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## **Planning Commission Staff Report**

**Project Type:** Amended Architectural Elevations

**Meeting Date:** June 22, 2009

**From:** Mara M. Perry, AICP  
Senior Planner

**Location:** Spirit Trade Center, Lot 11 (647 Trade Center Boulevard)

**Applicant:** CB&E Construction Group

**Description:** **Spirit Trade Center, Lot 11 (647 Trade Center Boulevard):**  
Amended Architectural Elevations for a 2.144 acre lot of land zoned “M-3” Planned Industrial District located south of Chesterfield Airport Road on the west side of Trade Center Boulevard.

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### **PROPOSAL SUMMARY**

CB&E Construction Group has submitted Amended Architectural Elevations for your review. The request is for amended architectural elevations to an existing 93,380 square foot building for office use. The exterior building material is existing CMU which will be painted and additional EIFS for the new entry feature. The roof is remaining with the existing materials. The development is currently zoned “M-3” Planned Industrial District.

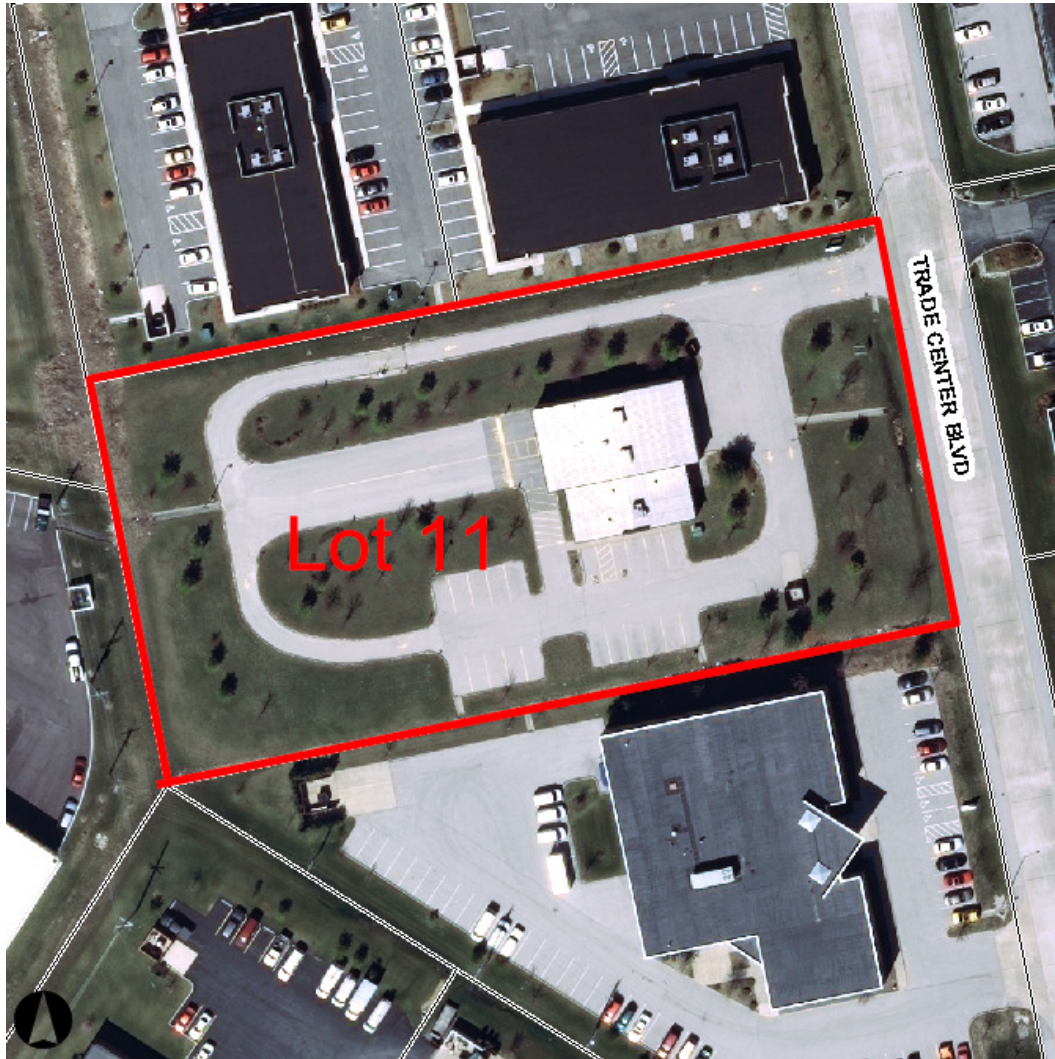
### **LAND USE AND ZONING HISTORY OF SUBJECT SITE**

In May of 1988, St. Louis County approved Ordinance 13,935 for the Spirit Trade Center Development an “M3” Planned Industrial District. In March of 1992, the City of Chesterfield approved Ordinance 656 which adopted St. Louis County Ordinance 13,935 but amended the ordinance to grant the dedication of right-of-way allowances to the City of Chesterfield and to amend the landscape bond information.

