



VII.B.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: June 28, 2010

From: Justin Wyse, AICP Annissa McCaskill-Clay, AICP
Project Planner Lead Senior Planner

Location: River Crossings, Lot E3 (17401 Chesterfield Airport Road)

Applicant: Monro Muffler Brake dba Auto Tire

Description: **River Crossings, Lot E3 (Auto Tire):** Amended Architectural Elevations for a 1.106 acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road, east of the corner of Arnage Road and Chesterfield Airport Road.

PROPOSAL SUMMARY

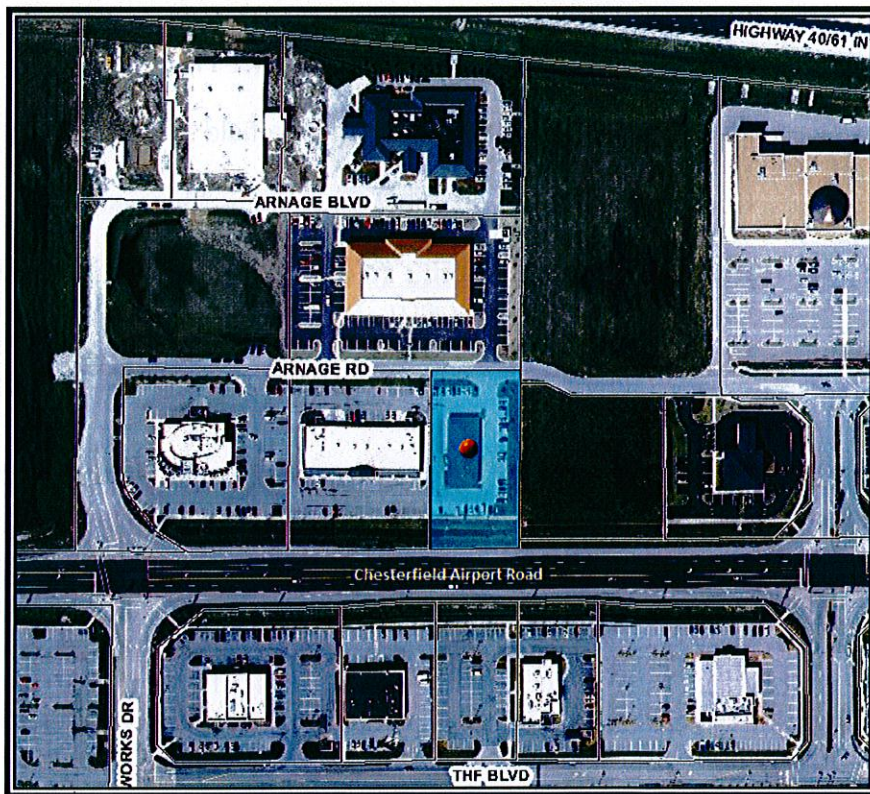
Monro Muffler Brake dba Auto Tire has submitted Amended Architectural Elevations for Planning Commission review. The request is to paint the existing 48" E.I.F.S. banding to Cardinal Red, and paint the 6" E.I.F.S. color accent stripe School Bus Yellow located directly below the roofline. There are no changes proposed to the materials used on the building including windows and roof. The site is zoned "PC" Planned Commercial District governed under the terms and conditions of City of Chesterfield Ordinance Number 2566.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The River Crossings Development was originally zoned "PC" Planned Commercial District by the City of Chesterfield in August 2001 via Ordinance Number 1772. Ordinance 1772 required that, "Architectural elevations shall conform to design guidelines attached hereto as Exhibit 1." This requirement has been included in all subsequent amendments; Ordinance 1871 in 2002, Ordinance 2385 in 2007, Ordinance 2469 in 2008, and Ordinance 2566 in 2008.

Land Use and Zoning of Surrounding Properties:

Direction	Subdivision	Use	Zoning
North	River Crossings	Retail	"PC" Planned Commercial District
South	Chesterfield Commons Four	Parking Lot	"PI" Planned Industrial District
East	Chesterfield Commons Six	Vacant	"C8" Planned Commercial District
West	River Crossings	Retail	"PC" Planned Commercial District



STAFF ANALYSIS

Zoning

The subject site is currently zoned "PC" Planned Commercial District. The submittal was reviewed against the requirements of City of Chesterfield Ordinance 2566 and all

applicable Zoning Ordinance Requirements. The submittal adheres to the site specific ordinance and all other applicable Zoning Ordinance requirements.

