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July 13, 2007

Planning Commission City of Chesterfield 690 Chesterfield Parkway West Chesterfield, MO 63017

The Planning Commission agenda for **July 23**, **2007** will include the following item for your consideration:

<u>Saturn of West County (Long Road Crossing):</u> A Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a 5.34 acre parcel zoned "PC" Planned Commercial located at the northwest corner of the intersection of Long Road and Chesterfield Airport Road.

Dear Planning Commission:

Paul Boyer, of Civil Engineering Design Consultants, Inc., has submitted, on behalf of Butler Investment Partnership, L.P., a Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

#### **BACKGROUND**

- 1. July 18, 1994 the City approved Ordinance Number 932 approving the preliminary plans for development within the "M3" Planned Industrial District.
- 2. January 19, 2000, the City rezoned the site "M3" Planned Industrial to "PC" Planned Commercial via Ordinance Number 1595.
- 3. June 7, 2004 the City approved Ordinance Number 2099 which amended the site's access to Long Road, increased the number of allowable buildings, provided for automatic power of review by City Council, required utilities to be installed underground and addressed the location of sleeves for future telecommunication services.
- 4. On June 27, 2005, the Planning Commission approved an Amended Site Development Concept Plan by a vote of 9-0.

5. May 7, 2007 the City approved Ordinance Number 2351 which amended the permitted uses allowed on the site.

#### SUBMITTAL INFORMATION

The request is for a new 18,594 square foot Saturn automobile dealership and service center. The developer does not intend to have and Ordinance 2351 specifically prohibits body shops for this site. The exterior building materials will be comprised of brick masonry on the north elevation (facing Highway 64/40), split faced and smooth concrete block on the remaining elevations, and insulated glazing. The roof is proposed to be either a built up or EPDM membrane flat roof.

#### ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on June 14, 2007. The ARB voted, by a vote of 3-1, to forward the Site Development Section Plan, Architectural Elevations, Lighting Plan and Landscape Plan to the Planning Commission with the following concerns:

- 1. The corporate logo feature shown on a red field on both the northern and southern elevations constitutes additional signage and is inconsistent with other developments in Chesterfield Valley. Additionally, the Board is concerned about the proposal to illuminate this area.
- 2. The location of and lack of screening for the overhead doors facing Highway 40.
- 3. The use of clay masonry brick instead of split face brick and recommended consideration of a more earth tone color palette.
- 4. The Board requested that Staff and Planning Commission review the proposed Lighting Plan.
- 5. The Board requested that Staff review the adequacy of site circulation for delivery trucks.

In response to the Architectural Review Board's concerns the petitioner has made the following changes:

- 1. The window box architectural element and curved parapet have been removed from the southern elevation.
- 2. The overhead doors have been changed to bi-fold glass doors.
- 3. Brick masonry will be used on the northern façade and split faced and smooth faced concrete, matching the brick, will be used on the remaining façades instead of aluminum panels.

Staff has reviewed the revised Lighting Plan as well as the revised Site Development Section Plan and finds that both plans have meet the concerns of the Architectural Review Board.

#### **DEPARTMENTAL INPUT**

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning requests approval of the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations.

Respectfully submitted,

Jennifer Yackley Project Planner Aimee Nassif Senior Planner

Respectfully submitted,

Cc:

