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## Planning Commission Staff Report

**Project Type:** Amended Architectural Elevations

**Meeting Date:** June 25, 2012

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

**Location:** North side of Clayton Road (15197 Clayton Road)

**Applicant:** Gray Design Group

**Description:** **Delmar Gardens on the Green:** Amended Architectural Elevations, an Amended Landscape Plan and an Architect's Statement of Design for an 11.686 acre lot of land zoned "R1" Residence District with a "CUP" Conditional Use Permit located on the north side of Clayton Road.

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### **PROPOSAL SUMMARY**

Gray Design Group on behalf of Delmar Gardens has submitted a request for Amended Architectural Elevations for Delmar Gardens on the Green. The request is for approval of Amended Architectural Elevations, an Amended Landscape Plan and an Architect's Statement of Design. The Elevations are being amended with a new façade and building canopy at one of the entrances towards the northeast corner of the site. The materials are EIFS with a standing seam metal roof and a TPO roof membrane on the flat roof location.

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

Prior to the incorporation of the City of Chesterfield, this property was zoned "R1" Residence District by St. Louis County. In 1975, Conditional Use Permit #294 was approved for a 120 bed nursing center with related parking and service areas. Conditional Use Permit #294 was amended in January of 1984 for changes to the parking requirements and the setbacks. A second amendment was requested for the site and included additional site area for an addition. Conditional Use Permit #508 was approved in November 1984. One additional amendment was made to CUP #508 in December of 1984 for a setback.

## Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Brookmont Estates subdivision	"R1" Residence District
South	City of Ballwin	Residential
East	Princeton Gate subdivision	"R2" Residence District
West	City of Ballwin	Residential



### **STAFF ANALYSIS**

#### **Zoning**

The subject site is currently zoned "R1" Residence District with a Conditional Use Permit and was reviewed against its requirements and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements.

#### **Traffic/Access and Circulation**

The circulation system into and around the site has been addressed through the previously approved Site Development Plan. The amendments being proposed have no impact on the current vehicular access and circulation on the site.

#### **Architectural Elevations**

The project was reviewed by the Architectural Review Board on June 14, 2012. A motion was passed by a vote of 4-0 to forward the project to Planning Commission for approval as presented.

The intent of this change is to match similar improvements on other facilities in the region. Future additional architectural amendments are proposed for this site. No timeframe has been established for those changes.

### **Landscaping**

Minor changes are being proposed to the existing landscaping. A new water feature is being proposed and additional hardscape for the pedestrian areas. The Landscape Plan meets all requirements of the City of Chesterfield Tree Preservation and Landscape Requirements. The City Arborist has reviewed the Landscape Plan and had no additional comments.

### **DEPARTMENTAL INPUT**

Staff has reviewed the Amended Architectural Elevations, Amended Landscape Plan and Architect's Statement of Design and has found the application to be in conformance with Conditional Use Permits #294 and 508 and all other applicable Zoning Ordinance requirements. Staff recommends approval of the Amended Architectural Elevations, Amended Landscape Plan and Architect's Statement of Design for Delmar Gardens on the Green.

### **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, Amended Landscape Plan and Architect's Statement of Design for Delmar Gardens on the Green."
- 2) "I move to approve the Amended Architectural Elevations, Amended Landscape Plan and Architect's Statement of Design for Delmar Gardens on the Green with the following conditions..." (Conditions may be added, eliminated, altered or modified)

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

Attachments: Amended Architectural Elevations  
Amended Landscape Plan  
Architect's Statement of Design  
Lighting Cut Sheets

## **Architect's Statement of Design**

Delmar Gardens On The Green in Chesterfield has established a superior senior living community that has been a "Good Neighbor" within the City of Chesterfield for many years.

The proposed exterior renovation of the existing entry will create a new identity feature for the facilities by establishing a new image equal in quality and character to their corporate vision.

The Entry Renovation will introduce a new "Brighter" palette of materials including a warm tone E.I.F.S. Cladding at the new Entry Element.

The distinctive entry canopy will create a more inviting and "Open" and "Protected" entry. The fluid curvilinear design of these elements will incorporate the signature "Butterfly" architecture feature as an integral part of the design.

