



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Architectural Review Board Staff Report

Project type: Amended Architectural Elevations

Meeting Date: April 12, 2012

From: Kristian Corbin, Project Planner

Location: Spirit Trade Center, Lot 12A

Applicant: Pets and Company, Feeler Scheer Architects

Description: **Spirit Trade Center, Lot 12A (Pets and Company):** Amended Architectural Elevations and Amended Architect's Statement of Design for a 2.01 acre "LI" Light Industrial District – zoned property located a half mile southwest of the intersection of Chesterfield Airport Road and Trade Center Boulevard.

PROPOSAL SUMMARY

Feeler Scheer Architects, on behalf of Pet's and Company, has submitted a request for Amended Architectural Elevations for a twenty-seven (27) foot tall 10,297 square foot pet kennel located on Lot 12A of the Spirit Trade Center Subdivision. The request is for approval of amendments to the proposed materials and color palette of the new structure. No other amendments to the site have been requested. The exterior building materials will be comprised of stone veneer, vinyl siding, and fiberglass shingles. The mansard roof will be comprised of fiber glass architectural shingles.

HISTORY OF SUBJECT SITE

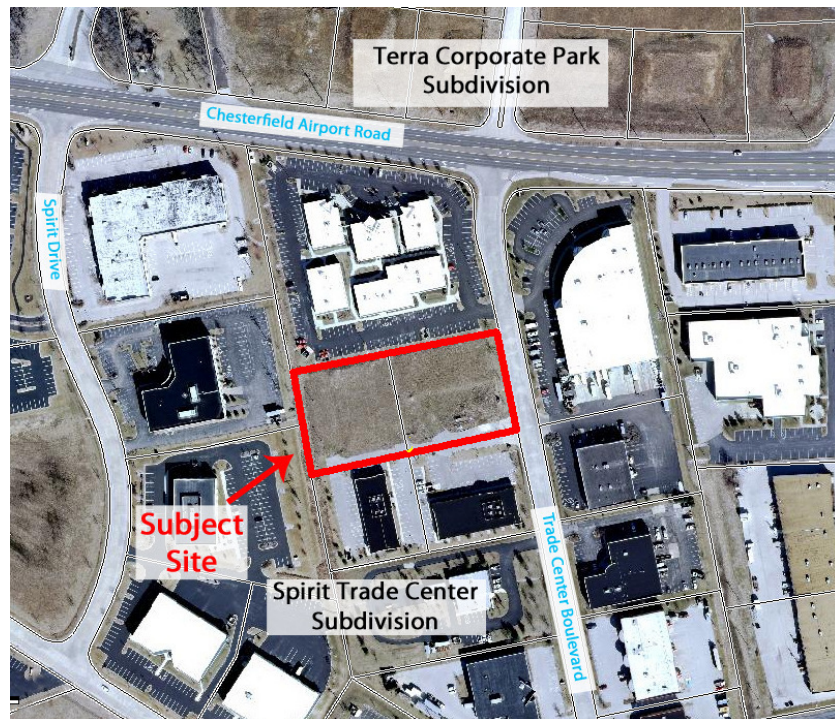
Lot 12D is part of the Spirit Trade Center Development which was zoned "M3" Planned Industrial District by St. Louis County Ordinance 13,935 in 1988. In 1992, the City of Chesterfield approved Ordinance 656 to reduce the road right-of-way for Edison Avenue.

Spirit Trace Center, Lot 12A (Pet's & Company)
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The boundary of the "M-3" Planned Industrial District was changed via City of Chesterfield Ordinance 1156 on April 15, 1996. Ordinance 1156 amended St. Louis County Ordinance 13,935 and City of Chesterfield Ordinance 656 and repealed City of Chesterfield Ordinance 870. On September 15, 1997, the City of Chesterfield adopted Ordinance 1312 which amended Ordinance 1156 allowing for fraternal organizations within the established District. On July 20, 1998, the City of Chesterfield adopted Ordinance 1430 which reduced the side yard setback for 660 Goddard Avenue. The side yard setback changed from ten (10) feet to three (3) feet from the northern boundary and from ten (10) feet to nine (9) feet on the southern boundary.

