



VII. D.

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August 3, 2007

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

The Planning Commission agenda for **August 13, 2007** will include the following item for your consideration:

Saturn of West County (Long Road Crossing): 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.

At the June 23, 2007 Planning Commission Meeting, the above referenced project was held by a vote of 7-0 to allow the Petitioner time to address several areas of concern expressed by the Planning Commission:

1. Increase the screening of the Service Reception doors facing Highway 46/64.
2. Change the color and material of the red, aluminum horizon on the north elevation.
3. What elements of the current design are necessary components of the Saturn brand? How do these elements compare to other developments in the Chesterfield Valley?
4. Please clarify the purpose of the window box on the north elevation.
5. How do the location and design of the proposed Service Reception doors compare with other car dealerships along Highway 40/64?

Attached is the Petitioner's response to the Commission's concerns.

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. The Petitioner addressed the ARB's concerns regarding building material by replacing the originally proposed aluminum paneling with brick masonry on the northern façade and split faced and smooth faced concrete, matching the brick, for the remaining façades. Per ARB's request, Staff reviewed the revised plans regarding lighting and site circulation and found that the Petitioner had addressed the ARB's concerns.

Both ARB and Planning Commission raised a concern regarding the screening of the Service Reception doors facing Highway 40/64. The Petitioner proposed timer controlled, bi-fold glass doors to address this concern. Based on the discussion from the July 23, 2007 Planning Commission meeting the Petitioner has changed the timer controlled, bi-fold doors back to timer controlled, overhead glass doors and has added the additional landscaping mentioned above.

The following ARB concern is still outstanding:

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.

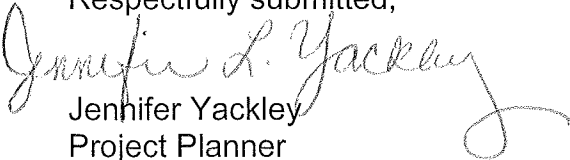
SIGNAGE

This project is located within the Long Road Crossing Subdivision which already has an approved sign package. All signage for this project will be reviewed by Staff for compliance with the approved sign package and the City of Chesterfield Code at a later date.

DEPARTMENTAL INPUT

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

Respectfully submitted,


Jennifer Yackley
Project Planner

Respectfully submitted,


Aimee Nassif
Senior Planner

Cc: Michael Herring, City Administrator
Rob Heggie, City Attorney
Michael Geisel, Director of Planning and Public Works

Attachments:

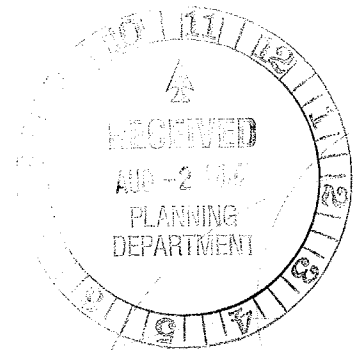
Petitioner's Response Letter
Site Development Section Plan
Landscape Plan
Lighting Plan
Architectural Elevations

August 1, 2007

Ms. Jennifer Yackley
Project Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63107-0760

BAUER &
ASSOCIATES
ARCHITECTS

03-02-07 10:34 14



Re: Saturn of West County (Long Road Crossing)
Response to Planning Commission Concerns

Dear Ms. Yackley,

We are in receipt of your letter of July 25th outlining the July 23rd Planning Commission concerns. Enclosed please find our responses to those numbered concerns.

1. We are showing new evergreen and deciduous landscape screening (from the approved plant list) at the Northwest corner of the site. This new planting area will help screen the Customer Service Reception doors from the approach view of Eastbound US40/64 traffic. The doors will also have foreground screening from our required planting and the static car displays on the North side. We have also expanded an existing planting area directly west of the Customer Service Reception doors and added additional evergreen trees there. Keep in mind that from Westbound US40/64, there will be screening from the future Long Road off ramp and Long Road bridge reconstruction.
2. We are unable to change the size, color or the material of this building element, due to our franchise requirements from Saturn.
3. Unchangeable elements of the Saturn brand for the front of the building include: The location and configuration of the customer entry, canopy and vehicle delivery module, the red horizon and window box element with the Saturn logo inside the lobby, the customer service reception doors and the color of the building.

The attached photos illustrate other, more colorful and elaborately branded, corporate properties in the Chesterfield Valley including: Amini's, First Community, Bank of America, Taco Bell, Bob Evans, Best Buy, Mimi's Café, IHOP, Lowe's, Home Depot, Wherenberg Theater, and Hardee's. Of special note are Bob Evans and Hardee's, both of which utilize red metal architectural roof elements in their designs. In addition, the Taco Bell, Wherenbergs and IHOP also have logos above their main entries. We respectfully ask to be fairly and consistently reviewed in context with these other previously approved businesses in the Valley.

