



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: July 27, 2009

From: Kristian Corbin
Project Planner

Mara Perry, AICP
Senior Planner

Location: Chesterfield Commons Six, Lot 7A (Treasure Rooms)

Applicant: ACI/Boland Inc.

Description: **Chesterfield Commons Six, Lot 7A (Treasure Rooms):**
Amended Architectural Elevations for a 1.228 acre lot of land zoned “C-8” Planned Commercial District located south of Interstate 40 and west of the intersection of Boone’s Crossing and Chesterfield Airport Road.

PROPOSAL SUMMARY

ACI/Boland Inc. has submitted Amended Architectural Elevations for your review. The request is for a one story 10,000 square foot building for retail use. The exterior building material will be comprised of Brick Veneer and EIFS. The roof will be comprised of Fully-Adhered EPDM roofing.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

In June of 1988, St. Louis County approved Ordinance 13,933 changing the zoning from “NU” Non-Urban District to “C-8” Planned Commercial District. In May of 2004, the City of Chesterfield approved Ordinance 2096 which repealed St. Louis County Ordinance 13,933 to permit Drive-Through restaurants and increase the height of the light standards to thirty nine (39) feet.

In November of 2004, the Resubdivision of Lot 7 was approved dividing the lot into two (2) lots, 7A and 7B. A Site Development Section Plan, Landscape Plan, and Lighting

Plan were approved by Planning Commission for Lot 7A in April of 2005. The project was not constructed.

In March of 2009, an Amended Site Development Section Plan, Landscape Plan, and Lighting Plan were approved by Planning Commission for Lot 7A and 7B. The approval for the amended plan expired in May of 2009 due to exceeding the allowable sixty (60) day time limit for recording set forth in City of Chesterfield Ordinance 2096 which governs the site.

The owner of the property has elected to move forward with the proposed construction based upon the previously recorded Site Development Section Plan, Landscape Plan, and Lighting Plan approved in April of 2005.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Retail	"PI" Planned Industrial District
South	Restaurant Fast-Food	"C-8" Planned Commercial District
East	Vacant	"C-8" Planned Commercial District
West	Retail	"C-8" Planned Commercial District



STAFF ANALYSIS

The Site Development Section Plan, Landscape Plan and Lighting Plan were approved by Planning Commission in April of 2005.

- **Zoning**

The subject site is currently zoned “C-8” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2096. This submittal was reviewed against the requirements of Ordinance 2096 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

The Amended Architectural Elevations were reviewed by the Architectural Review Board on July 16, 2009. The petitioner notified Staff the morning of the meeting that modifications were made to the elevations of the proposal that differed from the ARB packet submitted. All ARB Packets must be complete and in compliance with the Architectural Review Board Guidelines prior to the specified deadline in order to be placed on an agenda for review. The proposal was placed on the agenda and packets distributed to the Board members preceding the notification of the changes. It was noted that these changes had not been submitted to Staff for review prior to the meeting and the information was not shown in the Architectural Review Board Packets.

The Board proceeded with the understanding that the project did not match what was presented in the ARB Packet. The modification included a darker tone brick color to match a pre-determined color palette selected by the owner of the property. An additional modification was presented during the meeting proposing a change in the materials for the gates of the trash enclosure to vinyl-coated chain link with black slats.

In addition, Architectural Lighting was not presented to staff prior to the ARB meeting. Architectural Lighting was introduced during the meeting on the front of the building and will be reviewed by Staff for compliance to the City of Chesterfield Lighting Standards.

The Architectural Review Board made a motion to forward the project for approval with the following condition:

1. The trash enclosure materials will be as presented in the ARB Packet with stained wood gates.

The motion was approved with a vote of 6-0.