City Administrator

City Attorney

Department of Public Works

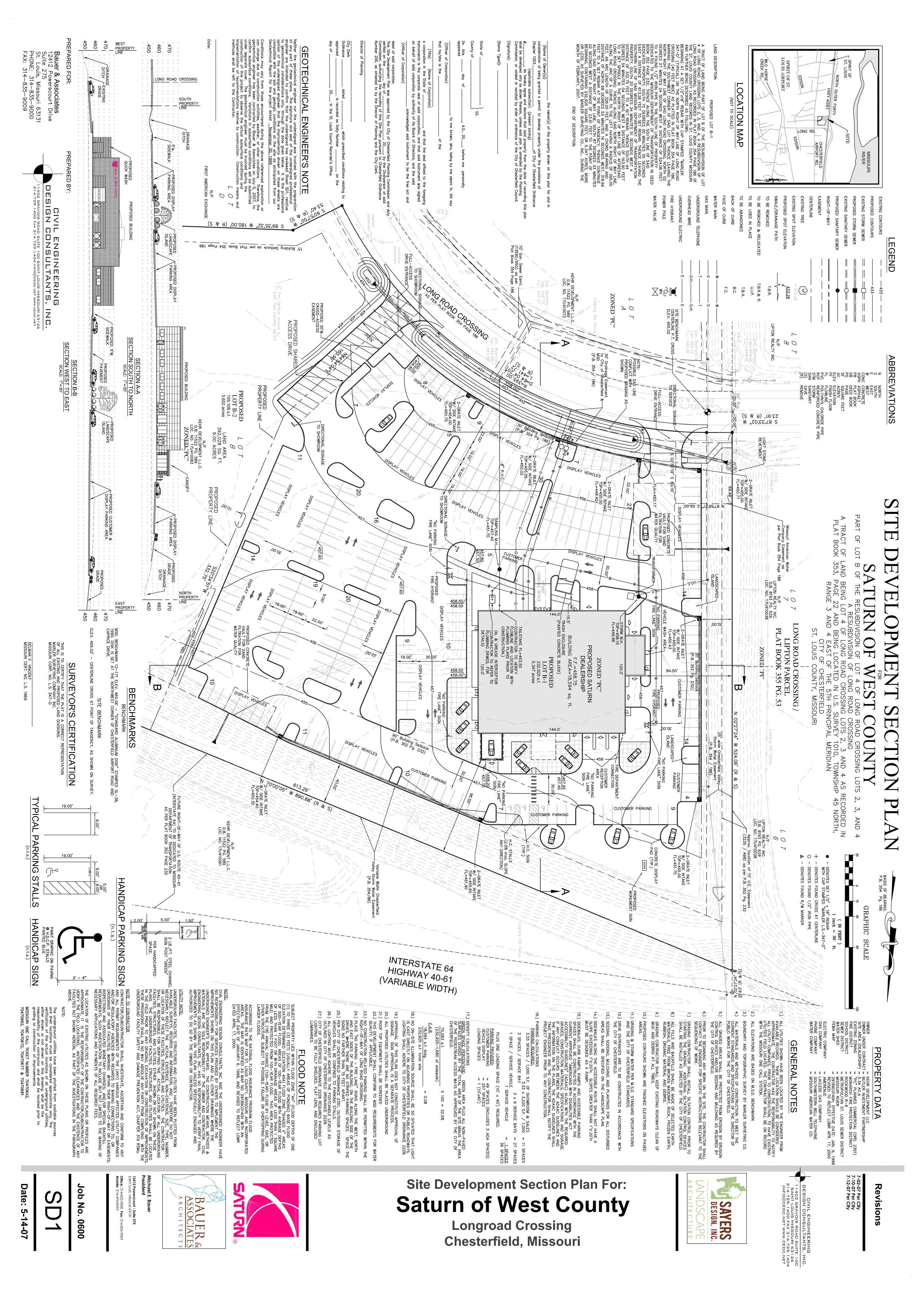
Attachments:

Site Development Section Plan

Landscape Plan

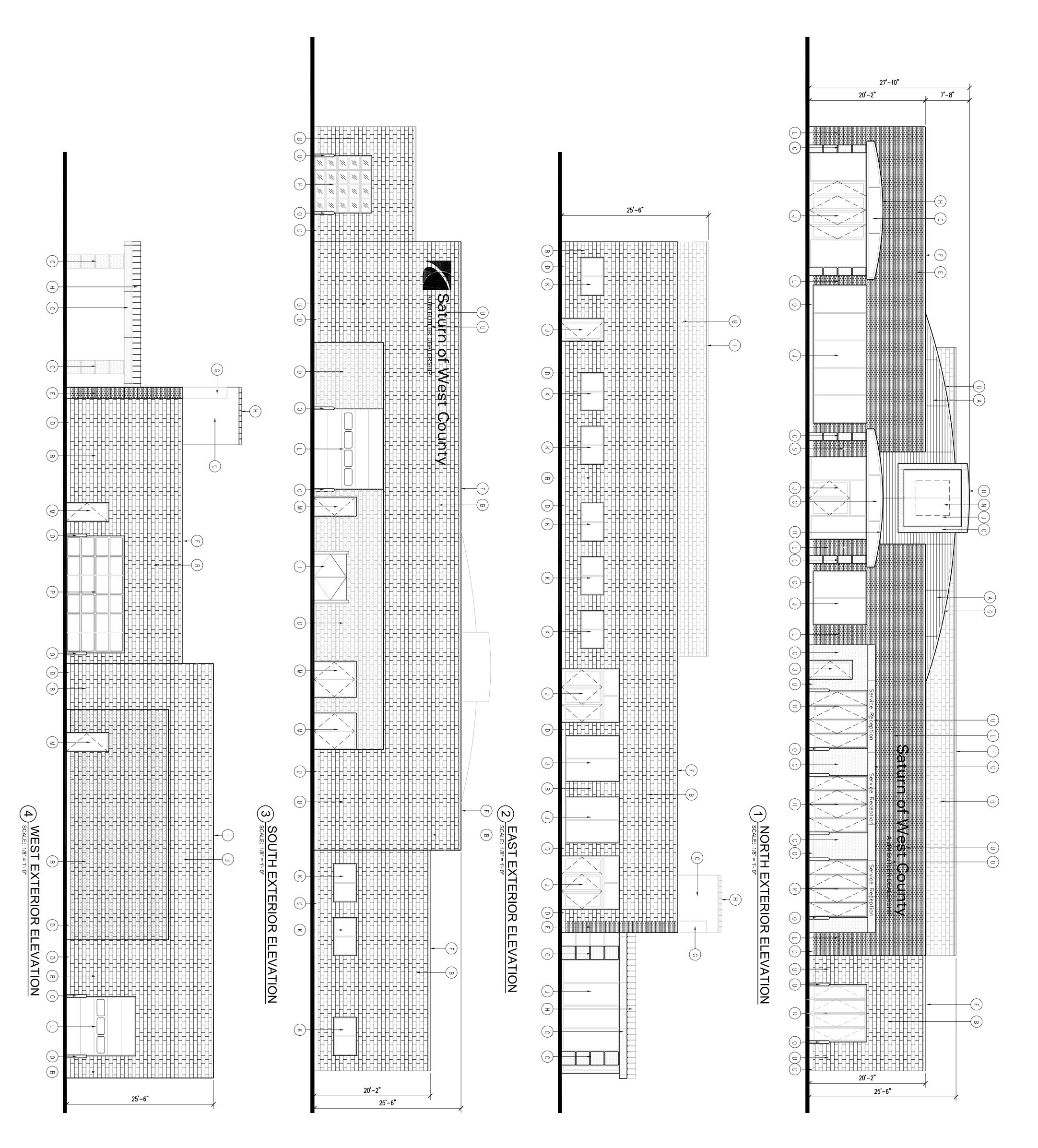
Lighting Plan

Architectural Elevations



# EXTERIOR FINISH SCHEDULE

### $(\mathbf{Z})$ B) SPLIT FACED (TOP & BOTTOM COURSES) — COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL. C) COMPOSITE METAL PANEL SYSTEM — COLOR AND STYLE TO MATCH ALPOLIC HAIRLINE ALUMINUM. D) SMOOTH FACED — COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL. EXTERIOR SIGNAGE SUPPLIED BY OTHERS AND INSTALLED BY GENERAL CONTRACTOR 6" DIA. CONCRETE FILLED STEEL BOLLARD SAFETY RED. INSULATED HOLLOW METAL MAN DOORS AND FRAMES — PAINT COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL. STEEL FRAME AND INSULATED STEEL OVERHEAD DOOR WITH CLEAR GLASS LITES PAINT COLOR TO MATCH BENJAMIN MOORE #857 SHEEP'S WOOL. INTERIOR SIGNAGE SUPPLIED BY OTHERS AND INSTALLED BY GENERAL CONTRACTOR PROVIDE MINIMUM 5/8" EXTERIOR PLYWOOD BACKER BOARD AT ALL SIGNAGE. CLEAR INSULATED GLAZING IN PAINTED HOLLOW METAL FRAMES — PAINT COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL. PREFINISHED METAL COPING - COLOR TO MATCH ALPOLIC HAIRLINE ALUMINUM. STOREFRONT GLAZING/FRAMING SYSTEM — 1" CLEAR INSULATED GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES — "KAWNEER" 2250 S.S.G. OR EQUAL. PREFINISHED METAL COPING — COLOR TO MATCH ALPOLIC ELM RED II. PREFINISHED STANDING SEAM METAL ROOFING SYSTEM WITH CONSEALED FASTENERS COLOR TO MATCH ALPOLIC hairline aluminum.