### **General Site Design**

#### **Site Relationship**

This entry and canopy renovation will provide a more desirable and sheltered access to the main entry of the facility. We have incorporated a decorative fountain at the entry for a scenic landscape experience for the residents to enjoy.

#### **Circulation System and Access**

There is no modification to the vehicle circulation, pedestrian circulation, and parking.

#### **Topography**

There is no modification regarding utilization of topography for screening, buffering or transition between uses.

We are minimizing the changes to the existing topography.

#### **Retaining Walls**

There are no retaining walls proposed for the project.

## **General Building Design**

### **Scale**

The proposed design is consistent with the existing building structure.

### **Design**

The proposed design represents a clean, contemporary style consistent with the Delmar Gardens Enterprises character featured throughout their Senior Living Communities.

### **Materials and Colors**

Existing brick areas will be replaced with an exterior insulation finish system that will provide monolithic cementitious panel finish in a warm tone color palette. The entry doors will be a new brighter stainless steel wrap material and the new windows will match the existing. The goal is to develop a “fresh face” for these dated building elevations by incorporating the color and character of the warm tone materials previously used on other Delmar Gardens facilities. The existing brick elements will remain with the exception of the isolated area that will be enhanced to accent the newly remodeled building entrance.

The architectural element that has become an identifying element for all of the Delmar Gardens Enterprises Senior Living facilities is the “Butterfly” feature. The butterfly and circular “surround” are made of polished steel and will be back lit to provide illumination at the entry canopy.

### **Landscape and Screening**

Minimal landscape areas are to be affected. Any new plantings will be consistent with existing landscaped areas already “in place” and in compliance with city guidelines and Delmar Gardens Enterprises demonstrated “Quality and Care”.

There are no modifications to the existing fences and screening from the adjacent properties.