4. The purpose of this architectural feature is to create a distinctive and recognizable atrium entry element that directs our customers to the main entrance. Secondly, it also frames and highlights the interior window sign mounted on the rear inner wall of the Customer Entry Atrium (see attached section drawing). Our window box element is smaller, but conceptually the same as the window box and logo over the entry to the new Walgreen's drug store at the entrance to Long Road Crossing. We will submit the internal sign framed by the window box, as a "window sign" under the Chesterfield Sign Ordinance definitions and size requirements.

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FORM FROM FUNCTION

5. Per the enclosed photos, there are several businesses, not just car dealerships that have clearly visible, exposed overhead doors facing Highway 40/64. Of the doors we have identified, some are glass doors, some solid doors and some doors with small windows. Some of these doors have screening and some have no screening of any kind.

Here are some examples:

*The Bentley dealership has two overhead doors, **leading directly into their working shop area**, facing the highway with only general landscaping in front of them.

*The Country Club Car Wash has an overhead exit door facing the highway, open all of the time during normal business hours, **with a view directly into the working car wash equipment bay**.

* The Hummer dealership has a brick screen wall that partially blocks the view of their Customer Reception glass overhead doors from the far side Eastbound Highway 40/64 traffic only. **The doors are clearly visible from the closer, westbound lanes**.

*Amini's Home Rugs & Game Room store has a solid overhead drive-in delivery door, **leading directly into their warehouse area**, facing the highway, with no screening.

As a reminder, our glass overhead doors lead into **a Customer Service Reception area, where no work is performed**. The doors are sensor operated, they open, the customer pulls in and they close, usually in under one minute. The normal door position is closed.

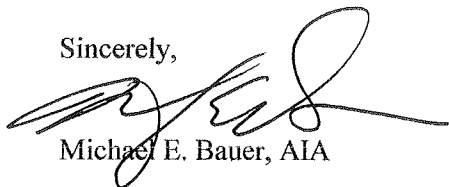
As stated in our last submittal, we have already responded to ARB comments and changed our front exterior building materials from architectural metal panel to masonry and have added additional landscaping, while losing important car parking. We also offered to change our glass overhead doors to architectural glass bi-fold doors, but the Commission said the door type was not the issue. We therefore are returning to our original glass overhead door configuration.

The location of the Customer Service Reception doors and their functional relationship to our building entry is an integral and required component of the Saturn Corporate brand. We are unable to modify them and still receive approval of our new dealership from Saturn. We hope that the new landscape screening will help ease some concerns on the part of the Commission.

Given the above information, and in the interest of time, we respectfully request a definitive vote from the commission at the upcoming hearing.

We hope the above comments help in your further evaluation of our project and we look forward to appearing on the August 13th agenda of the Planning Commission.