A Site Development Section Plan for the site was approved by the Planning Commission for Lot 11, the former Missouri Car Care Emissions Testing Station, in July 1999.

**Land Use and Zoning of Surrounding Properties:**

Direction	Land Use	Zoning
North	Office	"M-3" Planned Industrial
South	Office/ Warehouse	"M-3" Planned Industrial
East	Office/ Warehouse	"M-3" Planned Industrial
West	Office/Warehouse	"M-3" Planned Industrial



**STAFF ANALYSIS**

The Site Development Section Plan and Landscape Plan for this project were administratively approved for minor changes to the existing recorded plans.

- Zoning**

The subject site is currently zoned "M-3" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 656. This submittal was reviewed against the requirements of Ordinance 656 and all

applicable Zoning Ordinance Requirements. The site adheres to the applicable Zoning Ordinance requirements, the site specific governing ordinance and the Architectural Review Board Guidelines.

- **Architectural Review Board**

The Amended Architectural Elevations were reviewed by the Architectural Review Board on June 11, 2009. The ARB voted unanimously to recommend approval of Amended Architectural Elevations to the Planning Commission with a vote of 5-0.

- **Architectural Lighting**

Architectural light fixtures are being proposed on the front of the building which have been reviewed and adhere to the City of Chesterfield's Lighting Standards.

**DEPARTMENTAL INPUT**

Staff has reviewed the Amended Architectural Elevations and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the site specific ordinance.

**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 for Spirit Trade Center, Lot 11."
- 2) "I move to approve the Amended Architectural Elevations for Spirit Trade Center, Lot 11 with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator  
City Attorney  
Department of Planning and Public Works

Attachments: Amended Architectural Elevations

# Wall Forms®

## Table of Contents

Design Coordination	2-3
<b>Square</b>	
Optical Configurations	4
Fixture Configurations	5
Design Features	6
Design Details	7
Mounting and Installation	8-9
Ordering Information	10
Luminaire Specifications	11
Photometrics	12-13

## Round

Optical Configurations	14
Fixture Configurations	15
Design Features	16
Design Details	17
Mounting and Installation	18-19
Ordering Information	20
Luminaire Specifications	21
Photometrics	22-23

Lamp and Electrical Guide 24

Application Engineering Services 25

Full Photometrics - See separate WF Photometric Catalog.



**SITE / AREA  
PARKING STRUCTURE  
ROADWAY  
ARCHITECTURAL FLOOD  
ACCENT  
LANDSCAPE**

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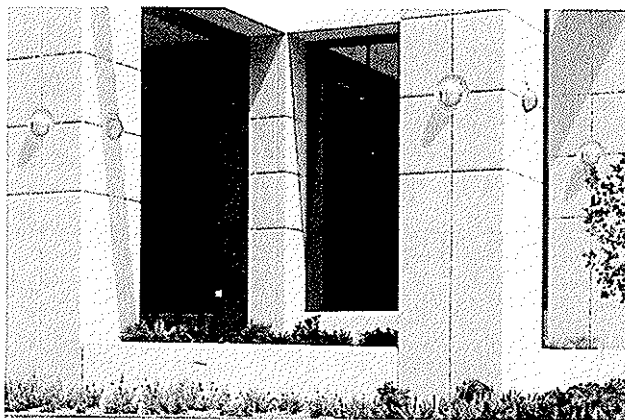


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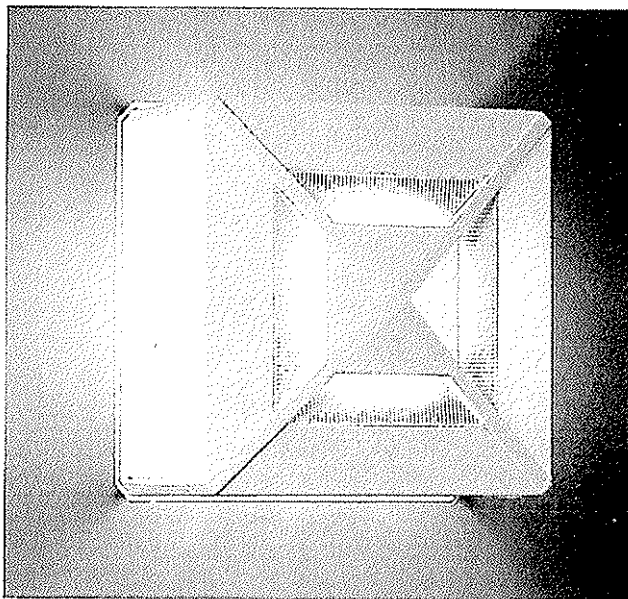
## Wall Forms

