



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

Project Type: Amended Architectural Elevations

Meeting Date: August 22, 2011

From: Mara Perry, AICP
Senior Planner

Location: South side of Chesterfield Airport Road, east of the intersection with Boones Crossing

Applicant: Cunningham Group on behalf of Tahoe Joe's Famous Steakhouse

Description: **Chesterfield Commons, Outlot 7 (Tahoe Joe's):** Amended Architectural Elevations for a 1.9 acre lot of land zoned "C8" Planned Commercial District located on the south side of Chesterfield Airport Road, east of the intersection with Boones Crossing.

PROPOSAL SUMMARY

The Cunningham Group, on behalf of Tahoe Joe's Famous Steakhouse, has submitted a request for Amended Architectural Elevations for Chesterfield Commons, Outlot 7. The request is for approval of amendments to the former Old County Buffet building. The exterior building materials will match the existing with new paint on the EIFS, stone veneer on front entry and patio columns, new wood entry trusses and new fabric on the existing awning frames. The roof is proposed to be a slate roof tile on the new porch entry and covered patio. The existing roof on the main building will remain the same.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

On November 17, 1997 the City of Chesterfield approved Ordinance 1344, which permitted the development of Chesterfield Commons. On January 4, 1999 the City approved the Concept Plan for the portion of the development located on the south of Chesterfield Airport Road. The approved plan included both the strip retail center and 15 Outlots. The Site Development Section Plan for the strip retail development was approved at the same time as the Site Development Concept Plan. In February 2000, the Site Development Section Plan for Outlot 7, also known as the Old Country Buffet site, was approved.

The original governing ordinance for the Commons was amended by Ordinance 1600 and 1627. In 2004, the City of Chesterfield approved Ordinance 2081, which repealed 1600 and 1627 and consolidated the governing conditions for the Commons into one ordinance.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Chesterfield Commons North	"C8" Planned Commercial District
South-East-West	Chesterfield Commons	"C8" Planned Commercial District



STAFF ANALYSIS

Zoning

The subject site is zoned "C8" Planned Commercial District. The submittal was reviewed against the requirements of City of Chesterfield Ordinance 2081, and all applicable Zoning Ordinance requirements. The submittal as presented adheres to Ordinance 2081 and all applicable Zoning Ordinance requirements.

Traffic/Access and Circulation

The site can be accessed by THF Boulevard from the south and with cross access to the outlots to the east and west. No changes are being made to the circulation on the site.

Amended Site Development Section Plan

The proposed changes to the site development section plan for the lot were a minor expansion to the extents of the front porch as well as a new covered patio location. These changes have been administratively approved by the Department.

Landscaping

A Landscape Plan was submitted showing replacement of trees and additional low level plantings in the front landscape islands. All proposed landscaping matched the existing recorded landscape plan for the site. An amended landscape plan was not required for the site.

Architectural Elevations

The project was reviewed by the Architectural Review Board on August 11, 2011. The Board had the following recommendations:

1. The paint color on the EFIS panels should be the same as depicted on the elevations.
2. The mechanical panels on the rear of the building should be painted to match their adjacent areas.
3. The water meter should be repainted to match the adjacent area and add some low level shrubbery to help screen the water meter.
4. The LED lighting should be approved only for the cornice on the upper roofline portion of the building.
5. The new and replacement landscaping plan is to be in compliance with the previously approved landscape plan for the site.

A motion was passed to forward the project to Planning Commission for approval by a vote of 4-0. The petitioner has agreed to follow all the recommendations from the Architectural Review Board. A new elevation with the notes removed indicating the LED on the lower roof portions will be submitted for final approval.

Lighting

New architectural light fixtures are being proposed on the building and will be flat lens fully enclosed fixtures per the City of Chesterfield code.

Architectural lighting is being proposed along the bottom side of the cornices around the building as well as along the edges of the new covered patio roof and the entry porch roof. The proposed lighting material is an LED Neon-Flex Plus. City of Chesterfield Code prohibits the use of visible neon tubing for an architectural element but it does allow for LED technology to be used subject to City of Chesterfield approval. That lighting is intended to be accent lighting only. The ARB recommended that only the LED accent lighting along the cornice on the upper roofline be approved.