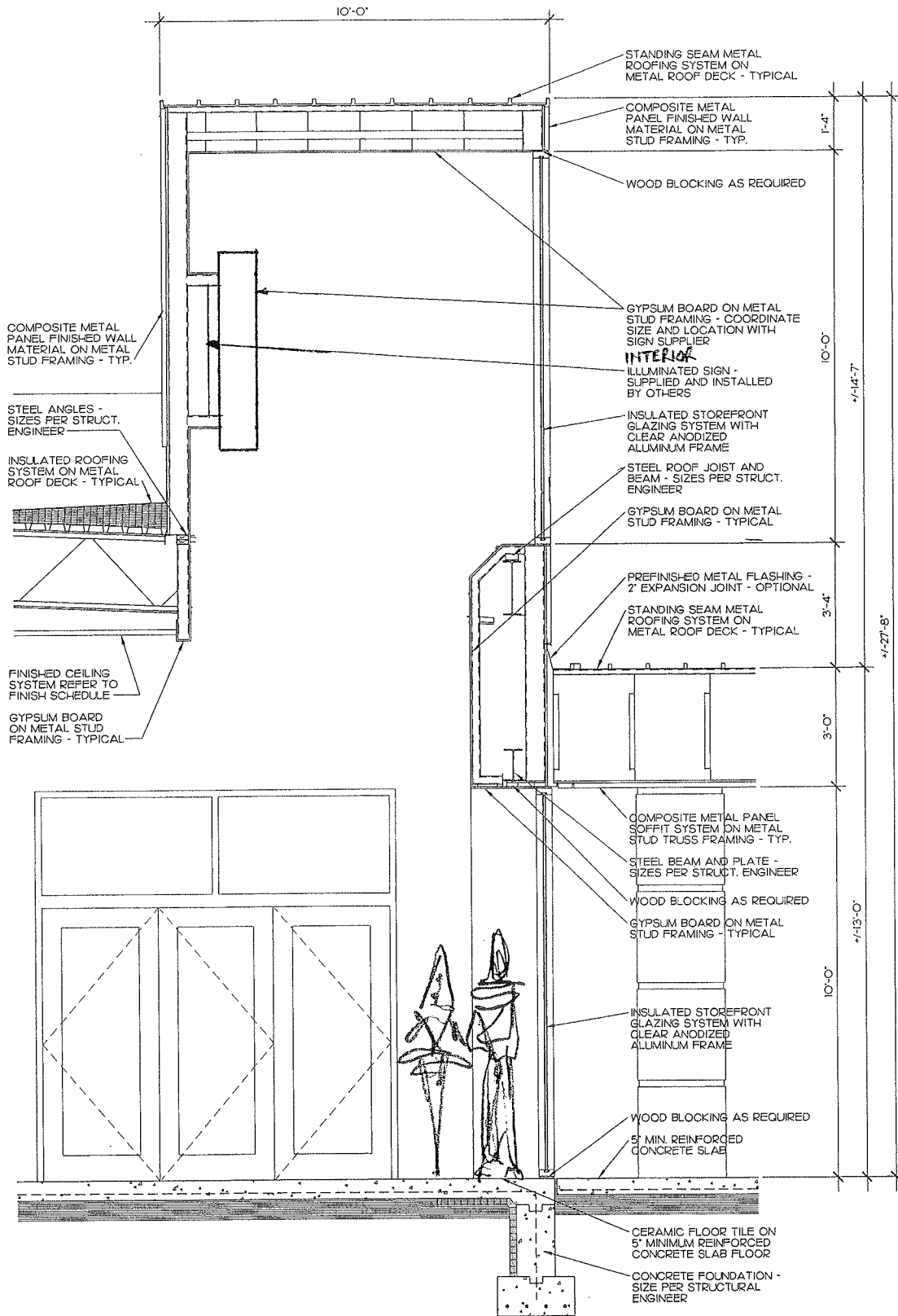
Sincerely,



Michael E. Bauer, AIA

Attachments

Cc: Jim Butler, Jackie Dunn, Chris Kehr, Rudy Stinnett, Paul Boyer



SECTION AT ATRIUM ENTRY

Scale: 1/4" = 1'-0"

REVISIONS
 NO. DATE
 1 10/1/00
 2 10/1/00
 3 10/1/00
 4 10/1/00
 5 10/1/00
 6 10/1/00
 7 10/1/00
 8 10/1/00
 9 10/1/00
 10 10/1/00

Comparison Photos
8/1/07



Hummer front view from Westbound US40/64



Bentley Shop Garage doors from US 40/64



Hummer front view from Westbound US40/64



Bentley Shop Garage doors from US 40/64



Hummer Glass OH Doors from Westbound US40/64



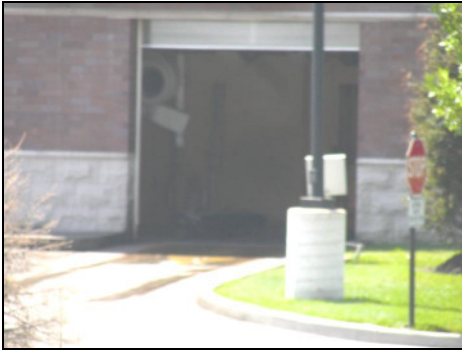
Amini's Warehouse door from Us 40/64



Country Club Car Wash Overhead door from US 40/64



First Community Corporate Image



Country Club Car Wash Overhead door from US40/64



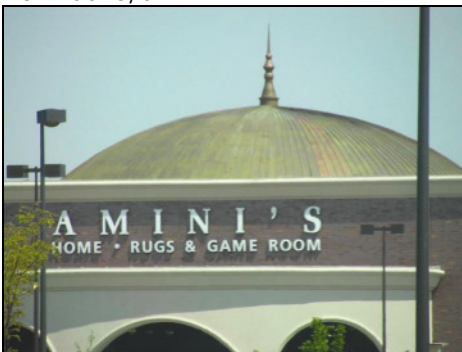
Bank of America Corporate Image



Car Museum Glass Warehouse doors from US40/64



Taco Bell Corporate Image (Logo at enhanced architectural entry)



Amini's Corporate Image



Bob Evans Corporate Image (Red roof)



Best Buy Corporate Image (Logo at enhanced architectural entry)



Home Depot Corporate Image



MiMi's Café Corporate Image



Wherenberg Corporate Image (Logo at enhanced architectural entry)