Wall accent provides the finishing touch to outdoor lighting system. Accenting a building façade, highlighting an entry, providing perimeter lighting and providing ambient up-lighting into an eave or canopy are just a few uses of wall lighting. Kim wall luminaires provide all these benefits and are engineered to last a lifetime with little maintenance.



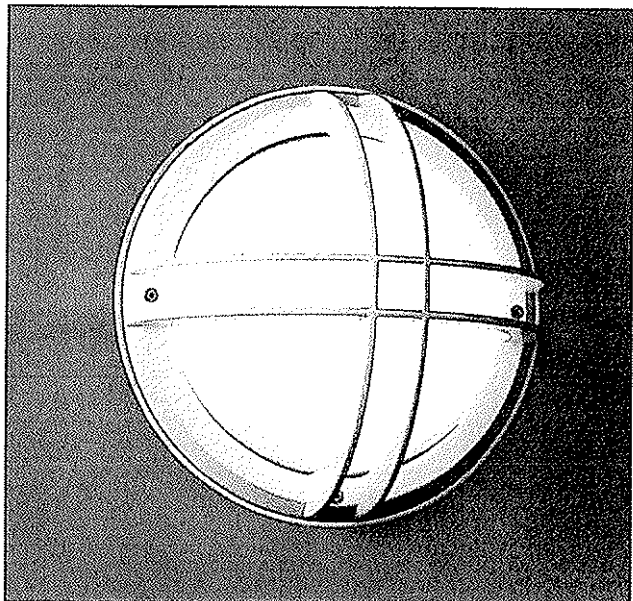
## Square Wall Forms

The square Wall Forms luminaires include a wide range of configurations. Five standard arrangements of three side panels, including louvers, open and closed, are combined with subtle ambient fascia lighting to provide identity. The combination of up-lighting and down-lighting effects creates versatility, while recessed and surface mounting options provide application flexibility. ADA compliant configurations are perfect for satisfying perimeter lighting requirements while enhancing building aesthetics.



## Round Wall Forms

The Round Wall Forms luminaires include five configurations to suit any building application. The classic spherical shape and cross bar design have become an icon in outdoor lighting. An ADA compliant cutoff downlight design provides perimeter lighting while enhancing architecture.



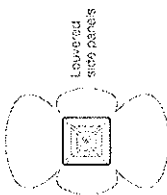
# Wall Forms - Square

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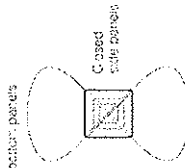
## Optical Configurations

## Fixture Configurations

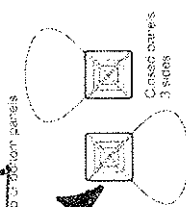
**Uplight and Downlight with Louvered Sidelight**  
Open top and bottom panels



**Uplight and Downlight with No Sidelight**  
Closed top and bottom panels

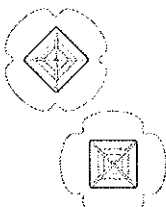


**Downlight or Uplight Only**  
Open top or bottom panels



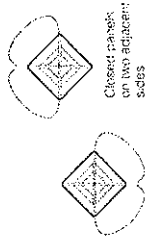
**Halo**

Louvered panels on all 4 sides

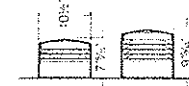


**Diamond Downlight or Uplight Only**

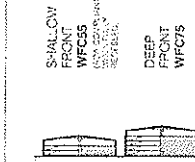
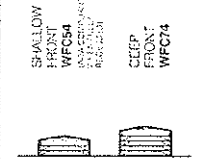
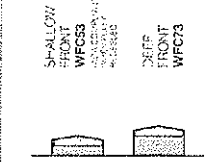
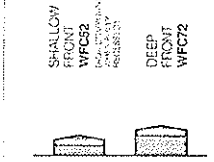
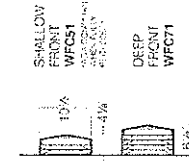
Louvered panels on two adjacent sides