On August 15, 2011, a Boundary Adjustment Plat was approved to remove a lot line consolidating the two (2) parcels into one (1) allowing for the subject site to meet minimum lot size requirement for the "LI" Light Industrial District.

Most recently, a Site Development Section Plan was approved for the subject site on November 28, 2011.



STAFF ANALYSIS

General Requirements for Site Design

A. Site Relationship

Addressed as Written Addressed with Modification Not Applicable

There are no proposed changes to the previously approved site plan.

B. Circulation and Access

Addressed as Written Addressed with Modification Not Applicable

There are no proposed changes to the previously approved site plan.

C. Topography

Addressed as Written Addressed with Modification Not Applicable

The subject site is flat in nature. There are no proposed changes to the previously approved site plan.

D. Retaining Walls

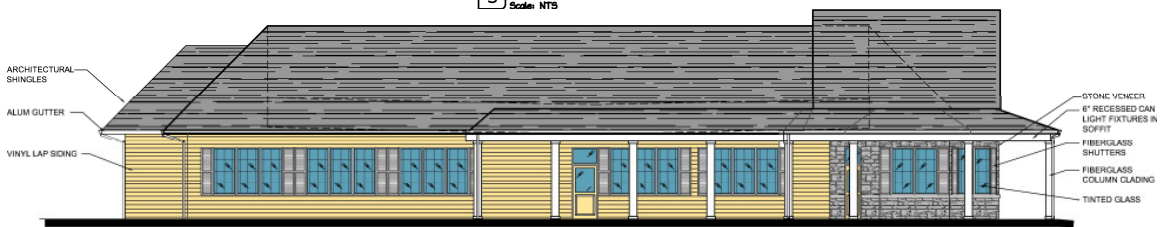
Addressed as Written Addressed with Modification Not Applicable

There are no proposed retaining walls for the subject site.

Proposed Amended Architectural Elevations



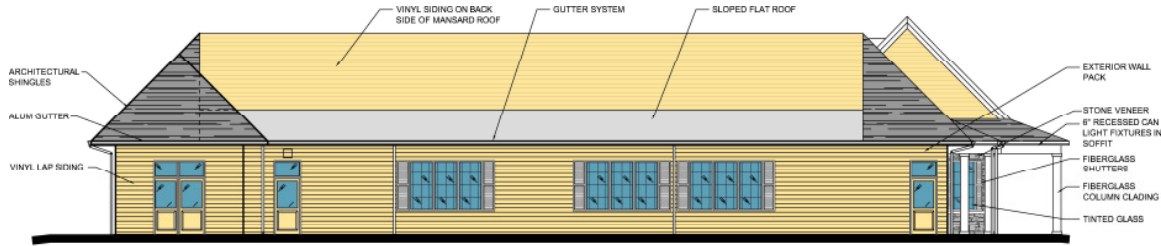
3 NORTH ELEVATION
Scale: NTS



1 SOUTH ELEVATION
Scale: NTS



4 EAST ELEVATION
Scale: NTS



2 WEST ELEVATION
 Scale: NTS

General Requirements for Building Design:

A. Scale

Addressed as Written Addressed with Modification Not Applicable

There are no proposed changes to the scale of the building.

B. Design

Addressed as Written Addressed with Modification Not Applicable

The overall design of the building differs from the surrounding properties. The form has not changed since the November 10, 2011 meeting of the Architectural Review Board in which this project was first presented. The only changes that are proposed at this time are to the materials and color palette. In lieu of using E.I.F.S as siding as presented on November 10, 2011, vinyl siding is now being proposed. The stone veneer base is utilized less on the north and south elevations while it has been removed on the west elevation.