IHOP Corporate Image (Logo at enhanced architectural entry)



Wherenberg Corporate Image (Logo at enhanced architectural entry)



Lowe's Corporate Image (Logo at enhanced architectural entry)



Wherenberg Corporate Image (Logo at enhanced architectural entry)



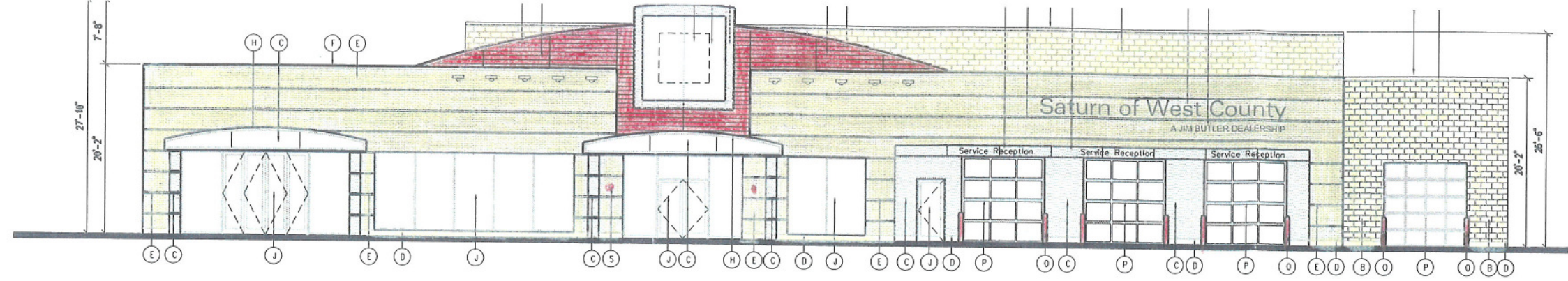
Hardee's Corporate Image (Red roof)



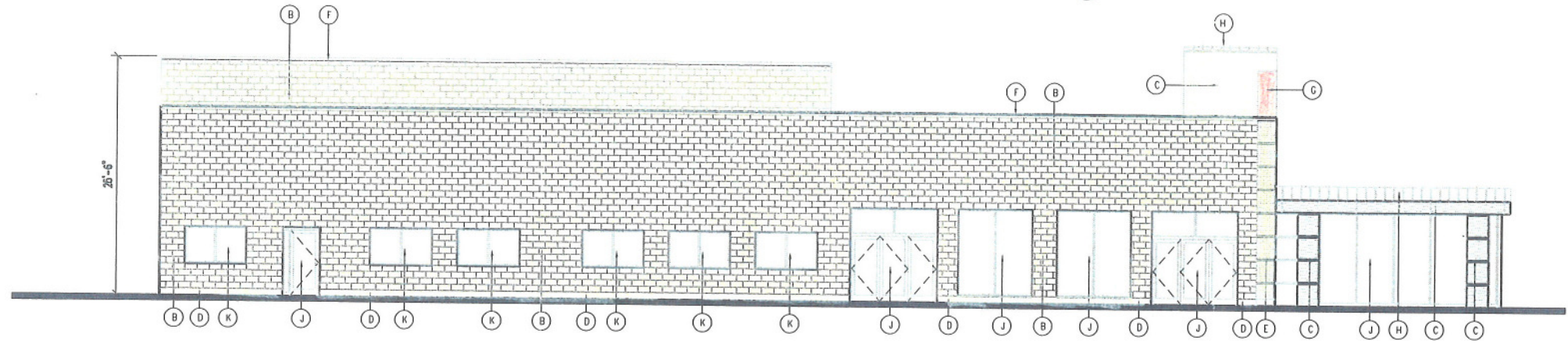
Hardee's Corporate Image (Red roof)