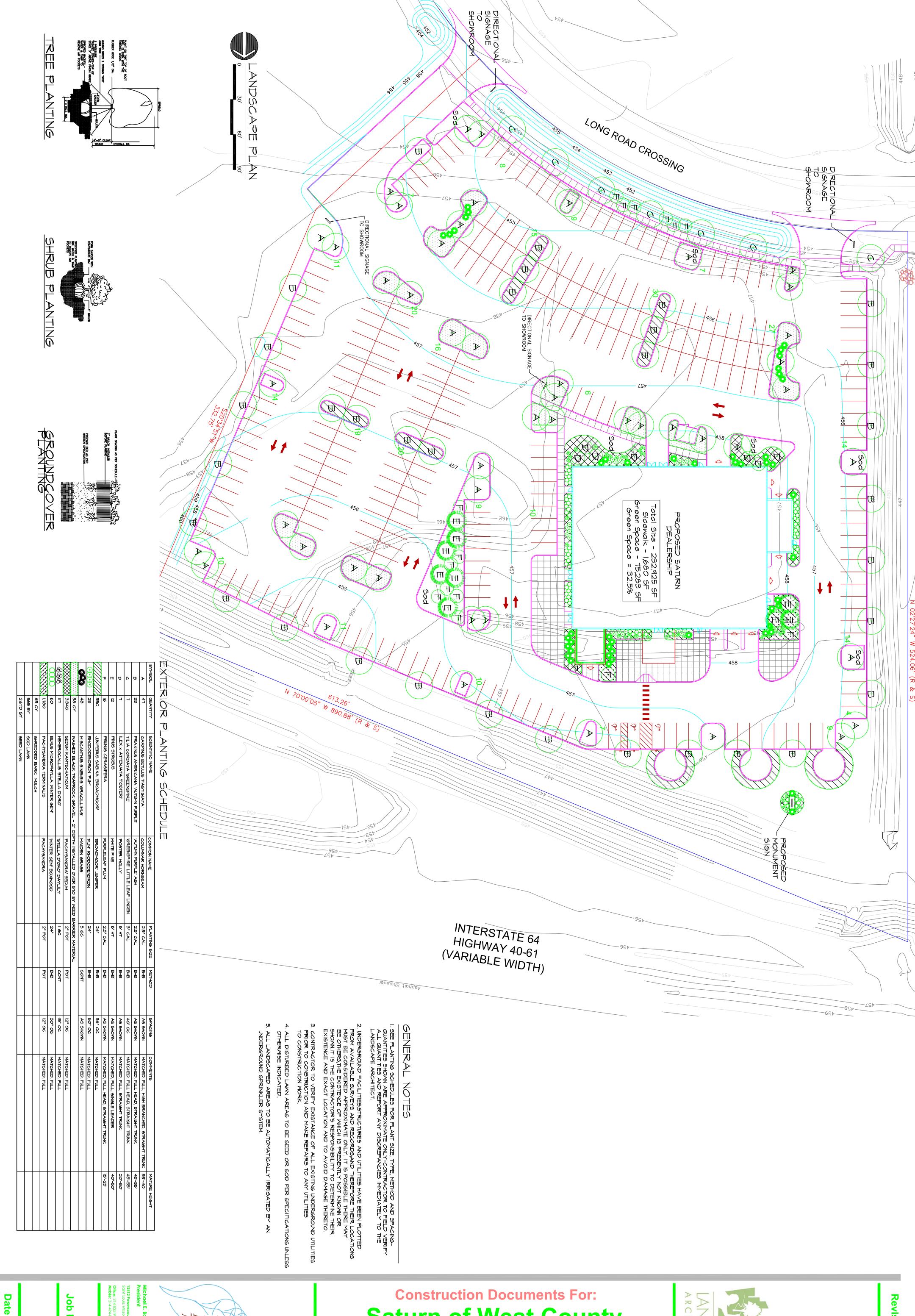




# **Saturn of West County**

**Longroad Crossing** Chesterfield, Missouri

Job No. 06-049



Job No. 06-049



# **Saturn of West County**

**Longroad Crossing Chesterfield, Missouri** 



#### MCGRAW-EDISON®



#### **GR** GALLERIA ROUND

1 5 0 - 1 0 0 0 W

Metal Halide

Pulse Start Metal Halide

High Pressure Sodium

ARCHITECTURAL AREA LUMINAIRE



In all flat glass configurations.

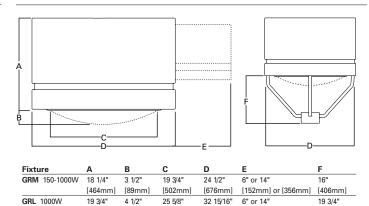
- Roll-formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat
- Ballast tray is hard-mounted to housing interior for easy access and cooler operation
- Long-life ballast core and coil
- Spun and stamped aluminum reflector in vertical lamp units, or hydroformed anodized aluminum reflector in horizontal lamp units. Rotatable optics standard
- Formed aluminum door for arm-mount fixture has retaining springs, while spider-mount unit has a heavy-duty hinge and captive retaining screws
- Flat or convex tempered glass lens
- U.L. listed for wet locations. CSA certified
- Approximate net weight: 86 lbs. (40 kgs.)