View looking north



View looking south



View looking east



View looking west

C. Materials and Colors:

Addressed as Written Addressed with Modification Not Applicable

The structure features stone veneer, vinyl siding, and fiber glass shutters with a warm color palette.

D. Landscape Design and Screening

Addressed as Written Addressed with Modification Not Applicable

There are no proposed changes to the previously approved landscape plan.

E. Signage

Addressed as Written Addressed with Modification Not Applicable

Signage is not submitted for approval at this time and will be reviewed by staff at a later date.

F. Lighting

Addressed as Written Addressed with Modification Not Applicable

There are no proposed changes to the previously approved lighting plan.

DEPARTMENT INPUT

Staff has reviewed the Amended Architectural Elevations and has found the application to be in conformance with the City of Chesterfield Zoning Ordinance 1003.152, and other applicable Zoning Ordinance requirements. Staff requests action on the Amended Architectural Elevation for Spirit Trade center, Lot 12A (Pet's and Company).


MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application.

Spirit Trace Center, Lot 12A (Pet's & Company)
Architectural Review Board
April 12, 2012

- 1) "I move to forward Amended Architectural Elevations for Spirit Trade Center, Lot 12A (Pets and Company), as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Amended Architectural Elevations for Spirit Trade Center, Lot 12A (Pets and Company), to the Planning Commission with the following recommendations..."

Respectfully submitted,

A handwritten signature in cursive script that reads "Kristian Corbin". The signature is written in black ink and has a fluid, connected style.

Kristian Corbin
Project Planner

Attachments

1. Architectural Review Packet Submittal
2. November 10, 2011 Architectural Elevations (as Exhibit A)

Architectural Statement

Changes to the previous ARB submittal package include the deletion of the roof mansard on the west / back elevation of the building to reduce cost. The flat roof will sheet drain to a gutter system. The use of vinyl siding will be used in lieu of E.I.F.S. siding on all elevations. Also the Stone veneer base has been reduced on the north and south elevations. The stone veneer base has been deleted in its entirety on the west elevation. No changes have been made to the site development and landscaping plan.

The proposed building will set back from the street with a large green space allowing for a fenced in dog yard. The parking has been placed on the south side of the building for safe access into the building. The building will offer a deep overhang that will protect the public from the elements as well as provide solar protection for the lobby as well as assigned bicycle parking.

The proposed building will be a one-story structure with a gable roof, residential type windows, low fences and large overhangs to provide a good balance to human scale. The overall scale will match adjacent structures. The façade will include masonry, vinyl siding, and white accents to coordinate with the adjacent structures as well as windows with similar heights so that all the buildings have similar appearances. There will only be one small visible sign on the building, other than that no advertising will be on the structure. Large overhangs will provide an energy efficient building with protection from the elements. As for roof top equipment, the center of the building will have a flat roof surrounded by gables on three sides so that the equipment will not be seen from the ground and road. The color scheme will consist of warm organic colors that compliment surrounding buildings.

The parking lot which will be located on the south side of the building will have access to the existing curb cut which will feed into the existing parking lots. The building is easily accessed from Trade Center Drive that will allow for public transportation access, using the existing curb cut will minimize disruption on Trade Center Drive. The parking lot will be asphalt to correspond with surrounding buildings, with a concrete entry way to create contrast between pedestrian and automobile areas. The existing site has no trees or landscaping; our design will incorporate grasses, trees, shrubs, fences, pedestrian and dog walkways. The addition of trees and shrubs will also allow for extra buffering from street noise, while the fencing; which will be dark iron and will offer additional seclusion from the street.

The dog yard will be located on the west side of the building and will incorporate a long liner arrangement for access to the entire property. The parking lot and dog park will have lighting that will maintain minimum height with sharp cutoff so no light pollution will be produced. The pedestrian orientation of the porch will face the southeast, but will be visible from the northeast. The overhang with recessed lighting will provide pedestrian protection and recessed lighting for safety at night. The porch will provide a protected open space. Bicycle parking will be located under the overhang of the building that will allow bicycles to be separated from the automobile parking.

