Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Optics

Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood = Blue.

Installation

6" dia., 1/8" steel-wall housing. Flow through design for drainage (drain material by others).

For direct burial in soil or concrete. Consult Drainage Installation Guide for In-Grade Fixtures (DIG-IT) for compliance with proper soil preparation and drainage requirements prior to installation.

Transformer

For use with 12VAC BKSSSL remote transformer.

Wiring

Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware

Tamper-resistant, stainless steel hardware. Well cover screws are additionally black oxide treated for additional corrosion resistance.

Finish

Natural Cast Iron or Class 'A' TGIC polyester powder coat finish.

Warranty

5 year limited warranty.

Certification and Listing


ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHS compliant. Suitable for use in wet locations. Suitable for ground-mounted recessed. IP66 Rated. Made in USA.




*Teflon is a registered trademark of DuPont Corporation. *Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE	DRAWING NUMBER
		12-13-11	SUB000968

Select OptiKit™ for desired distribution


- RED**  **Narrow Spot (NSP)**
- GREEN**  **Spot (SP)**
- YELLOW**  **Medium Flood (MFL)**
- BLUE**  **Wide Flood (WFL)**

Set adjust-e-lume™ Dial to desired output


Distance from lamp	Narrow Spot	Adjust-e-Lume™ Setting								
		1	2	3	4	5	6	7	8	9
20'		2.7	3.7	5.5	6.9	8.5	10.1	10.4	10.6	10.6
16'		4.3	5.7	8.7	10.8	13.3	15.7	16.2	16.5	16.5
12'		7.6	10.2	15.4	19.2	23.6	27.9	28.8	29.3	29.4
8'		17.1	23.0	34.7	43.2	53.0	62.8	64.8	66.0	66.1
4'		68.6	91.9	138.6	172.9	212.1	251.3	259.2	263.8	264.3
		4'	2'	0'	2'	4'				

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80




Distance from lamp	Spot	Adjust-e-Lume™ Setting								
		1	2	3	4	5	6	7	8	9
20'		1.9	2.4	3.7	4.8	6.0	6.8	7.1	7.1	7.1
16'		2.9	3.7	5.9	7.4	9.4	10.6	11.0	11.1	11.2
12'		5.2	6.6	10.4	13.2	16.7	18.9	19.6	19.8	19.8
8'		11.8	14.9	23.4	29.7	37.6	42.5	44.1	44.6	44.6
4'		47.0	59.6	93.6	118.9	150.3	170.1	176.3	178.3	178.6
		8'	6'	4'	2'	0'	2'	4'	6'	8'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80



Distance from lamp	Medium Flood	Adjust-e-Lume™ Setting										
		1	2	3	4	5	6	7	8	9		
20'		1.1	1.4	2.2	2.8	3.3	3.8	4.0	4.1	4.1		
16'		1.7	2.1	3.4	4.3	5.1	5.9	6.3	6.4	6.4		
12'		3.0	3.8	6.1	7.7	9.1	10.5	11.2	11.3	11.4		
8'		6.7	8.5	13.8	17.3	20.5	23.7	25.2	25.4	25.6		
4'		26.9	34.2	55.0	69.3	81.9	94.7	100.6	101.6	102.4		
		10'	8'	6'	4'	2'	0'	2'	4'	6'	8'	10'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80



Distance from lamp	Wide Flood	Adjust-e-Lume™ Setting														
		1	2	3	4	5	6	7	8	9						
20'		0.5	0.6	1.0	1.2	1.4	1.7	1.8	1.8	1.8						
16'		0.8	1.0	1.5	1.8	2.2	2.7	2.8	2.8	2.9						
12'		1.3	1.8	2.7	3.3	3.9	4.7	4.9	5.0	5.1						
8'		3.0	4.0	6.0	7.3	8.8	10.7	11.1	11.3	11.4						
4'		12.0	15.9	23.9	29.3	35.1	42.6	44.4	45.1	45.7						
		14'	12'	10'	8'	6'	4'	2'	0'	2'	4'	6'	8'	10'	12'	14'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Well Star™ - Spot

lighting facts^{CM}

A Program of the U.S. DOE

Light Output (Lumens)	253
Watts	8.2
Lumens per Watt (Efficacy)	30

Color Accuracy	83
Color Rendering Index (CRI)	