Signage

Signage is approved under a separate process and will be reviewed against the approved Sign Package for the development.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and has found the proposal to be in conformance with City of Chesterfield Ordinance 2081, and all other applicable Zoning Ordinance requirements. Staff recommends approval of the Amended Architectural Elevations for Chesterfield Commons, Outlot 7 (Tahoe Joe's) with a limitation of LED accent lighting to the cornice on the upper roofline.

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 Chesterfield Commons, Outlot 7 (Tahoe Joe's) with a limitation of LED accent lighting to the cornice on the upper roofline."
- 2) "I move to approve the Amended Architectural Elevations for Chesterfield Commons, Outlot 7 (Tahoe Joe's), 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 Site Development Section Plan (for informational purposes only)
Amended Architectural Elevations
Architectural Lighting Cut Sheets
LED Cut Sheets

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING PUBLIC AND PRIVATE UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWN EXPENSE.
4. ALL WORK TO CONFORM WITH CITY OF CHESTERFIELD AND STATE OF MISSOURI STANDARDS AND REGULATIONS.
5. PROVIDE TRAFFIC CONTROL AT STREETS AND SIDEWALKS PER CITY OF CHESTERFIELD AND THE MANUAL OF TRAFFIC CONTROL DEVICE REQUIREMENTS.
6. ANY WORK PERFORMED OUTSIDE THE PROPERTY BOUNDARIES MUST BE APPROVED BY OWNER AND ALL REGULATING GOVERNMENT AGENCIES AND APPROPRIATE PERMITS MUST BE OBTAINED.
7. UPGRADING CURBS AND PAVEMENT AS NEEDED
8. EXISTING INFORMATION TAKEN FROM AS-BUILT DRAWINGS FROM WOLVERTON & ASSOCIATES, INC., DATED 5/ 25/ 00.



CUNNINGHAM
G R O U P

JEFFREY J. SCHROCK, P.E.

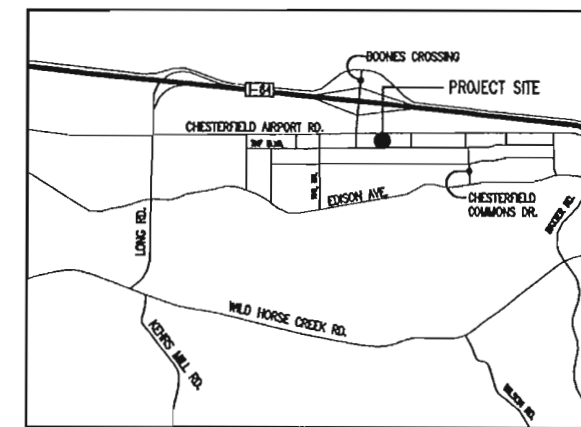
2955 Xenium Ln N, Suite 10
Plymouth, MN 55441
Phone: (763) 559-9100
Facsimile: (763) 559-6023
Website: www.vaaeng.com



GENERAL INFORMATION

PROJECT NAME: TAHOE JOE'S FAMOUS STEAKHOUSE
 PROJECT LOCATION: CHESTERFIELD COMMONS
 17258 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MISSOURI 63005

CURRENT BUILDING USE: HOME TOWN BUFFET
 OCCUPANCY TYPE: A2 (EXISTING, NO CHANGE)
 SITE AREA: 1.9 ACRES (EXISTING)
 BUILDING AREA: 8,587 S.F. (EXISTING)
 STORIES: 1 (EXISTING)



VICINITY MAP

N.T.S.