EXTERIOR FINISH SCHEDULE

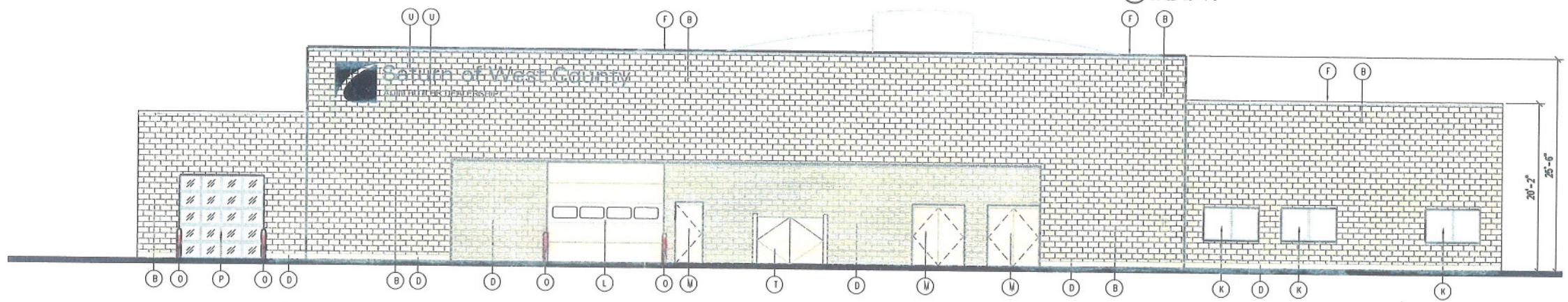
- (A) COMPOSITE METAL PANEL SYSTEM - COLOR AND STYLE TO MATCH ALPOLIC ELM RED II.
- (B) PAINTED CONCRETE MASONRY UNIT (CMU) WITH MATCHING GROUT - SPLIT FACED (TOP & BOTTOM COURSES) - COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL.
- (C) COMPOSITE METAL PANEL SYSTEM - COLOR AND STYLE TO MATCH ALPOLIC HAIRLINE ALUMINUM.
- (D) PAINTED CONCRETE MASONRY UNIT (CMU) WITH MATCHING GROUT - SMOOTH FACED - COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL.
- (E) PAINTED CLAY MASONRY UNIT (BRICK) WITH MATCHING GROUT - COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL.
- (F) PREFINISHED METAL COPING - COLOR TO MATCH ALPOLIC HAIRLINE ALUMINUM.
- (G) PREFINISHED METAL COPING - COLOR TO MATCH ALPOLIC ELM RED II.
- (H) PREFINISHED STANDING SEAM METAL ROOFING SYSTEM WITH CONSEALED FASTENERS - COLOR TO MATCH ALPOLIC HAIRLINE ALUMINUM.
- (J) STOREFRONT GLAZING/FRAMING SYSTEM - 1" CLEAR INSULATED GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES - "KAWNEER" 2250 S.S.G. OR EQUAL.
- (K) CLEAR INSULATED GLAZING IN PAINTED HOLLOW METAL FRAMES - PAINT COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL.
- (L) STEEL FRAME AND INSULATED STEEL OVERHEAD DOOR WITH CLEAR GLASS LITES - PAINT COLOR TO MATCH BENJAMIN MOORE #857 SHEEP'S WOOL.
- (M) INSULATED HOLLOW METAL MAN DOORS AND FRAMES - PAINT COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL.
- (N) INTERIOR SIGNAGE SUPPLIED BY OTHERS AND INSTALLED BY GENERAL CONTRACTOR - PROVIDE MINIMUM 5/8" EXTERIOR PLYWOOD BACKER BOARD AT ALL SIGNAGE.
- (O) 6" DIA. CONCRETE FILLED STEEL BOLLARD - PAINT COLOR TO MATCH OSHA SAFETY RED.
- (P) PREFINISHED ALUMINUM AND GLASS OVERHEAD DOOR WITH PAINTED STEEL FRAME - CLEAR ANODIZED ALUMINUM DOOR WITH CLEAR GLASS LITES, FRAME PAINT COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL.
- (R) NOT USED.
- (S) EXTERIOR WALL SCONCE LIGHT - TO MATCH BEGA-US LOW VOLTAGE #1123 WITH GUARD - 4 3/4" DIAMETER.
- (T) 8'-0" W X 6'-0" H TRASH ENCLOSURE.
- (U) EXTERIOR SIGNAGE SUPPLIED BY OTHERS AND INSTALLED BY GENERAL CONTRACTOR.



