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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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May 7, 2010

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

**RE: Spirit of St. Louis Airport, Lot 11-C:** An Amended Site Development Section Plan, Architectural Elevations and Architect's Statement of Design for a 1.168 acre tract of land zoned "M-3" Planned Industrial District located on the northwest corner of the intersection of Edison Avenue and North Bell Avenue.

Dear Board Members:

Zwick and Gandt Architecture Inc. has submitted, on behalf of St. Louis County, an Amended Site Development Section Plan, Architectural Elevations and Architect's Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

**Submittal Information**

The request is to completely enclose the existing 1638 square foot carport and convert the interior space of said carport into a storage area. The exterior materials will be comprised of Insulated Metal Panels to match the existing material and color of the building. 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 Architectural Review Board Guidelines and City of Chesterfield Ordinance 1430. There are no proposed changes to the lighting, landscaping or signage on the site.

**Action Requested**

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

Respectfully submitted,

A handwritten signature in black ink that reads 'Kristian Corbin'.

Kristian Corbin,  
Project Planner

Respectfully submitted,

A handwritten signature in black ink that reads 'Mara Perry'.

Mara Perry, AICP  
Senior Planner

Attachments

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

**ARCHITECTURAL REVIEW BOARD**

**Project Name:** Sprit of St. Louis Airport,  
 Lot 11-C  
**Date of Review:** 4.29.2010

**Guidelines Review Checklist**

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
<b>Applicability and Compliance</b>			
<b>General Requirements for Site Design</b>			
A. Site Relationships	X		
B. Circulation System and Access	X		
C. Topography	X		
D. Retaining Walls	NA		There are no proposed retaining walls.
<b>General Requirements for Building Design</b>			
A. Scale	X		
B. Design	X		The proposal will be consistent with the materials and color of the existing building.
C. Materials and Color	X		
D. Landscape Design and Screening	NA		There are no proposed changes to the landscaping.
E. Signage	NA		Not submitted for review at this time.
F. Lighting	NA		There are no proposed changes to the lighting.
<b>Use Type:</b>			
Access	X		
Exterior Elements	X		
Landscaping and Screening	NA		There are no proposed changes to the landscaping.
Scale	X		
Site Design	X		

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.

Form revised: February 2009



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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

# ARCHITECTURAL REVIEW SUBMITTAL PACKAGE

## MAY 05, 2010



**Zwick + Gandt Architecture, Inc.**

9109 WATSON ROAD, SUITE 110

ST. LOUIS, MISSOURI 63126

Architecture

Interiors

Planning

1130 Mid Rivers Industrial Dr. St. Peters, MO 63376 (636) 936-1566



ING PREFIN. ROOF PANELS ON  
NS BY PRE-ENGINEERED  
L. BUILDING MANUF.



HOLLOW METAL FRAME  
AND DOOR PTD.



EXIST. PREFIN. M.B. GUTTER  
AND DOWNSPOUT TYP.

PREFIN. INSUL. M.B.  
WALL PANEL

INSULATED COLINING  
DOOR

NEW CONC. FOUNDATION  
WALL AND FOOTING-RE: STRUCT.

EXISTING DS. CONN. TO  
UNDERGROUND STORM  
DRAINAGE TYP.



# JETCORP-ENCLOSURE

## 657 N. BELL AVE., CHESTERFIELD, MISSOURI 63005



ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield 4/30/2010

Project Title: JetCorp Enclosure Location: 657 North Bell Avenue

Developer: Duggan Contracting Architect: Zwick+Gandt Arch. Engineer: Stock & Associates

**PROJECT STATISTICS:**

Size of site (in acres): Existing Total Square Footage: 1,638 S.F. Building Height: Existing

Proposed Usage: Existing Charter Airline

Exterior Building Materials: Insulated Metal Panels

Roof Material & Design: Metal Roof (adding insulation to the existing roof at enclosure)

Screening Material & Design: N/A- Existing

Description of art or architecturally significant features (if any): N/A- Building is existing

Same building materials will be used

**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 Guidelines 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.