The existing site is currently flat; our design will implement a design that will include rolling hills, walking paths within the dog park, lush landscaping and streamlined fencing. The east

end of the site will remain the same. The trash dumpsters will be located in a screened-in enclosure composed of matching building materials and colors so that it is not visible to the public. The electric transformer will be screened with landscape planting to not be visible to the public.



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

RECEIVED
APR - 2 2012
DEPT. OF PLANNING
& PUBLIC WORKS

Date of First Comment Letter Received from the City of Chesterfield 10/19/11

Project Title: PETS & COMPANY Location: SPIRIT TRADE CENTER LOT 12D

Developer: J.P. McClain Architect: FEELER SCHEER ARCHITECTS Engineer: STOCK

PROJECT STATISTICS:

Size of site (in acres): 2.018 Total Square Footage: 10,297 Building Height: 27'-0"

Proposed Usage: PET KENNEL

Exterior Building Materials: STONE, SMOKED GLASS, VINYL SIDING, FIBERGLASS SHINGLE

Roof Material & Design: FIBERGLASS ARCHITECTURAL SHINGLES, MANSARD ROOF

Screening Material & Design: MANSARD ROOF

Description of art or architecturally significant features (if any): CORNER ENTRY WITH SIMULATED WRAP AROUND PORCH

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- 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.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

GENERAL NOTES

- 1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. MIN. LOT AREA (1003.165.4.A.): 45,000 SF < 87,885 SF PROVIDED, O.K.
5. MIN. LOT WIDTH (1003.165.4.B.): 100' < 205.63' PROVIDED, O.K.
6. MAX. HT. (1003.165.4.C.): 35' > 27'-10" TO PEAK OF ROOF (10/24/2011 FSA), O.K.
7. PARKING CALCULATIONS:
PARKING REQUIRED (1003.165.4.E.):
KENNEL: 2.5 SP/1,000 GFA x 9,870 GFA = 25 SPACES
PARKING PROVIDED:
STANDARD 9'x19' = 24 SPACES
HANDICAP = 2 SPACES
TOTAL = 26 SPACES
8. OPENSOURCE CALCULATIONS (ORD 2512, IV.19., 1003.152.4.D.):
BUILDING FOOTPRINT (10/4/2011 FSA): 10,297 S.F.
VEHICLE PAVEMENT (DRIVES, PARKING): 17,808S.F.
TRASH ENCL.: 168 S.F.
SITE COVERAGES: 28,273 S.F.
OPENSOURCE: 87,885 - 28,273 S.F. = 59,612 SF
OPENSOURCE %: 59,612/87,885 X 100 = 68% > 35%, O.K.
9. F.A.R. (1003.152.4.F.) = 9,870 GFA/87,885 SF SITE = 0.11 < 0.40, O.K.
10. GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD, MISSOURI.
11. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.
12. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
13. ALL ENERGY AND TELEPHONE DISTRIBUTION LINES SHALL BE INSTALLED UNDERGROUND, EXCEPT THOSE OVERHEAD DISTRIBUTION FEEDER LINES NECESSARY TO SERVE THE SUBDIVISION AND IN LOCATIONS AS APPROVED BY THE CITY.
14. APPROVAL OF SIGN LOCATIONS DOES NOT CONSTITUTE SIGN APPROVAL. SIGN APPROVAL IS A SEPARATE PROCESS.
15. PLANS SUBJECT TO CHANGE PENDING AGENCY REVIEWS AND FINAL ENGINEERING.
16. BE ADVISED, A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT. AN ELEVATION CERTIFICATE WILL BE REQUIRED PRIOR TO RELEASE OF THE FUTURE GRADING SURVEY.
17. BE ADVISED, MSD APPROVAL REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.