Staff has reviewed the re-submittal of the Amended Architectural Elevations. The petitioner addressed the condition by proposing the stained wood gates remain on the trash enclosure.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance, the site specific ordinance and Architectural Review Board guidelines. ***In the event a motion is made to approve the Amended Architectural Elevations, Staff recommends the following condition that the Architectural Lighting will be reviewed by Staff for compliance to the City of Chesterfield Lighting Standards.***

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

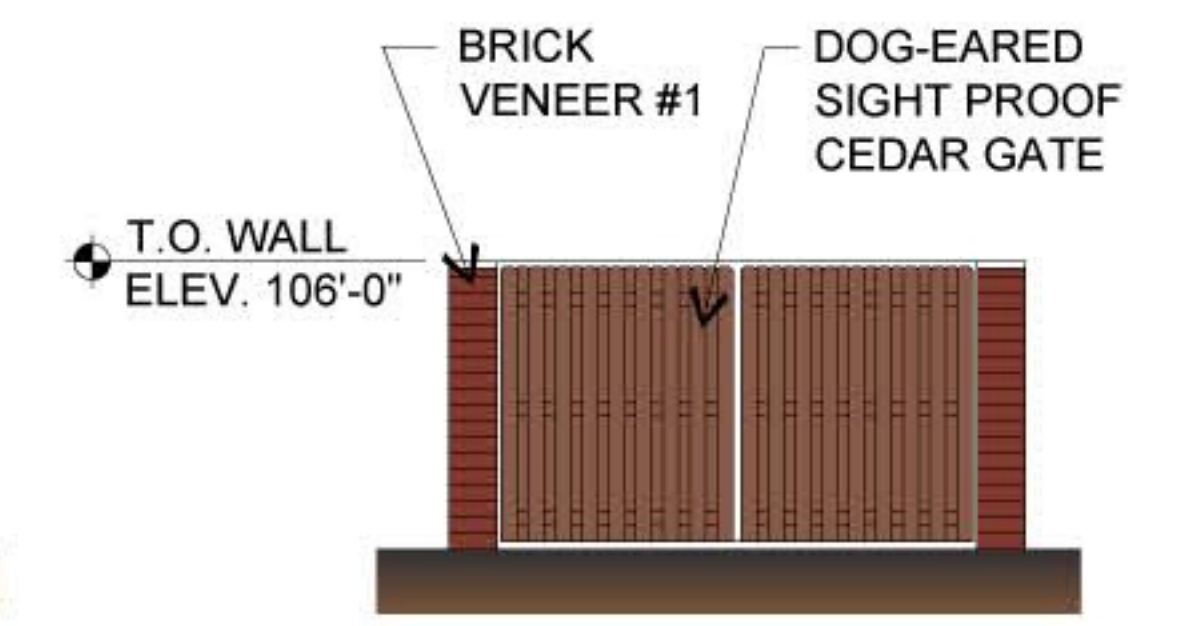
- 1) “I move to approve the Amended Architectural Elevations for Chesterfield Commons Six, Lot 7A (Treasure Rooms) ***with the following condition that the Architectural Lighting will be reviewed by Staff for compliance to the City of Chesterfield Lighting Standards.***”
- 2) “I move to deny the Amended Architectural Elevations for Chesterfield Commons Six, Lot 7A (Treasure Rooms).”

Cc: City Administrator
City Attorney
Director of Planning and Public Works
Planning and Development Services Director