# JetCorp Enclosure

Date: May 5, 2010  
Project Number: 10006.00

## Architect's Statement

City of Chesterfield Design Guidelines

This project consists of enclosing an existing exterior canopy structure by insulating the existing roof structure and adding new insulated exterior wall panels on three sides to match the existing, adjacent wall panels. The existing building and site meet all Chesterfield Valley Guidelines and the enclosure of the existing exterior canopy will blend with the existing colors, materials, and architecture of the existing building and therefore will also be in full compliance with the guidelines.

## General Requirements for Site Design

### *A. Site Relationships*

The size, design, and orientation of the proposed canopy enclosure are in concert with the existing terrain, existing buildings and surrounding area. The design of the building does not impair or interfere with the development or enjoyment of the other properties within the area. All other existing fencing and screening will remain the same.

Due to the limited scope of work, this project, does not adversely affect the existing site relationships nor modify the existing compatibility with neighboring developments or modify the transition from the street to the existing building. The safe pedestrian movement that currently exists will not be affected.

This project requires no additional parking. Furthermore, there will be no changes to any existing site features.

### *B. Circulation System and Access*

The existing circulation system will be unaltered and avoids any conflicts between vehicular, bicycle, and pedestrian traffic to and from the existing building on site.

- Bicycle Circulation: Due to the limited scope of work related to this enclosure project, no changes will be made to the existing bicycle circulation.
- Pedestrian Circulation: Due to the limited scope of work related to this enclosure project, no changes will be made to the existing pedestrian circulation.
- Vehicular Circulation: Due to the limited scope of work related to this enclosure project, no changes will be made to the existing vehicular circulation.
- Parking: This project requires not additional parking and will have no affect upon the existing parking areas.
- Pedestrian Orientation: This enclosure project provides a new doorway in the placement as the previous exterior door and includes an additional doorway. Otherwise this project has no impact on the existing pedestrian orientation.

### *C. Topography*

Due to the limited scope of work related to this enclosure project, there will be no changes to the existing topography.

### *D. Retaining Walls*

Due to the limited scope of work related to this enclosure project, there will be no need for any retaining walls.

## **General Requirements for Building Design**

### *A. Scale*

- Building Scale: Due to limited scope of work, the scale of the existing building will not be impacted by the enclosure of the existing canopy.
- Human Scale: The sense of human scale established by the existing building will not be affected by the enclosure of the existing canopy.
- Generic Scale: The architectural design of the canopy enclosure is compatible with the remainder of the existing building and the surrounding buildings in that area.

## *B. Design*

All three facades have been designed to an equal level of detail and quality. The elevations of the canopy enclosure will blend with the existing surrounding architecture. The exterior walls of the enclosure will possess a new overhead door similar to the existing overhead door and two new man-doors. The walls of the enclosure will feature 2" insulated panels to match the adjacent wall panels of the existing building. The design of the canopy enclosure provides an energy efficient envelope with new R-19 insulation added to the existing roof structure and new 2" insulated wall panels.

## *C. Materials and Colors*

The materials and colors for the canopy enclosure will be consistent with those employed on the existing building.

## *D. Landscape Design and Screening*

- Development Landscaping: Due to limited scope of work for this canopy enclosure project, no changes to the existing development landscaping will be made.
- Building Landscaping: Due to limited scope of work for this canopy enclosure project, no changes to the existing building landscaping will be made.
- Parking Landscaping: Due to limited scope of work for this canopy enclosure project, no changes to the existing parking landscaping will be made.
- Walls and Fences: Due to limited scope of work for this canopy enclosure project, no changes to the existing fencing, or other means of screening will occur.
- Screening: Due to limited scope of work for this canopy enclosure project, no changes to the existing means of screening will occur.

## *E. Signage*

- This canopy enclosure project will have no impact on the existing signage nor introduce additional signage.



*F. Lighting*

- All site and building lighting will remain unchanged.