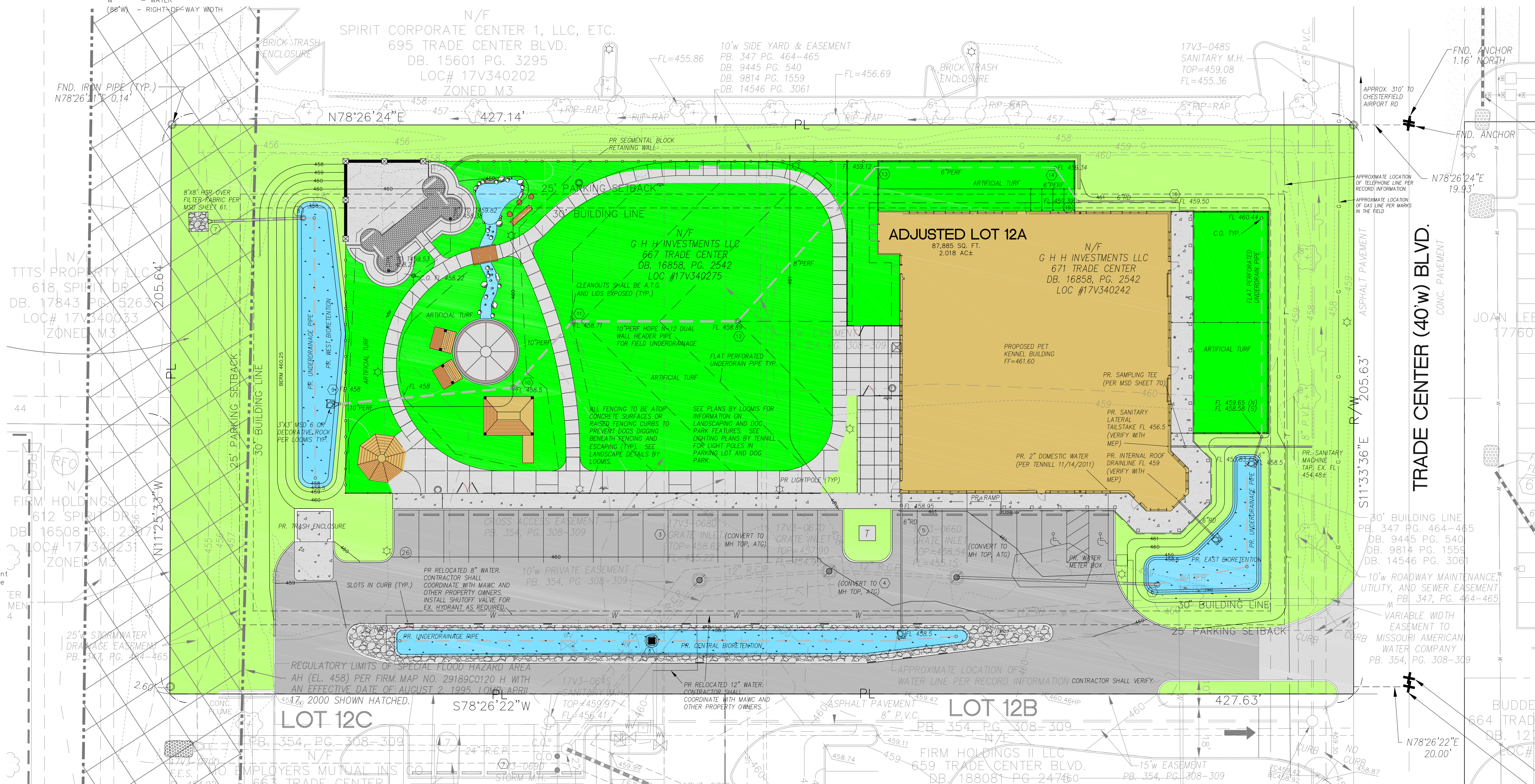
ABBREVIATIONS

- C.O. - CLEANOUT
DB. - DEED BOOK
E. - ELECTRIC
FL - FLOWLINE
FT - FEET
FND. - FOUND
G - GAS
M.H. - MANHOLE
N/F - NOW OR FORMERLY
PB. - PLAT BOOK
PG. - PAGE
P.V.C. - POLYVINYL CHLORIDE PIPE
R.C.P. - REINFORCED CONCRETE PIPE
S.O. - SQUARE
T. - TELEPHONE CABLE
V.C.P. - VETRIFIED CLAY PIPE
W. - WATER
(86' W) - RIGHTS-OF-WAY WIDTH

PERTINENT DATA

- OWNER UNDER CONTRACT = C&M CREATIONS
ZONING = LI
FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT = ROCKWOOD R6
SEWER DISTRICT = M.S.D.
WATER SHED = BONHOMME CREEK
WATER SERVICE = MO-AMERICAN
GAS SERVICE = LA CLEDE GAS COMPANY
ELECTRIC SERVICE = AMEREN
PHONE SERVICE = ATT

SITE DEVELOPMENT SECTION PLAN
OF PROPOSED *ADJUSTED LOT 12A OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 12A AND 12D OF THE RESUBDIVISION PLAT OF LOT 12 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 12 AND 13 OF SPIRIT TRADE CENTER PLAT TWO AS RECORDED IN PLAT BOOK 354, PAGES 308-309* AS RECORDED IN PLAT BOOK PAGE LOCATED IN U.S. SURVEY 419 AND 1010, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



C & M CREATIONS, LLC
In connection with a change of zoning for the following described property from M3 (prior zoning) to LI (present zoning)
C & M CREATIONS, LLC, the owner(s) of the property (Name of Owner(s))