**Surface Mount**



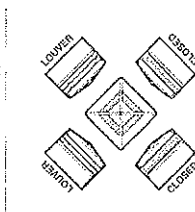
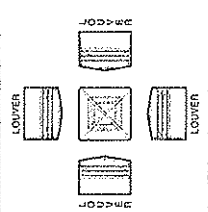
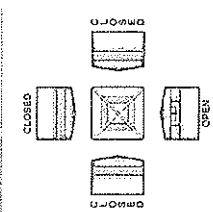
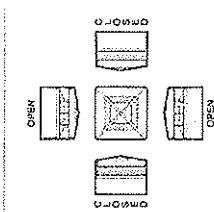
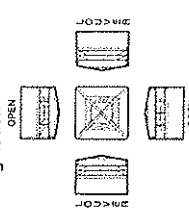
**Recessed Concrete**



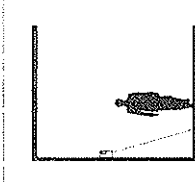
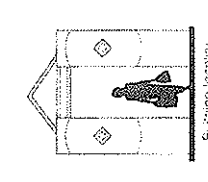
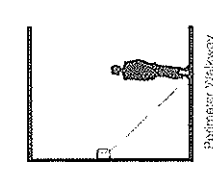
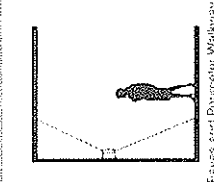
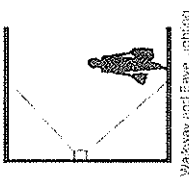
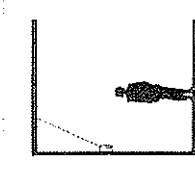
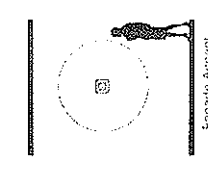
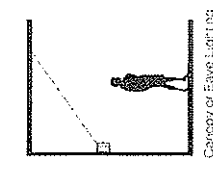
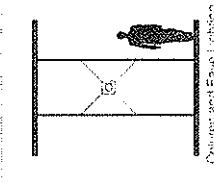
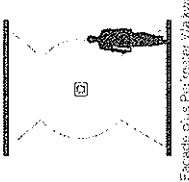
**Recessed Hollow Wall**

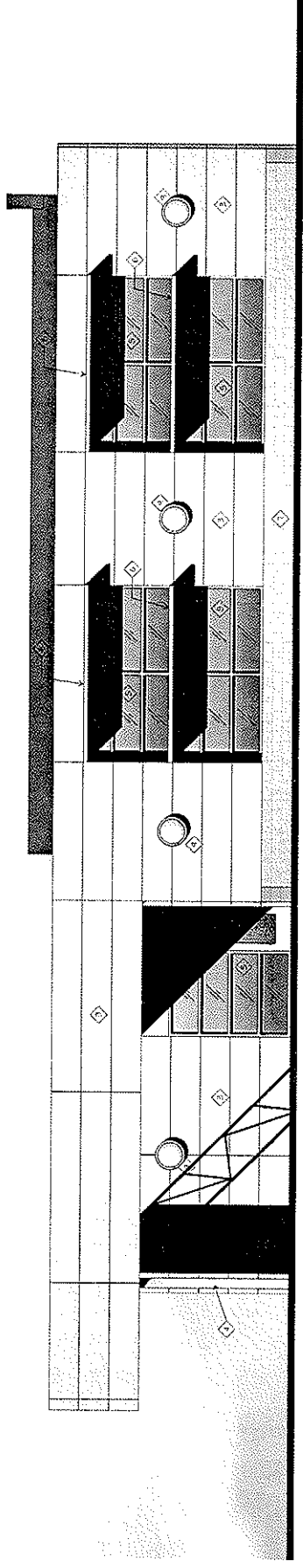


**Configuration**

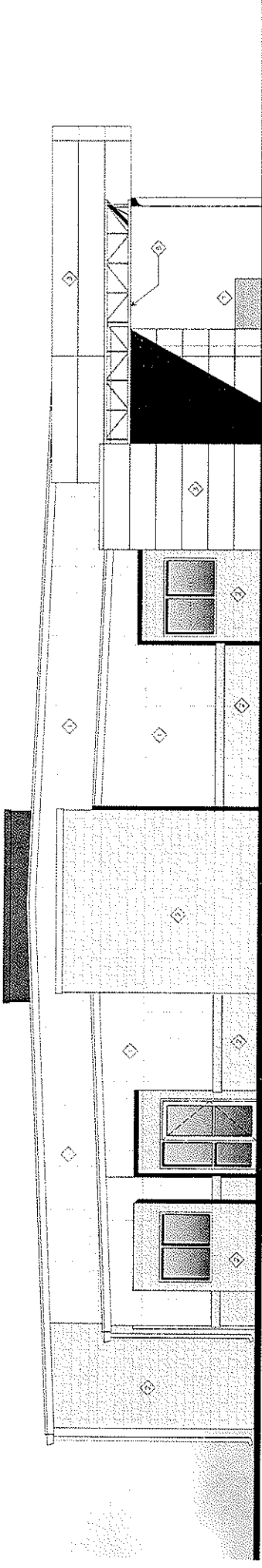


Can be mounted at 45° for diamond appearance.