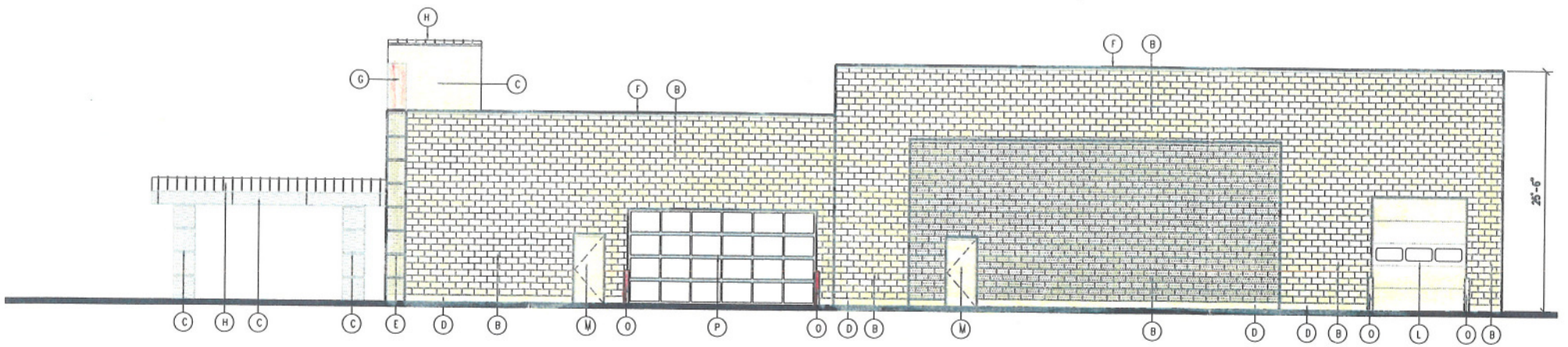
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SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



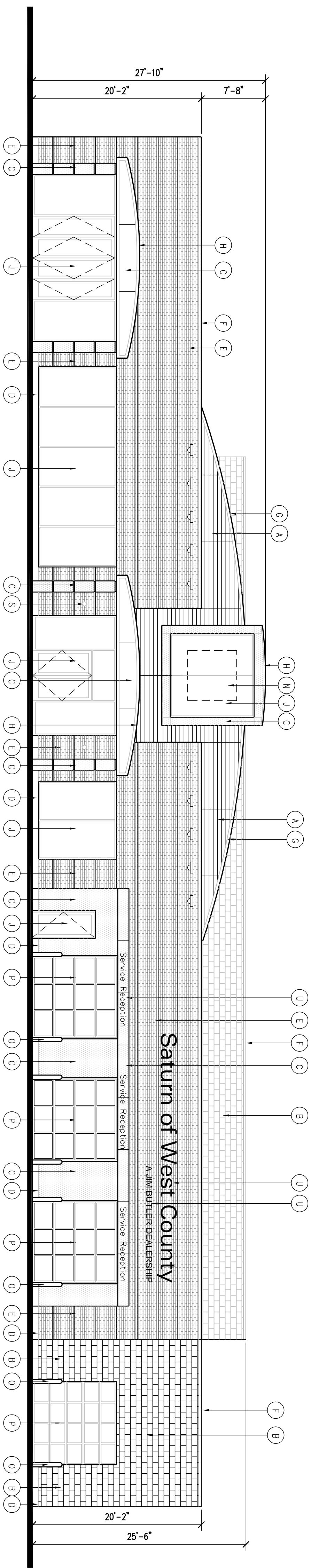
3 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



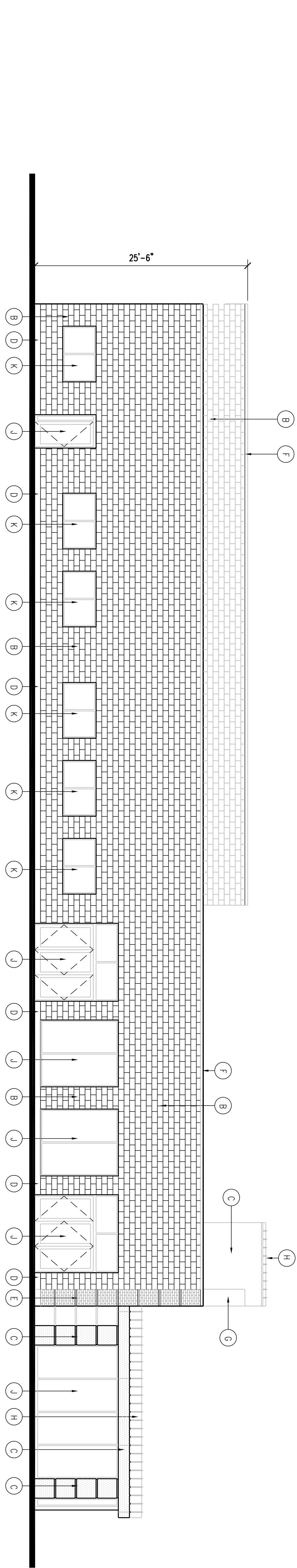
4 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