LIGHT INDUSTRIAL (present zoning) of the City of Chesterfield
Ordinance No. do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

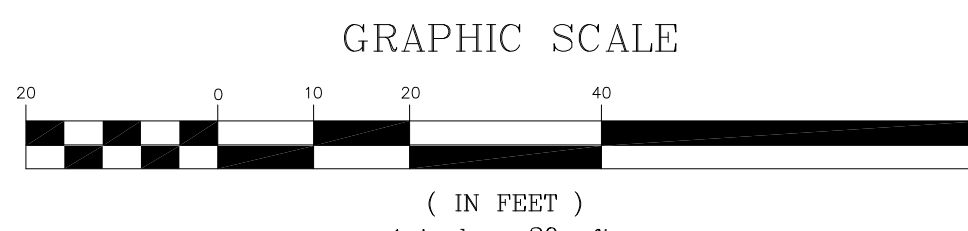
(Signature):
(Name Typed):
STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS.
On this day of A.D., 2011, before me personally appeared
(Officer of Corporation) to me known, who, being by me duly sworn in, did say that he/she is the of C & M CREATIONS, LLC (Title) (Name of Corporation)
a corporation in the State of Missouri, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.
IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.
Notary Public
Print Name
My commission expires:

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission on the day of 2011, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance Number 200, as attested by the Planning and Development Services Director.
Aimee E. Nassif, AICP
Planning and Development Services Director
City of Chesterfield, Missouri
Judith Naggor, City Clerk
City of Chesterfield, Missouri



SURVEYOR'S CERTIFICATION
This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Section Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.
STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. No. 222-D
Daniel Ehimann, Missouri L.S. No. 2215