**Specific Requirements for the Chesterfield Valley**

- **Facades:** All three facades have been designed to an equal level of detail and quality. The elevations of the canopy enclosure will blend with the existing surrounding architecture.
- **Pedestrian Circulation:** Due to the limited scope of work related to this enclosure project, no changes will be made to the existing pedestrian circulation.
- **Storage:** Not applicable.
- **Utilities:** All on-site underground utilities will remain unchanged and meet the required design criteria.
- **Parking:** This project requires no additional parking and will have no affect upon the existing parking areas.

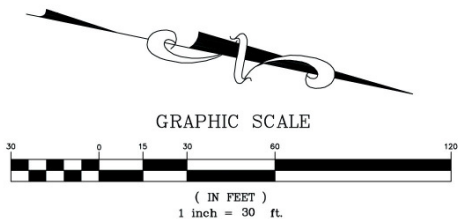
End of Architect's Statement

# SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS AMENDED SITE DEVELOPMENT PLAN - LOT 11-C

A TRACT OF LAND BEING LOTS 11-B, 11-C, AND 11-D OF 'RESUBDIVISION OF LOT 11-B OF SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1  
AS RECORDED IN PLAT BOOK 357, PAGE 137,  
LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

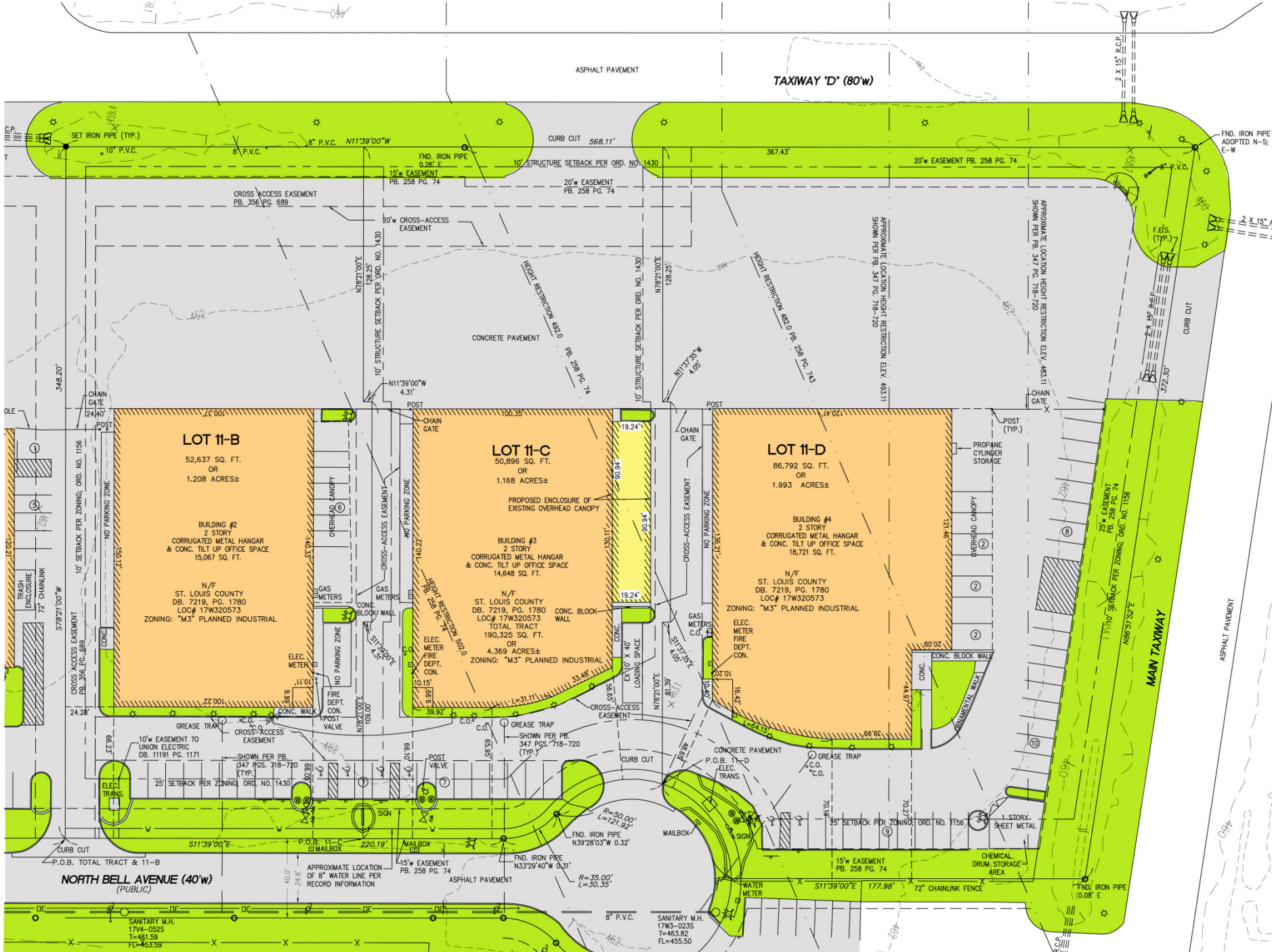
ZONING: 'M3' PLANNED INDUSTRIAL  
ORDINANCE NO. 1430

SITE INFORMATION	
ADDRESS	= 657 NORTH BELL AVENUE CHESTERFIELD, MO 63005
SITE AREA	= 190,325 S.F. OR 4.369 ACRES
OWNER	= ST. LOUIS COUNTY
CITY	= CITY OF CHESTERFIELD
FLOOD MAP	= 29189C0120H
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH CHESTERFIELD
SCHOOL DISTRICT	= ROCKWOOD R-6
ELECTRIC SERVICE	= AMEREN U.E.
GAS SERVICE	= LACLEDE GAS
PHONE SERVICE	= AT&T
WATER SERVICE	= MO. AMERICAN WATER CO.
CABLE SERVICE	= CHARTER COMMUNICATIONS



LEGEND	
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	
EXISTING BUILDING	