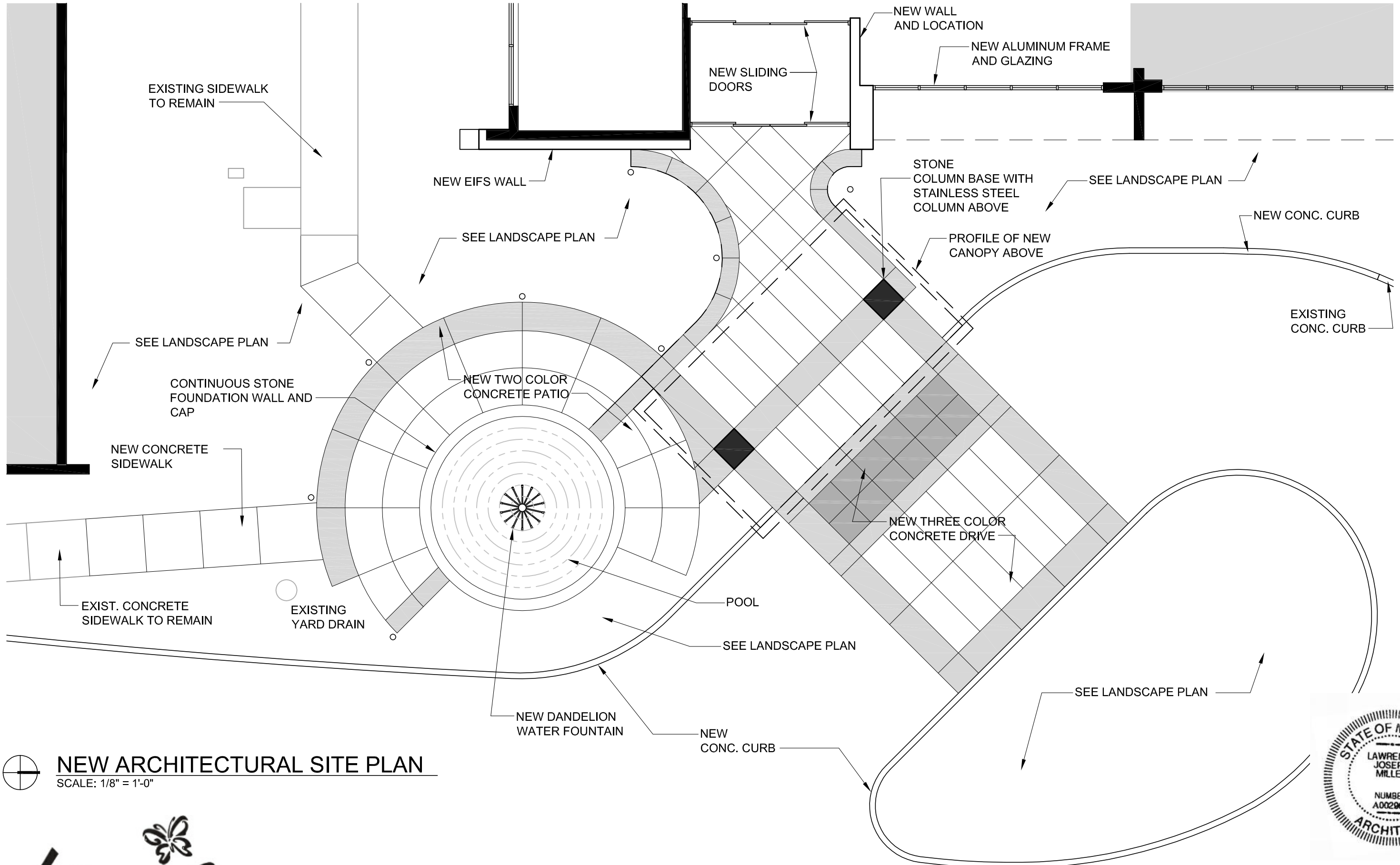
### **Signage**

There is no modification to the signage.

### **Lighting**

New low level decorative bollards are intended to enhance the new fountain and entry walkway area.

The underside of the canopy will have new decorative cove lighting hidden from view.