#### DESCRIPTION

The Galleria Round combines beauty and versatility to make it the optimum choice in today's energy- and design-conscious environment. An aesthetic reveal in the roll-formed aluminum housing carries on the Galleria family look while a variety of mounting options and lamp wattages provide maximum flexibility.



#### **DIMENSIONS**



[651mm]

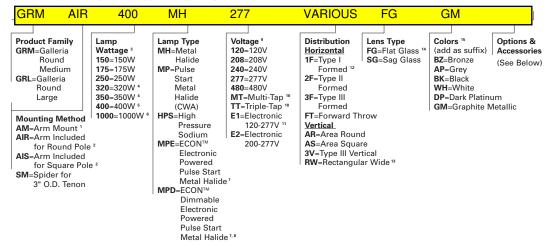
[837mm]

[152mm] or 356mm]

[502mm]

#### ORDERING INFORMATION

SAMPLE NUMBER: GRM-AM-250-MH-120-FT-FG-DP-L



[502mm]

[108mm]

E.P.A. Single Medium Fixture (without arm): 1.7 / Single Large Fixture (without arm): 2.5 Spider Mount Medium: 2.0 / Spider Mount Large: 2.8

#### Options 1

F=Single Fuse (120, 277 or 347V)
FF=Double Fused (208, 240 or 480V)
EM=Quartz Restrike with Delay (Hot Restrike Only)
Q=Quartz Restrike (Hot Restrike Only)
R=NEMA Twistlock Photocontrol Receptacle
HS=House Side Shield "
VS=Vandal Shield 18
L=Lamp Included