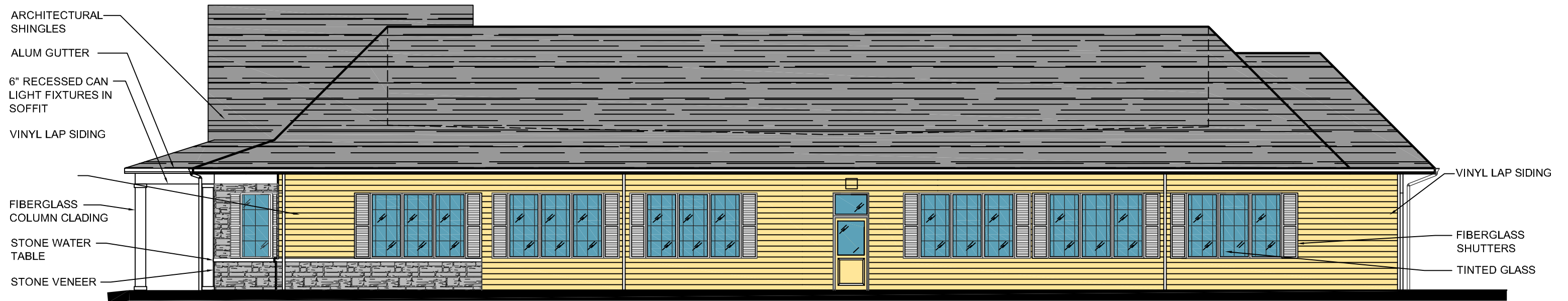
PROPERTY DESCRIPTION
A tract of land being Lots 12A and 12D of the Resubdivision Plat of Lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two as recorded in Plat Book 354, Pages 308 and 309 located in U.S. Survey 419 and 1010, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:
Beginning at the intersection of the west line of Trade Center Boulevard, 40' wide with the south line of Lot 14 of Spirit Trade Center Plat Two, a subdivision according to the plat thereof recorded in Plat Book 347, page 464 of above said records, said point also being the northeastern corner of above said Lot 12A, from which a found iron pipe bears, South 78 degrees 26 minutes 21 seconds West 0.07 feet; thence southwardly along said west line, South 11 degrees 33 minutes 36 seconds East, 205.63 feet to the northeastern corner of Lot 12B of above said Resubdivision Plat; thence along the north line of Lots 12B and 12C of said Resubdivision Plat, South 78 degrees 26 minutes 22 seconds West, 427.63 feet to the east line of Lot 6 of Spirit Trade Center Plat One, a subdivision according to the plat thereof recorded in Plat Book 320, Pages 44 and 45 of above said records; thence along the east line of Lots 6 and 5 of said Spirit Trade Center Plat One, North 11 degrees 25 minutes 33 seconds West, 205.64 feet, to the northwest corner of above said Lot 12D, from which a found iron pipe bears North 78 degrees 26 minutes 21 seconds East, 0.14 feet, said point also being located on the south line of the aforementioned Lot 14 of Spirit Trade Center Plat Two of the above said records; thence along said south line North 78 degrees 26 minutes 24 seconds East, 427.14 feet to the Point of Beginning and containing 87,885 square feet or 2,018 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on July 27, 2011.



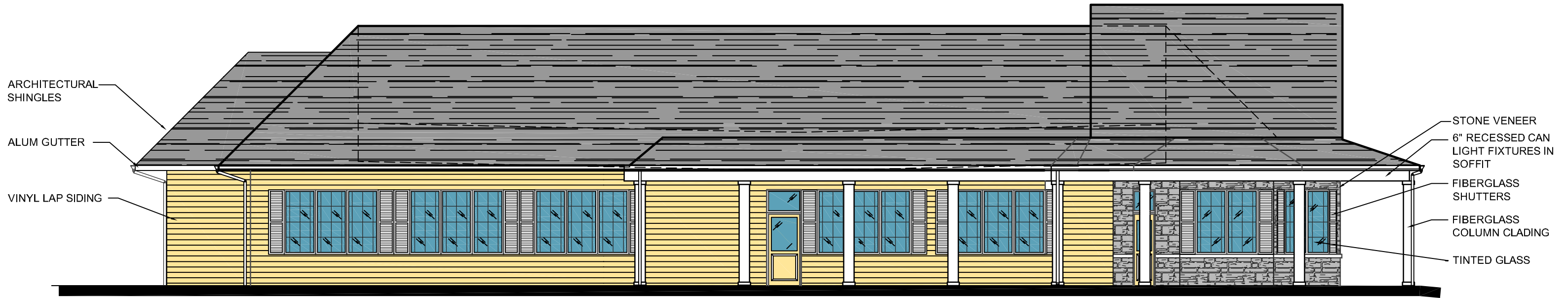
ST. LOUIS COUNTY BENCHMARK
11-59: ELEV=461.50
"UT" ON BACK OF ROLLED CURB, 107' SOUTH OF CL OF CHESTERFIELD AIRPORT ROAD AND 13' WEST OF CL OF GODDARD AVENUE
SITE BENCHMARK
ELEV=461.06
"RAILROAD SPIKE" IN TELEPHONE POLE 75' SOUTH OF CHESTERFIELD AIRPORT ROAD AND BETWEEN SPIRIT DRIVE AND TRADE CENTER DRIVE