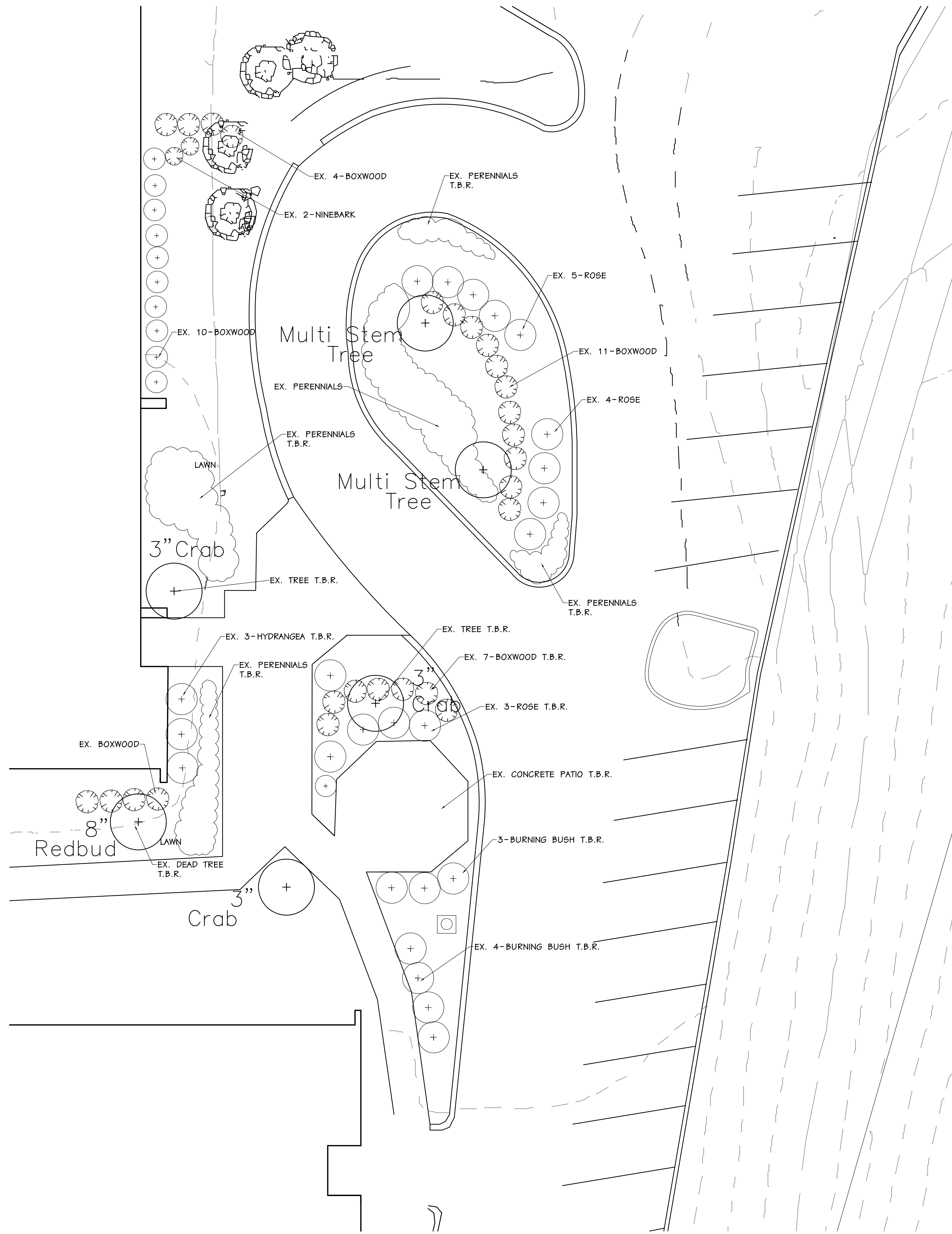


NEW ARCHITECTURAL SITE PLAN  
 SCALE: 1/8" = 1'-0"