Attachments: Amended Architectural Elevations



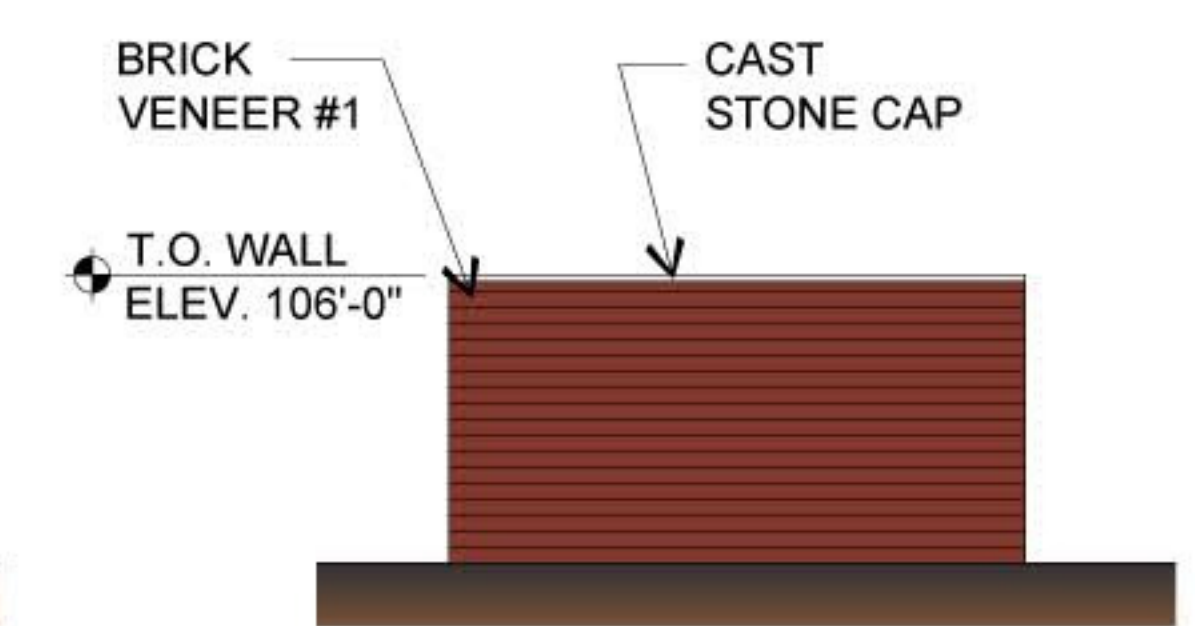
3 SOUTH ELEVATION



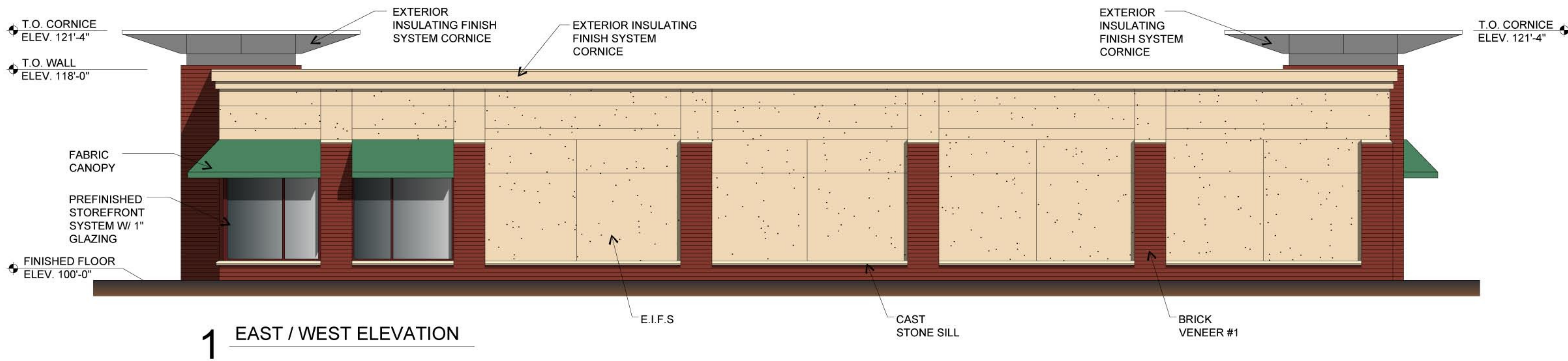
5 TRASH ENCLOSURE



2 NORTH ELEVATION



4 TRASH ENCLOSURE



1 EAST / WEST ELEVATION

209019 - July 13, 2009



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TREASURE ROOMS

CHESTERFIELD, MISSOURI



11477 Olive Cabin Rd. St. Louis, MO 63141 314.991.9993 314.991.8878 fax	11229 Nail, Suite 140 Leawood, KS 66211 913.338.2300 913.338.2003 fax	1421 E. 104th Street Kansas City, MO 64131 816.763.9600 816.763.9757 fax
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