Light Color
Correlated Color Temperature (CCT) **3182 (Bright White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-YSSBN6
Model Number: WS-LED-e22-SP-12
Type: Other

Well Star™ - Spot

lighting facts^{CM}

A Program of the U.S. DOE

Light Output (Lumens)	354
Watts	8.1
Lumens per Watt (Efficacy)	43

Color Accuracy	68
Color Rendering Index (CRI)	

Light Color
Correlated Color Temperature (CCT) **4080 (Bright White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-44W378
Model Number: WS-LED-e23-SP-12
Type: Other

Well Star™ - Narrow Spot

lighting facts^{CM}

A Program of the U.S. DOE

Light Output (Lumens)	365
Watts	8.2
Lumens per Watt (Efficacy)	44

Color Accuracy	68
Color Rendering Index (CRI)	

Light Color
Correlated Color Temperature (CCT) **4102 (Bright White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-V27R6S
Model Number: WS-LED-e23-NSP-12
Type: Other

Well Star™ - Med. Flood - Rectilinear

lighting facts^{CM}

A Program of the U.S. DOE

Light Output (Lumens)	299
Watts	8.5
Lumens per Watt (Efficacy)	35

Color Accuracy	66
Color Rendering Index (CRI)	

Light Color
Correlated Color Temperature (CCT) **4022 (Bright White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-QTF4XE
Model Number: WS-LED-e23-MFL-13
Type: Other

Well Star™ - Med. Flood

lighting facts^{CM}

A Program of the U.S. DOE

Light Output (Lumens)	346
Watts	8.2
Lumens per Watt (Efficacy)	42

Color Accuracy	68
Color Rendering Index (CRI)	

Light Color
Correlated Color Temperature (CCT) **4000 (Bright White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-HSR1J5
Model Number: WS-LED-e23-MFL-12
Type: Other

Well Star™ - W. Flood

lighting facts^{CM}

A Program of the U.S. DOE

Light Output (Lumens)	345
Watts	8.3
Lumens per Watt (Efficacy)	41

Color Accuracy	67
Color Rendering Index (CRI)	

Light Color
Correlated Color Temperature (CCT) **3981 (Bright White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-E8GLAF
Model Number: WS-LED-e23-WFL-12
Type: Other

NEW! FREE SHIP TO STORE ON OVER 350,000 ITEMS¹ + FREE SHIP TO HOME



INFORMATION ONLY

Example Cutsheet Representing 40-W Residential Bulb Output.



GE 40-Watt Soft White Double Life A19 General Purpose Incandescent Light Bulb (6-Pack)

Model # 40A/W/2L-6PK Internet # 100493799 Store #



[Write a Review](#)

[Ask](#)

\$4.37 / PK-Package

This item cannot be shipped to the following state
CA, GU, PR, VI

Ships FREE with \$45.00 Order

Buy Online, Pick Up In Store Today

Check Store Inventory

PRODUCT DESCRIPTION

For regular, everyday light consider using the GE Soft White Double Life 40-Watt General Purpose Light Bulb (6-Pack) These soft finish helping to provide you with minimal to no glare. Producing up to 455 lumens at 40-watts these bulbs are ideal for ambient, accent or task lighting.

- Brightness: 455 lumens
- Estimated Yearly Energy Cost: \$4.82 (Based on 3 hrs/day, 11¢/kWh. Cost depends on rates and use)
- Life: 1.8 years (Based on 3hrs/day)
- Light Appearance: 2700 (soft white)
- Energy used: 40 watts
- Lumens per Watt: 11.4
- Soft, bright white finish for a virtually glare-free illumination
- For indoor and outdoor commercial or residential use
- Use in general purpose fixtures such as table lamps and hard-to-reach enclosed ceiling fixtures