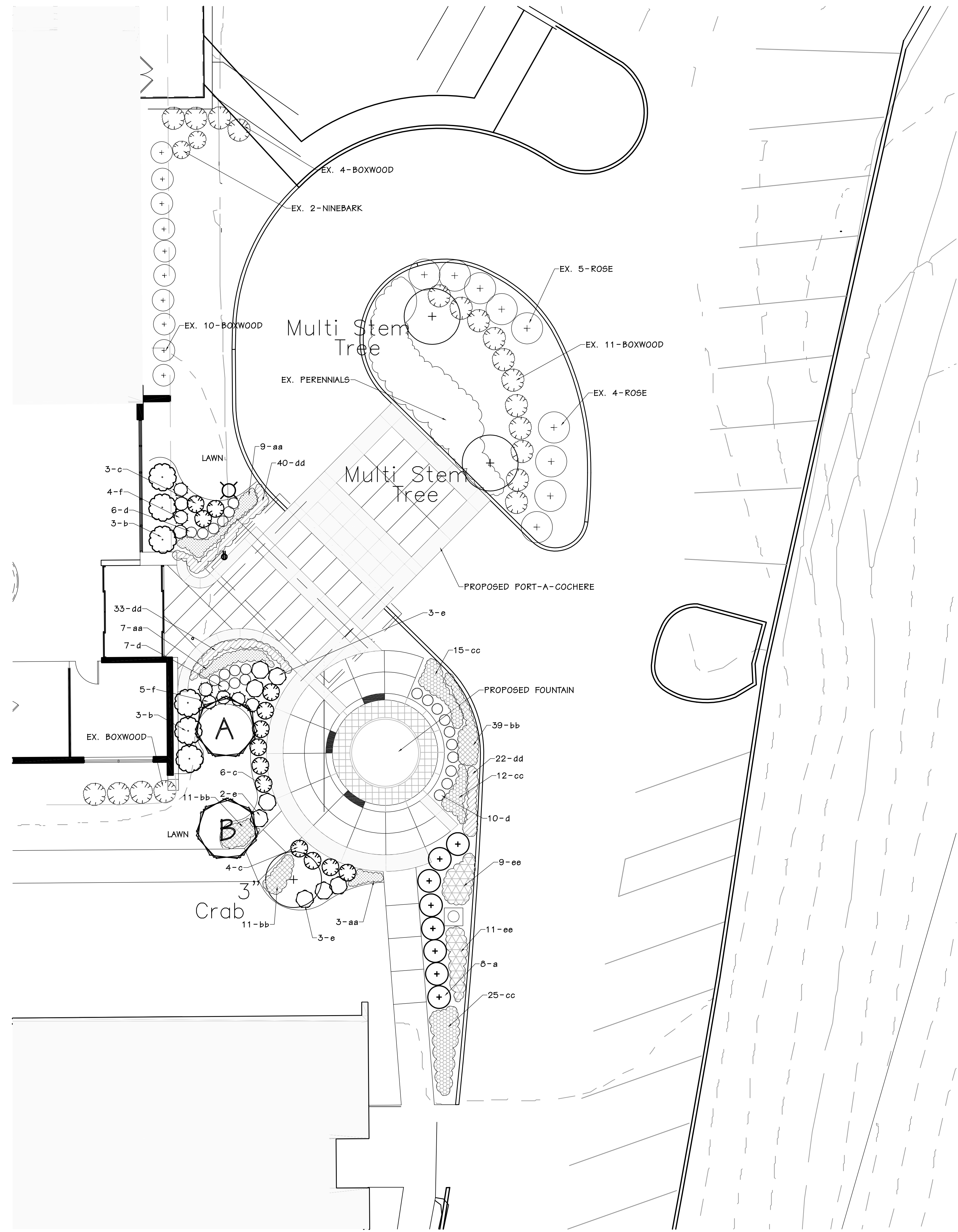


*Delmar Gardens*<sup>®</sup>  
 ON THE GREEN

DATE: 05.02.12 03  
**gray**<sup>®</sup>  
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EXISTING LANDSCAPE PLAN  
SCALE 1" = 10'

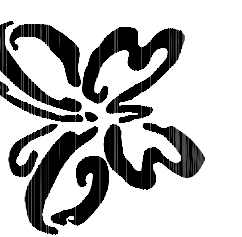


PROPOSED LANDSCAPE PLAN  
SCALE 1" = 10'

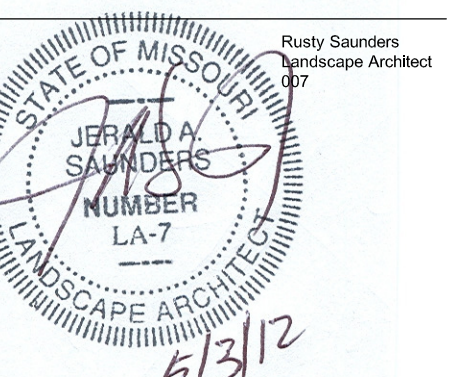
PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	1	Acer palmatum	Japanese Maple	2.5"	B&B
B	1	Malus x 'Spring Snow'	Spring Snow Crab	2.5"	B&B
a	8	Euonymus alata 'Compacta'	Dwarf Burning Bush	24"	
b	6	Hydrangea macrophylla 'Red Sensation'	Forever Red Hydrangea	24"	
c	13	Rosa x 'Radrazz'	Knock Out Rose	24"	
d	23	Spiraea x 'Goldmound'	Goldmound Spiraea	24"	
e	8	Syringa patula 'Miss Kim'	Miss Kim Lilac	24"	
f	9	Buxus microphylla asiatic 'Winter Gem'	Winter Gem Boxwood	24"	
aa	19	Hosta 'Paul's Glory'	Paul's Glory Hosta	1 Qt. 24" O.C.	
bb	61	Heemerocallis 'Stella De Oro'	Daylily	1 Qt. 18" O.C.	
cc	52	Leucanthemum x superbum 'Crazy Daisy'	Crazy Daisy Shasta Daisy	1 Qt. 18" O.C.	
dd	95	Liriope muscari 'Big Blue'	Liriope	1 Qt. 12" O.C.	
ee	20	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	1 Qt. 24" O.C.	