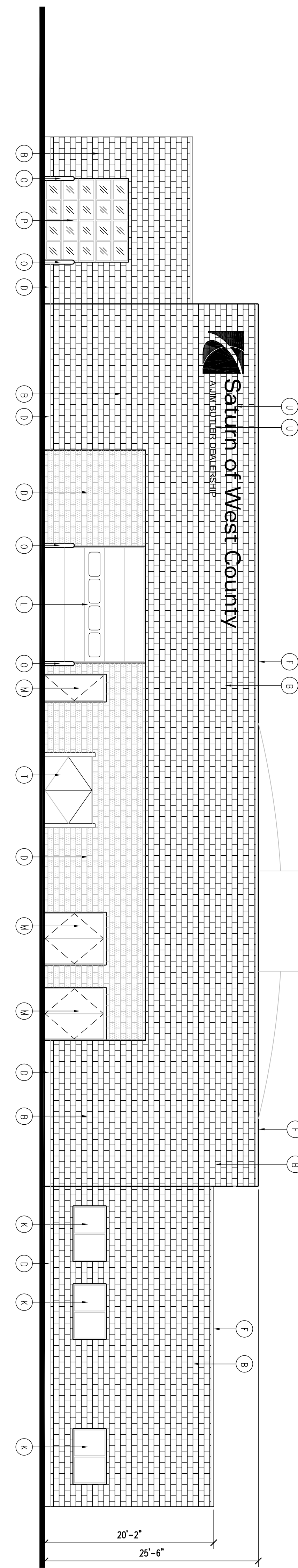
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- C COMPOSITE METAL PANEL SYSTEM - COLOR AND STINE TO MATCH ALPOLIC HAIRLINE ALUMINUM.
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- E PAINTED CLAY MASONRY UNIT (BRICK) WITH MATCHING GROUT - COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL.
- F PREFINISHED METAL COPING - COLOR TO MATCH ALPOLIC HAIRLINE ALUMINUM.
- G PREFINISHED METAL COPING - COLOR TO MATCH ALPOLIC ELM RED II.
- H PREFINISHED STANDING SEAM METAL ROOFING SYSTEM WITH CONCEALED FASTENERS - COLOR TO MATCH ALPOLIC hairline aluminum.
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- J CLEAR INSULATED GLAZING IN PAINTED HOLLOW METAL FRAMES - PAINT COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL.
- K STEEL FRAME AND INSULATED STEEL OVERHEAD DOOR WITH CLEAR GLASS LITES - PAINT COLOR TO MATCH BENJAMIN MOORE #857 SHEEP'S WOOL.
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- Q EXTERIOR WALL SCONCE LIGHT - TO MATCH BECA-US LOW VOLTAGE #123 WITH GUARD - 3/4" DIAMETER.
- R 8'-0" W X 6'-0" H TRASH ENCLOSURE.
- S EXTERIOR SIGNAGE SUPPLIED BY OTHERS AND INSTALLED BY GENERAL CONTRACTOR.