EXISTING CONTOUR	
SPOT ELEVATION	
EXISTING UTILITIES	
FOUND 1/2" IRON PIPE	
SET IRON PIPE	
FOUND CROSS	
FOUND STONE	
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
NOTES PARKING SPACES	
GUY WIRE	
POWER POLE	
WATER VALVE	
DENOTES RECORD INFORMATION	
HANDICAPPED PARKING	

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
P.B.	- PLAT BOOK
P.G.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T.	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W.	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH



- GENERAL NOTES:**
- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
  - SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000. (APPROXIMATE 100 YR. EL. 460 PER CHESTERFIELD MASTER PLAN MODEL)
  - 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. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
  - ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD AND MSD.
  - ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF CHESTERFIELD STANDARDS.
  - ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
  - STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
  - ALL UTILITIES WILL BE INSTALLED UNDERGROUND. THE DEVELOPMENT OF THIS PARCEL WILL COORDINATE THE INSTALLATION OF ALL UTILITIES IN CONJUNCTION WITH THE CONSTRUCTION OF ANY ROADWAY.
  - THIS AMENDED SITE DEVELOPMENT PLAN WILL ADHERE TO THE PARKING AND LOADING REGULATIONS OF THE CITY OF CHESTERFIELD CODE.

**PARKING CALCULATIONS**

REQUIRED PARKING PHASE 1: 9 EMPLOYEES WORKING ON A MAXIMUM SHIFT X 2/3 = 6 SPACES  
0 WORK RELATED VEHICLES THAT COULD BE STORED ON SITE = 0 SPACES  
TOTAL REQUIRED PARKING = 6 SPACES

EXISTING PARKING: 9 SPACES INCLUDING TWO HANDICAP SPACES.