Construction Documents For:  
**DELMAR ON THE GREEN**

15197 Clayton Road,  
Chesterfield, Missouri 63017



LANDSCAPE PLAN



**gray**



COLOR RENDERING OF NEW ENTRY

*Delmar Gardens*<sup>®</sup>  
ON THE GREEN



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# BD8

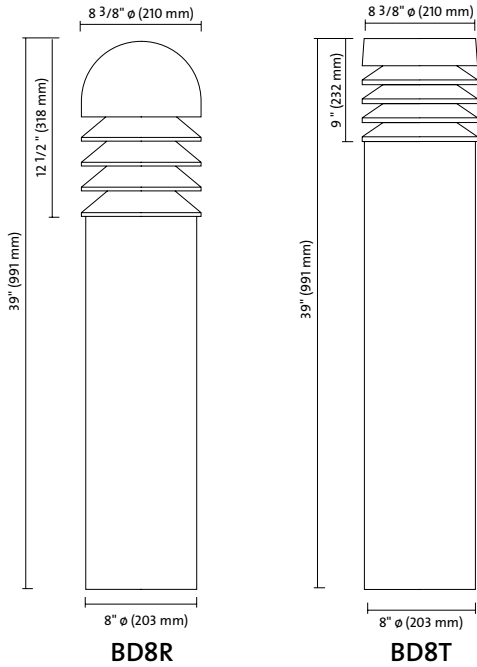
SERIES



## Proposed Bollard Light

### LUMINAIRES

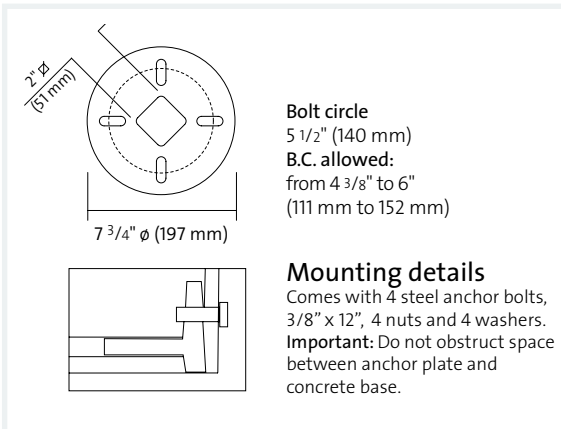
Conform to the **UL 1598** and **CSA C22.2 No. 250.0-08** standards



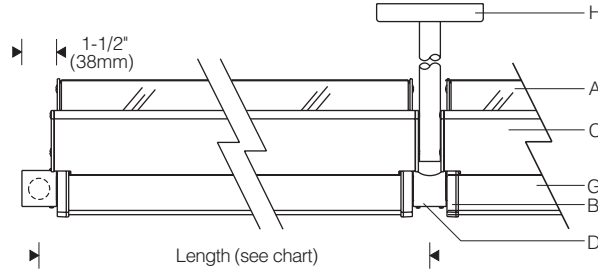
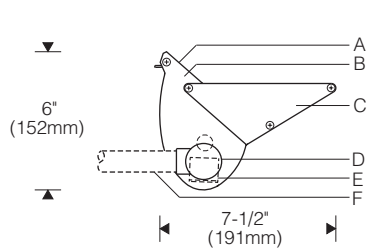
The BD8R and BD8T globes are made from tempered glass and available in the following finishes:

- C: Clear
- O: Opaline

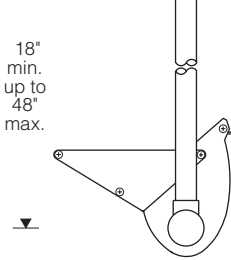
### ANCHOR PLATE



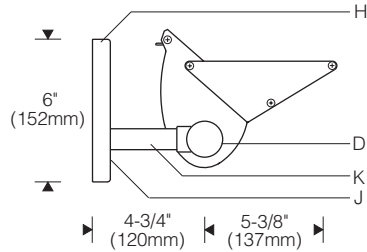
**Style F164** 1:8 Scale **Canopy Cove Light**



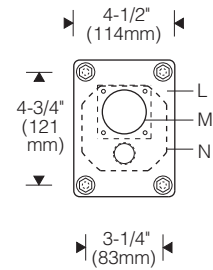
**Pendant Hanger**



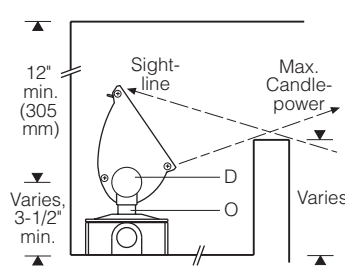
**Surface Hanger**



**Mounting Plate**

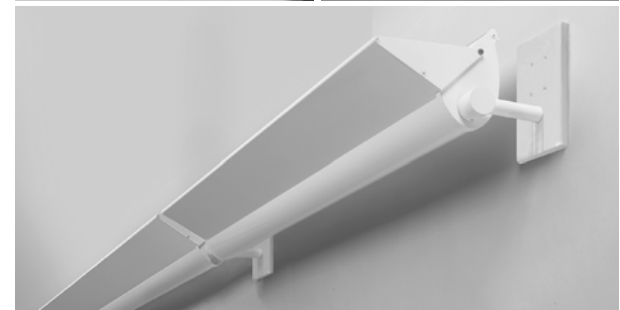


**Cove\*** 1:10 Scale



Lamp Length	Length (center to center of hubs)
1 x 2'	25-1/4" (640mm)
1 x 3'	37" (940mm)
1 x 4'	48-3/4" (1240mm)
1 x 5'	60-5/8" (1540mm)
2 x 3'	72" (1830mm)
2 x 4'	96" (2440mm)