10/31/2011 CITY SUBMITTAL
10/20/2011 MSD SUBMITTAL
11/17/2011 CITY, MSD SUBMITTAL
M.S.D. P# 26769-01
BASE MAP # 17-V
CLUB DOG
SITE DEVELOPMENT SECTION PLAN
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996
DRAWN BY: C.A.M. DATE: 10/04/2011
CHECKED BY: G.M.S. DATE: 10/04/2011
JOB NUMBER: 211-4810
SHEET: SDSP 1

DRAWING FILE: C:\USERS\ADMIN\2011\10\04\SDSP\2011-4810\SDSP.dwg LAYOUT: SDSP1 PLOTTED: May 27, 2012 - 1:33pm PLOTTED BY: andreas.muller



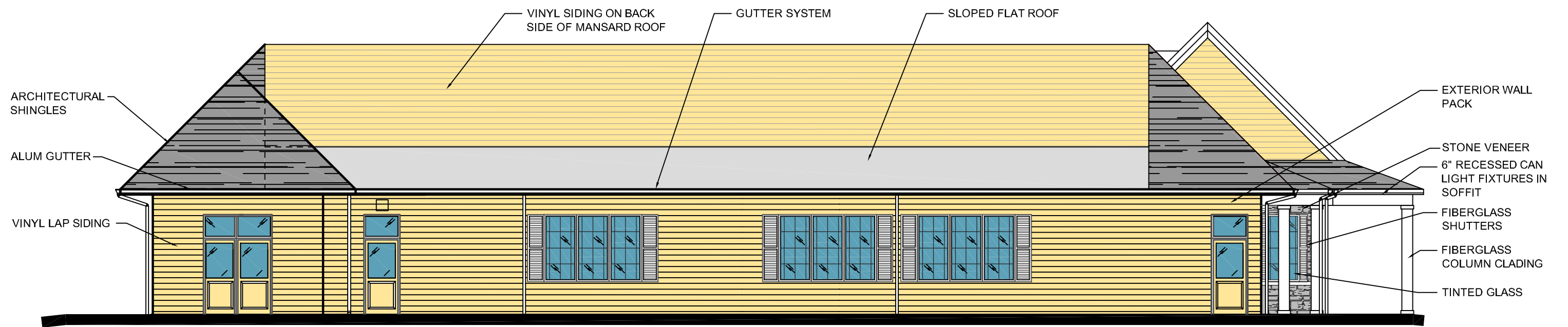
3 NORTH ELEVATION
 Scale: NTS



1 SOUTH ELEVATION
Scale: NTS



4 EAST ELEVATION
 Scale: NTS



2 WEST ELEVATION
 Scale: NTS



View Looking North From Entry



View Looking West From Entry



View Looking North West From Entry



View Looking North East From Entry



View Looking South From Entry



View Looking South East From Entry



Exhibit A



North Elevation



South Elevation



East Elevation



West Elevation