Architectural Elevations

The proposed changes were submitted for review by the Architectural Review Board on June 17, 2010. The Board passed a motion to forward the project to the Planning Commission for approval as presented by a vote of 4-0.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and has found the application to be in conformance with City of Chesterfield Ordinance 2566 and all other applicable Zoning Ordinance requirements. Staff requests action on the Amended Architectural Elevations for River Crossings, Lot E3 (Auto Tire).

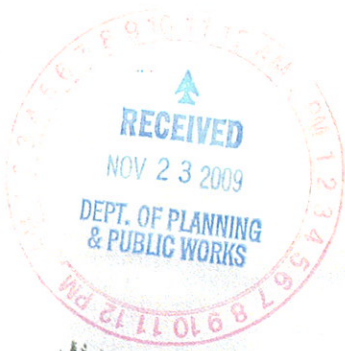
MOTION

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 River Crossings, Lot E3 (Auto Tire)."
- 2) "I move to approve the Amended Architectural Elevations for River Crossings, Lot E3 (Auto Tire), 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



EXISTING

BUILDING FRONTAGE (52')



PROPOSED

REMOVE EXISTING SIGNS, PATCH.
PAINT CARDINAL RED #A2NI008
AND SCHOOL BUS YELLOW #45214
BUILDING FRONTAGE (113'-0")

AUTOTIRE PROPOSED RE-BRAND 11-18-09

PROPOSED PAINTING-FRONT/RIGHT

174.01 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO 63005 **932**



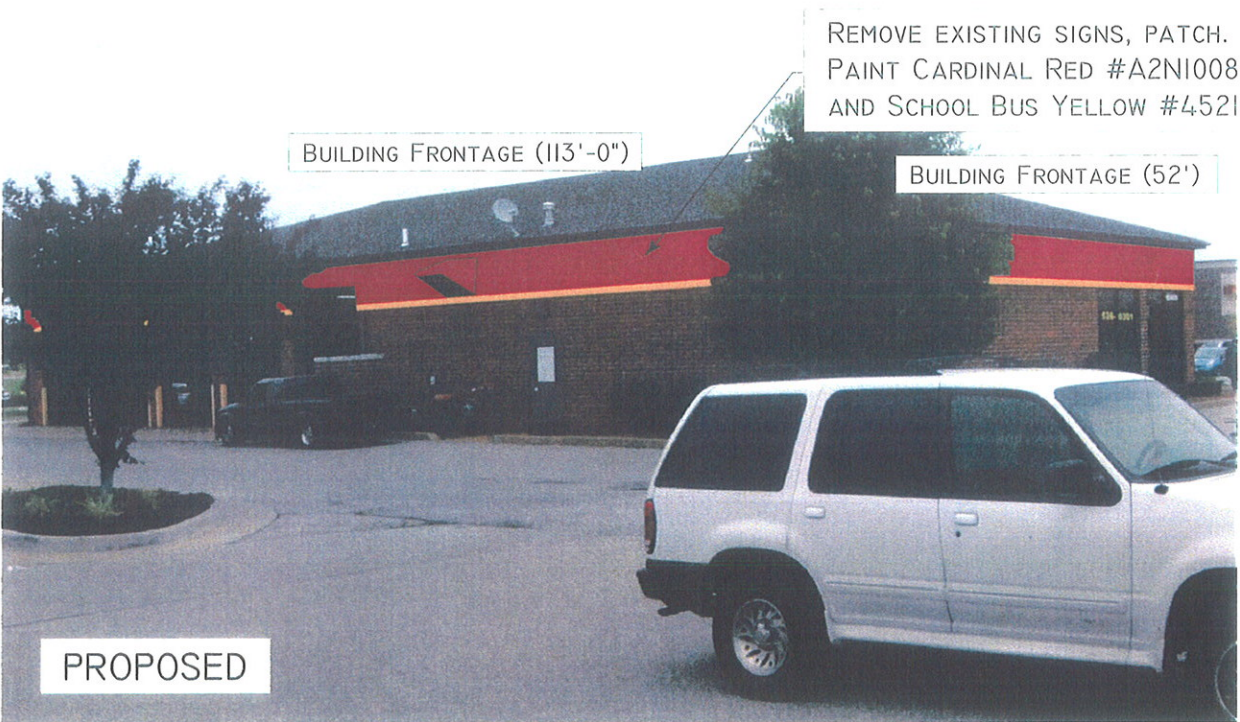
EXISTING



PROPOSED



EXISTING



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PAINT CARDINAL RED #A2NI008
AND SCHOOL BUS YELLOW #45214

BUILDING FRONTAGE (113'-0")

BUILDING FRONTAGE (52')

PROPOSED