Revisions

No.	Date	Description

Date: 07/20/11

Comm. No:

Drawn By: Checked By:

PK/AC: Document Phase:

Project Title

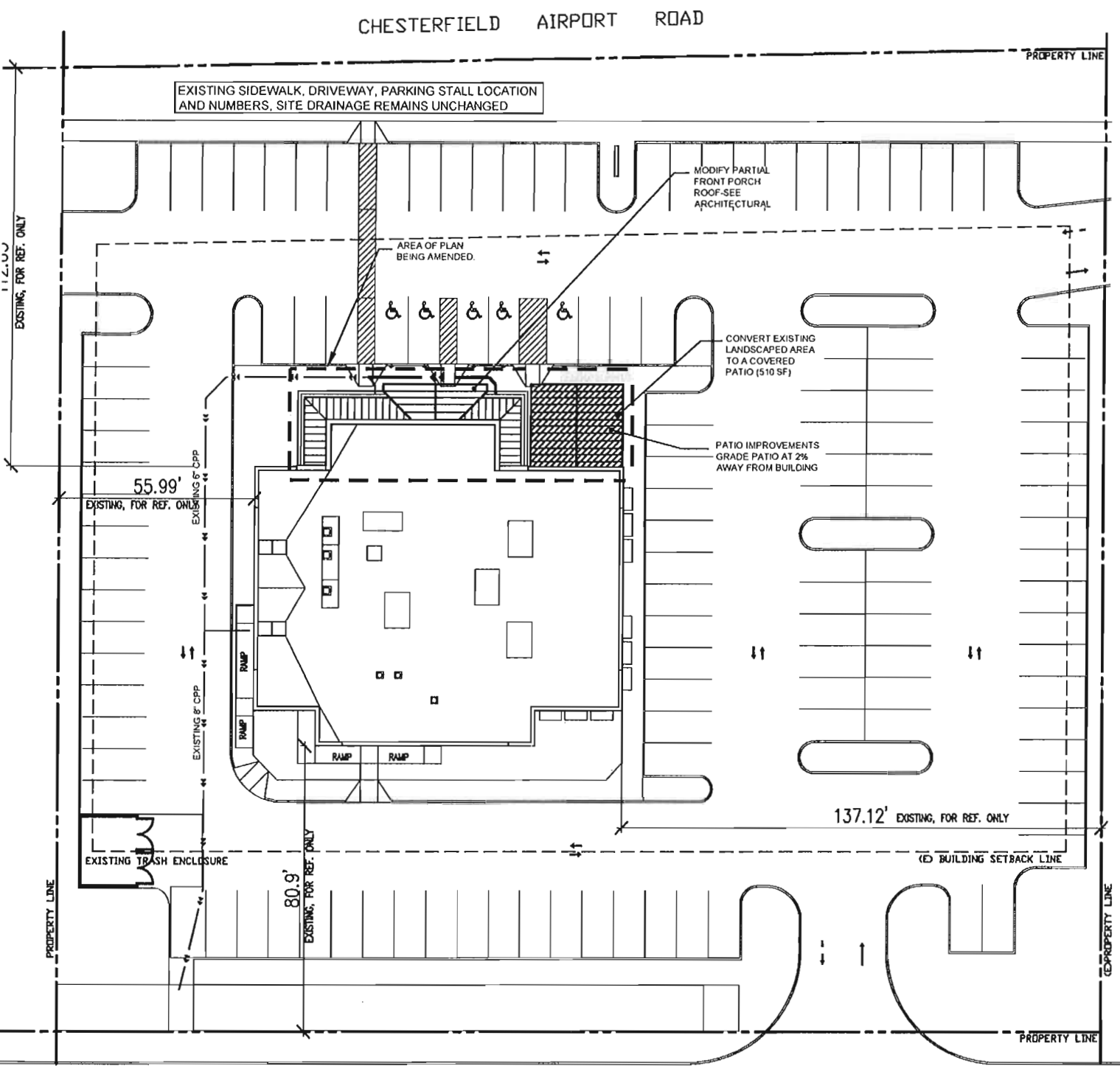
Tahoe Joe's
Famous Steakhouse
AMENDED SITE DEVELOPMENT SECTION PLAN FOR CHESTERFIELD COMMONS OUTLOT 7

C-1

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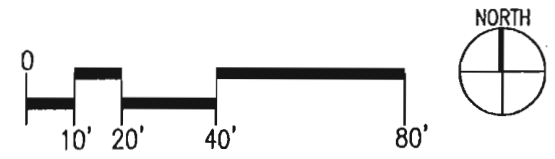
LEGEND