- SITE LANDSCAPING SHALL REMAIN UNCHANGED FROM THE PREVIOUSLY APPROVED LANDSCAPE PLAN.
- SITE LIGHTING SHALL REMAIN UNCHANGED FROM THE PREVIOUSLY APPROVED LIGHTING PLAN.
- OPENSOURCE SHALL REMAIN UNCHANGED FROM THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN.

I, \_\_\_\_\_ the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter \_\_\_\_\_ Planned Industrial \_\_\_\_\_ of the City of Chesterfield (applicable subsection) \_\_\_\_\_ (present zoning) Ordinance No. 1430, do hereby agree 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) \_\_\_\_\_

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, before me personally appeared \_\_\_\_\_, who being by me duly sworn, did say he is \_\_\_\_\_ and that said instrument was signed on behalf of said limited liability company, and that said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My commission expires: \_\_\_\_\_



STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND

**UTILITY NOTE**

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo..

This Amended Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_ of 2010 by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

Almea Nassif,  
Planning and Development Services Director

Judy Naggar  
City Clerk

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS AMENDED SITE DEVELOPMENT SECTION PLAN FROM A FIELD SURVEY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS SITE DEVELOPMENT SECTION PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

By: DANIEL EHLMANN, MISSOURI L.S. NO. 2215

**PREPARED FOR:**  
Duggan Contracting, Inc.  
CONTACT: Mr. Pat Duggan  
1130 Mid Rivers Industrial Drive  
St. Peters, MO 63376

AMENDED SITE DEVELOPMENT PLAN	
SPIRIT OF ST. LOUIS AIRPORT LOT 11-C	
<b>STOCK &amp; ASSOCIATES</b>	
<b>Consulting Engineers, Inc.</b>	
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	
BASE MAP # 17W	DRAWN BY: GEORGE M. STOCK CIVIL ENGINEER E-25116
DATE: 4/19/10	CHECKED BY: G.M.S. 4/19/10
DATE: 4/19/10	JOB NUMBER: 210-4588
SHEET: 1 of 1	