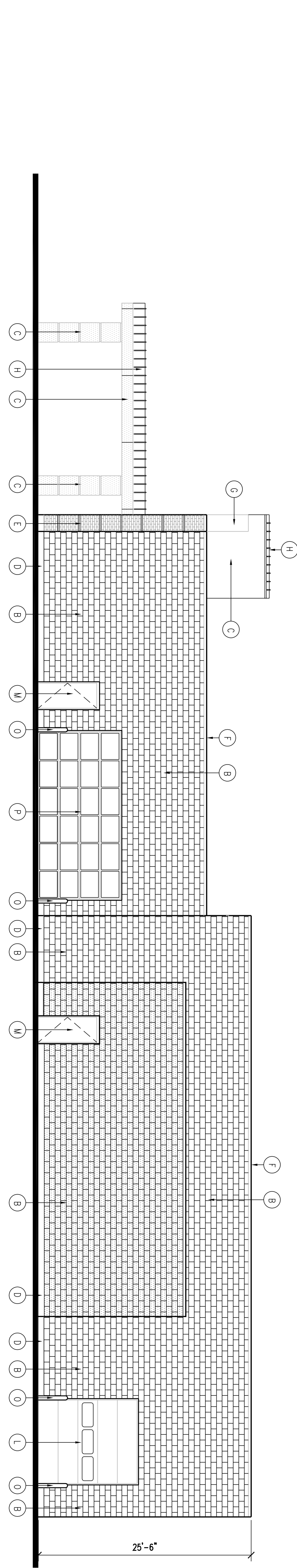
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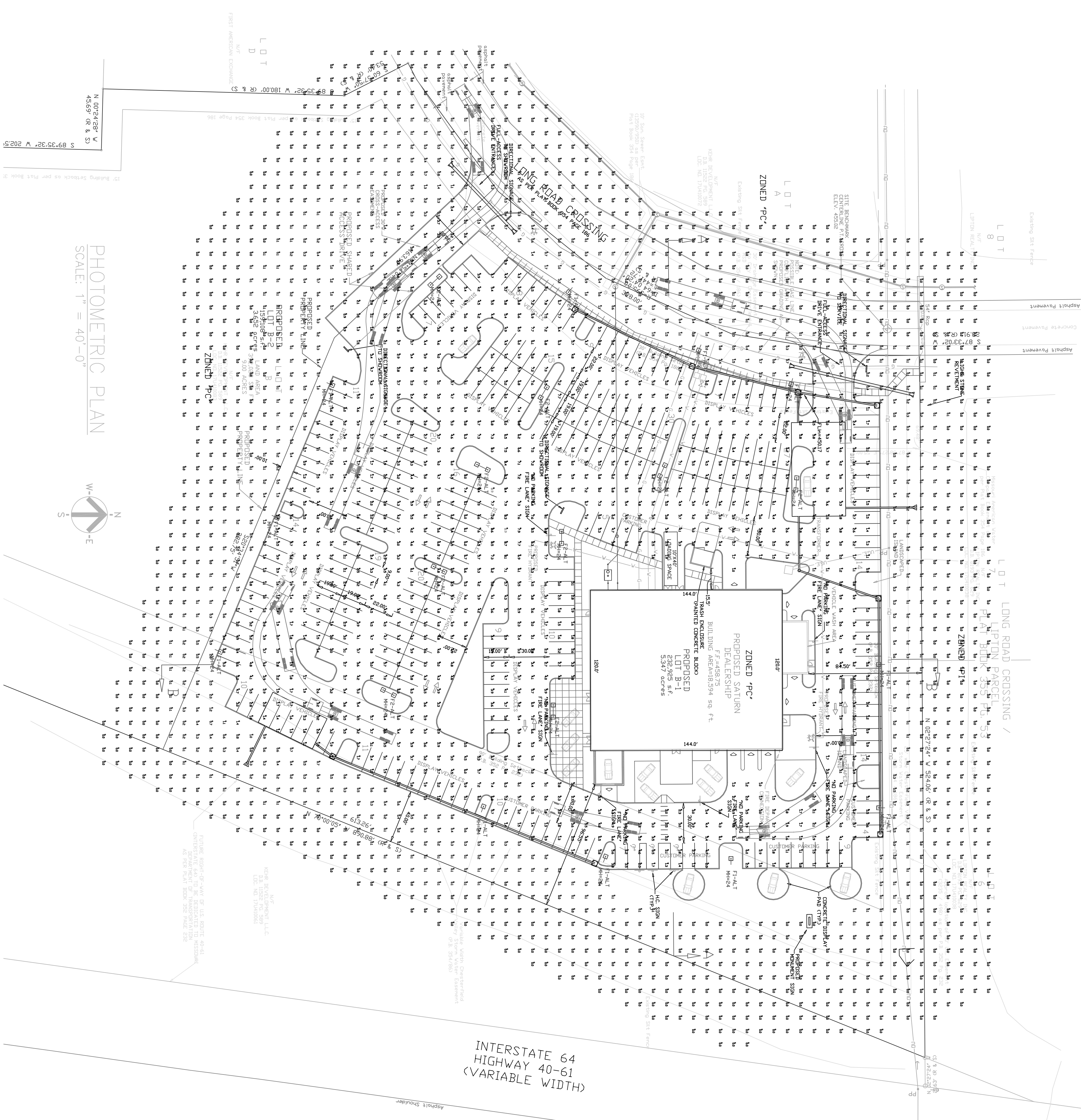
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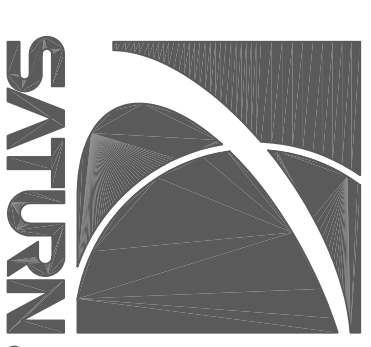
4 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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Symbol	SPILL LIGHT	Illuminance	FC	0.15	5.8	0.0	NA	NA

Luminaire Schedule		Label	Arrangement	Lumens	LLF	Description
Symbol	Qty	F1-ALT	SINGLE	33100	1.000	GSM-AM-400-MH-XX-SL-FG-XX-X
	9	F2-ALT	BACK-BACK	36000	1.000	GSM-AM-400-MH-MT-AS-FG



Construction Documents For:
Saturn of West County
 Longroad Crossing
 Chesterfield, Missouri



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 President
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 Scotti Lane, Missouri 63131
 Office: 314-855-9000 Fax: 314-855-9009
 Mobile: 314-299-8595

Job No. 06-049

PH-1

Date: 7-31-07