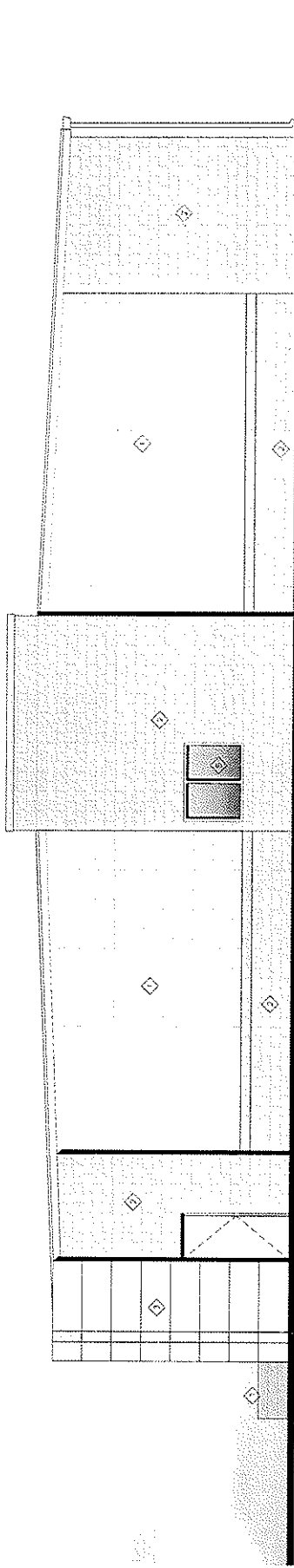




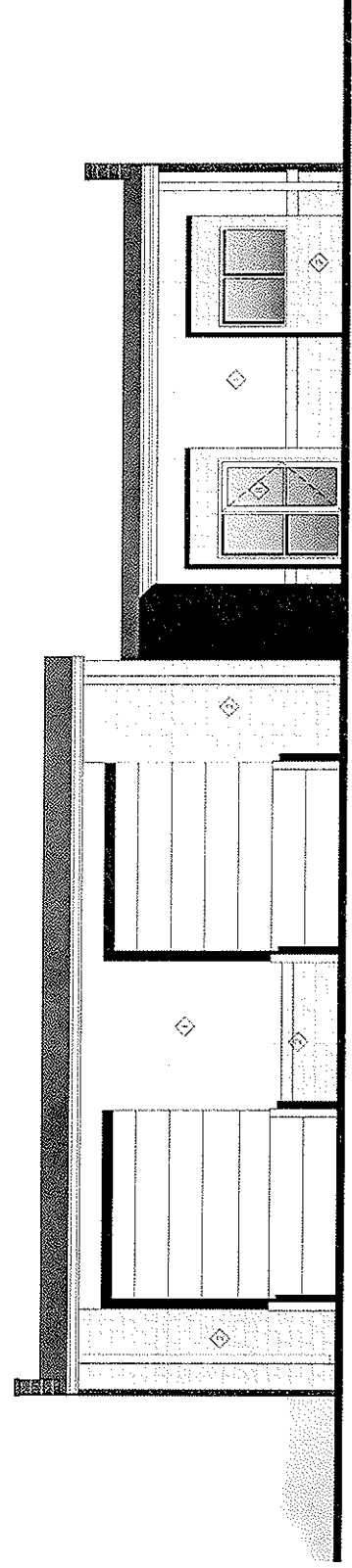
1 EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION  
 SCALE: 1/4" = 1'-0"

- KEYED NOTES
- 1 EXISTING WINDOW - COLOR 1
  - 2 EXISTING WINDOW - COLOR 2
  - 3 NEW WINDOW - COLOR 1
  - 4 NEW WINDOW - COLOR 2
  - 5 NEW WINDOW - COLOR 3
  - 6 NEW WINDOW - COLOR 4
  - 7 NEW WINDOW - COLOR 5
  - 8 NEW WINDOW - COLOR 6
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  - 21 NEW WINDOW - COLOR 19
  - 22 NEW WINDOW - COLOR 20