**View from N. Bell Ave. Looking East**



**View from N. Bell Ave. looking South-West**



**View from N. Bell Ave. looking West**



**View from N. Bell Ave. looking South**

**SITE PHOTOS**

**SCALE : N/A  
MAY 4, 2010**



**Zwick + Gandt Architecture, Inc.**

9109 WATSON ROAD, SUITE 110

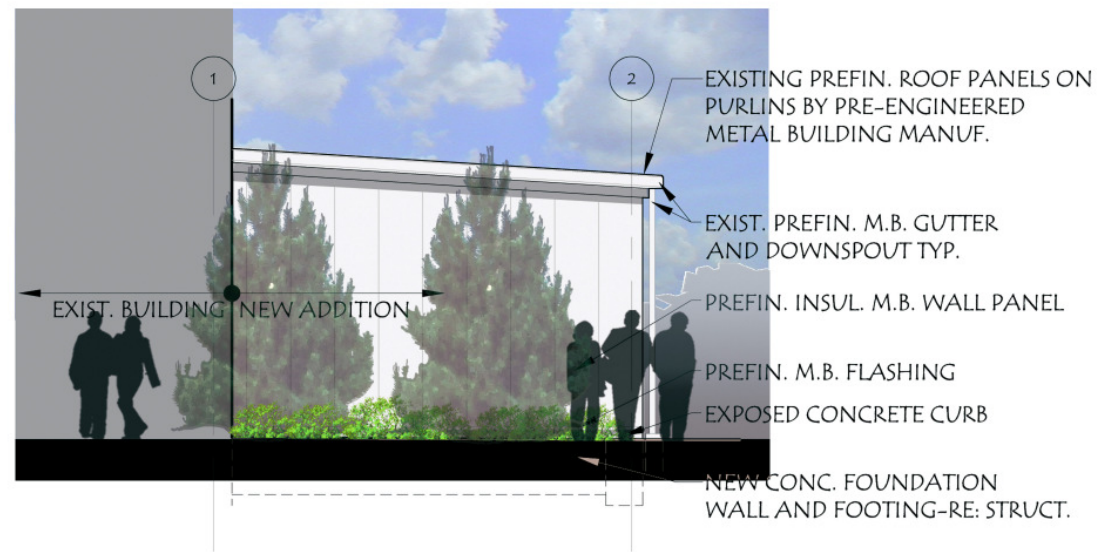
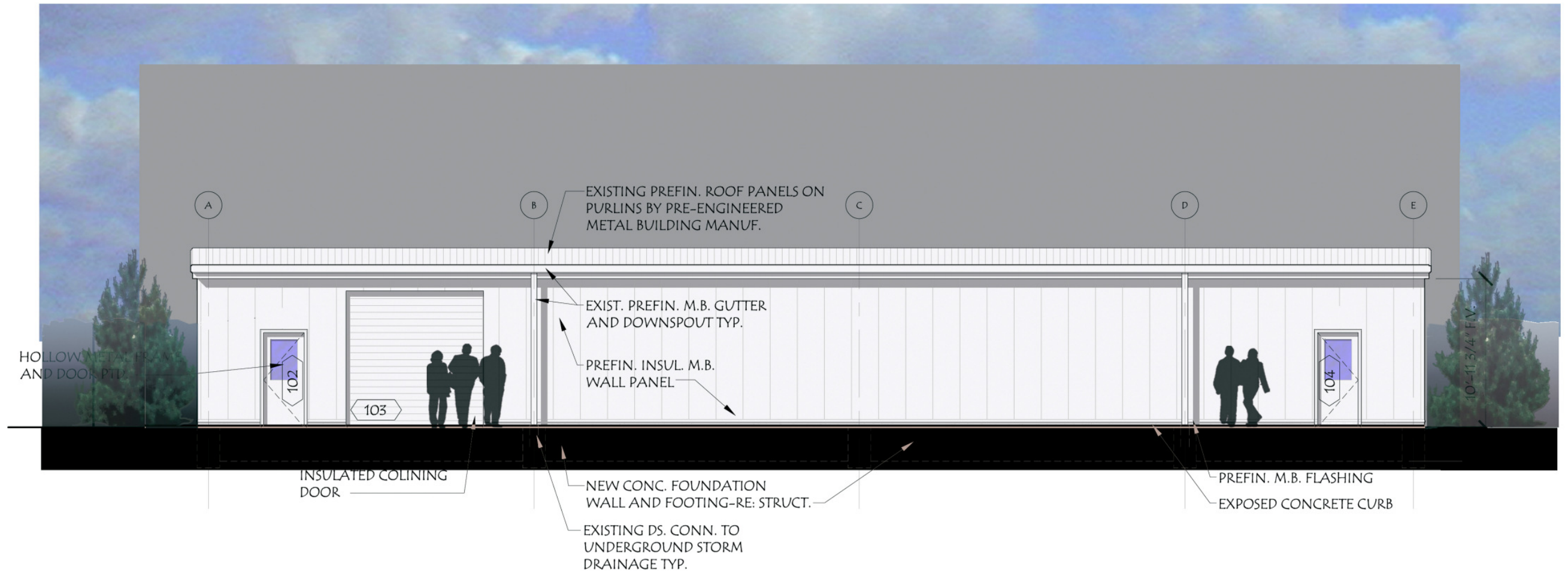
ST. LOUIS, MISSOURI 63126

**Architecture**

**Interiors**

**Planning**

**JETCORP - ENCLOSURE**  
**657 NORTH BELL AVE., CHESTERFIELD, MISSOURI 63005**



**PROPOSED ELEVATIONS**

SCALE : NOT TO SCALE  
MAY 05, 2010

**EAST/ WEST ELEVATION**  
SCALE : NOT TO SCALE



**Zwick + Gandt Architecture, Inc.**

9109 WATSON ROAD, SUITE 110  
ST. LOUIS, MISSOURI 63126

Architecture

Interiors

Planning

**JETCORP - ENCLOSURE**  
657 NORTH BELL AVE., CHESTERFIELD, MISSOURI