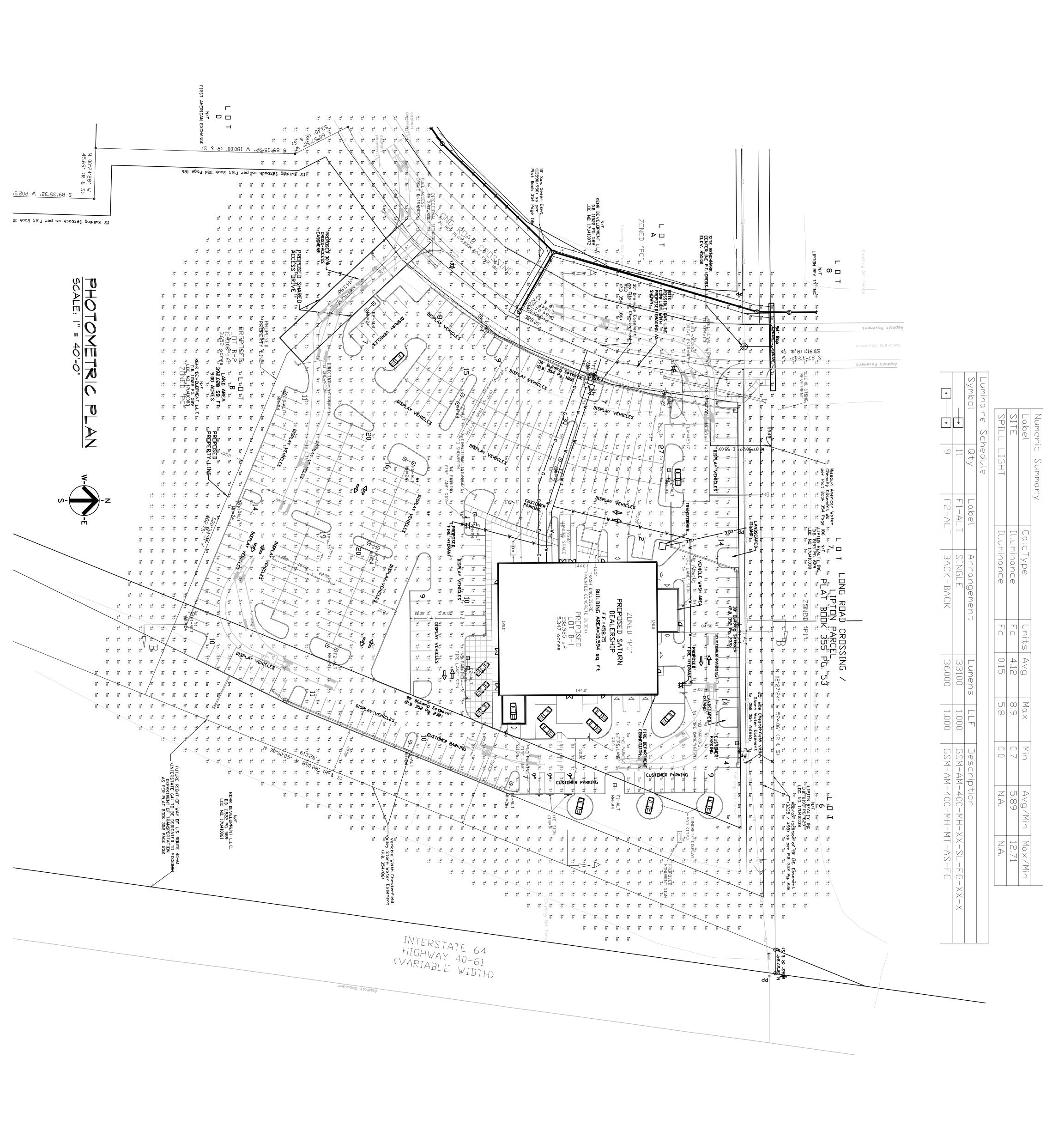
#### Accessories 19

OA/RA1016=Photocontrol-Multi-Tap
OA/RA1027=Photocontrol-480V
OA1201=NEMA Twistlock Photocontrol—347V
MA1025XX=14" Arm for Square Pole. 1.0 EPA
MA1026XX=6" Arm for Square Pole. 0.5 EPA
MA1027XX=14" Arm for Round Pole. 1.0 EPA
MA1028XX=6" Arm for Round Pole. 0.5 EPA
MA1029XX=Wall Mount Bracket with 10" Arm
MA1010XX=Single-Arm Tenon Adapter for 3 1/2" O.D. Tenon
MA101XX=2 @ 180° Tenon Adapter for 3 1/2" O.D. Tenon
MA1013XX=4 @ 90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1013XX=2 @ 120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1013XX=2 @ 120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1014XX=3 @ 90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1017XX=Single-Arm Tenon Adapter for 2 3/8" O.D. Tenon
MA1017XX=3 @ 120° Tenon Adapter for 2 3/8" O.D. Tenon
MA1018XX=3 @ 120° Tenon Adapter for 2 3/8" O.D. Tenon
MA1019XX=3 @ 120° Tenon Adapter for 2 3/8" O.D. Tenon
MA1019XX=3 @ 120° Tenon Adapter for 2 3/8" O.D. Tenon
MA1045XX=4 @ 90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1048XX=2 @ 90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1048XX=2 @ 90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1048XX=3 @ 90° Tenon Adapter for 2 3/8" O.D. Tenon

MA1061 = House Side Shield—Medium Housing (Field Installed)

MA1062 = House Side Shield—Large Housing (Field Installed)

NOTES: 1 Arm not included. See Accessories. 2 Arm length varies based on housing size: 11-1/2" for GRM and 14" for GRL. 3 150W medium-base socket. 175W-1000W mogul-base. 4 Pulse Start Metal Halide only. 5 Requires reduced envelope ED-28 lamp when used with GRM housing and flat glass vertically lamped optics.
6 1000W in GRM housing requires reduced envelope BT-37 lamp. 7 Only available in 250-400W Pulse Start Metal Halide and vertical optics. Must specify E1 or E2 voltage. 8 Provides 0-10V DC low voltage, leads used in dimming control. 9 Product also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information. 10 Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V. 11 250W only.
12 Medium housing fixture only. 13 RW optic not available with flat glass. 14 1000W GRL with flat glass requires BT-37 lamp and is not available in AS, RW or 3V distributions. 15 Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative. 16 Add as suffix in the order shown. 17 House side shield available on 2F, 3F, FT and all vertically lamped distributions when combined with sag glass. 18 Arm mount only, 400W Maximum. 19 Order separately, replace XX with color suffix. 20 Specifications and dimensions subject to change without notice.

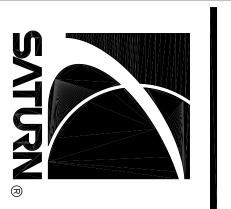


Job No. 06-049 PH-1

Date: 7-09-07







**Construction Documents For:** 

## **Saturn of West County**

**Longroad Crossing** Chesterfield, Missouri