\*For cove design guidance, see Applications Section



**Specifications**

- A** UV and impact resistant acrylic snap-on lens with silicone gasket
- B** Die-cast aluminum end plates
- C** Extruded aluminum visor with stamped end plates
- D** Aluminum hubs with silicone o-ring gaskets (ordered separately)
- E** Integral electronic ballast/internal wireway
- F** 1/2" rigid conduit supports (by others)
- G** Specular extruded aluminum reflector
- H** Surface or pendant hangers with hubs (ordered separately)
- J** Aluminum cover (conceals fasteners)
- K** Tubular steel arm or stem
- L** Aluminum mounting plate
- M** Access with gasketed cover (electrical feed)
- N** Recessed outlet box
- O** 1/2" fittings (by others)

**Finish:**

Exterior surfaces – 6 stage pretreatment and electrostatically applied thermoset polyester powder coating for a durable abrasion, fade and corrosion resistant finish. Choice of semi-gloss colors (see ordering information).

Reflector – extruded high purity aluminum with clear anodized specular finish. All hardware and components – non-corrosive stainless steel or aluminum.

Snap-on lens – composite of impact resistant and UV stabilized acrylic. Silicone gasket for watertight operation.

**Electrical:**

Use 90°C wire for supply connections and through wire.

Electrical feed hanger (optional) mounts over recessed outlet box (by others) with gasketed access cover. Internal wireway allows supply wiring to be fed through mounting hub to adjacent units. Locate electrical feed at end of row.

Integral electronic HPF thermally protected class P ballast rated for 0°F/-18°C starting.

For complete ballast specifications, see Accessories Section.

**Mounting:**

1-1/2" diameter x 1-1/2" aluminum hubs with 1/2" NPT threaded entry. Reflector aiming is adjustable – locks with set screws.

Specify with hubs only for use with 1/2" rigid conduit or fittings supplied by others.

Optional accessory surface or pendant hangers (ordered separately). Hangers include die-cast aluminum mounting plate, aluminum cover and hub with 7/8" O.D. steel arm/stem (1/4-20 fasteners by others). Suitable backing structure required – allow 3 lbs/ft (21.6kg/m) (8' unit = 24 lbs).

Specify end kit or intermediate hubs/hangers.

**Standard:**

UL listed or CSA certified for wet locations when mounted horizontally. For positions other than horizontal, consult factory.

**Features**

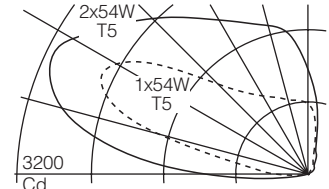
- Reflector optimized for T5 – uplight canopies, vaults, soffits with unequalled uniformity from minimal setbacks
- Secure snap-on UV resistant acrylic lens – easy to relamp
- Extruded visor provides shielding – concealed drainage
- Polyester powder coat – exceeds 1000 hour salt spray test
- Integral electronic ballast – internal wireway for thru wiring

**Performance**

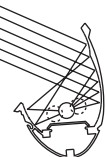
Two parabolic reflector sections drive light across the overhead plane from one edge. An elliptical section redirects its light to a parabola and shields the lamp. Asymmetry is maximized resulting in high beam efficiency and superior surface uniformity. The fast "runback" minimizes wasted spill light.

Note: Lamp light output may be diminished when operated in low ambient temperatures.

For complete photometrics, visit [thelightingquotient.com](http://thelightingquotient.com)



Adjustable – maximum Cd shown aimed 25° above horizontal.



Cradle to Cradle Certified<sup>SM</sup> is a certification mark licensed by the Cradle to Cradle Products Innovation Institute.