 PATIO HARDSCAPE
SEE ARCHITECTURAL



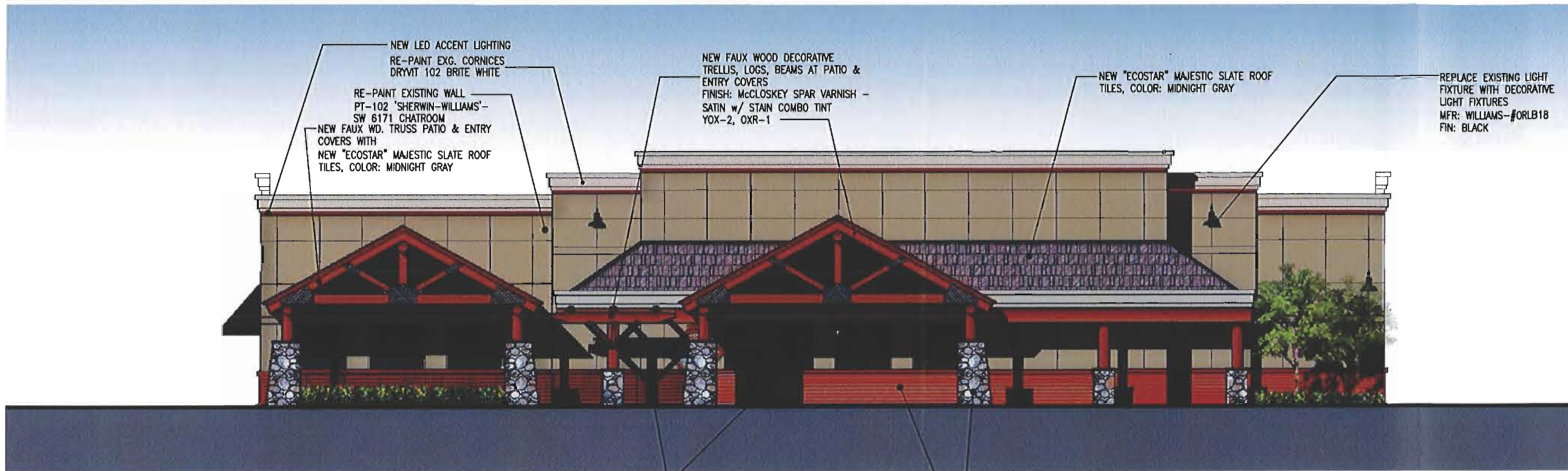
PARKING REQUIREMENTS	
PROPOSED SEATS IN RESTAURANT	238
PROPOSED SEATS IN PATIO	36
TOTAL SEATS	274
1 SPACE/3 SEATS	92
EMPLOYEES ON MAX. SHIFT	27
2 SPACES/3 EMPLOYEES	18
TOTAL SPACES REQUIRED	110
10% PARKING REDUCTION	11
SPACES REQUIRED	99
SPACES SHOWN ON PLAN	120
HC SPACES SHOWN ON PLAN	5

1 CIVIL SITE PLAN
SCALE: 1" = 40'-0"





CUNNINGHAM
GROUP



1 NORTH ELEVATION
A-2 SCALE: 1" = 10'-0"

NEW LED ACCENT LIGHTING
RE-PAIN EXG. CORNICES
DRYVIT 102 BRITE WHITE

RE-PAIN EXISTING WALL
PT-102 'SHERWIN-WILLIAMS'-
SW 6171 CHATROOM

NEW FAUX WD. TRUSS PATIO & ENTRY
COVERS WITH
NEW "ECOSTAR" MAJESTIC SLATE ROOF
TILES, COLOR: MIDNIGHT GRAY

NEW FAUX WOOD DECORATIVE
TRELLIS, LOGS, BEAMS AT PATIO &
ENTRY COVERS
FINISH: McCLOSKEY SPAR VARNISH -
SATIN w/ STAIN COMBO TINT
YOX-2, OXR-1

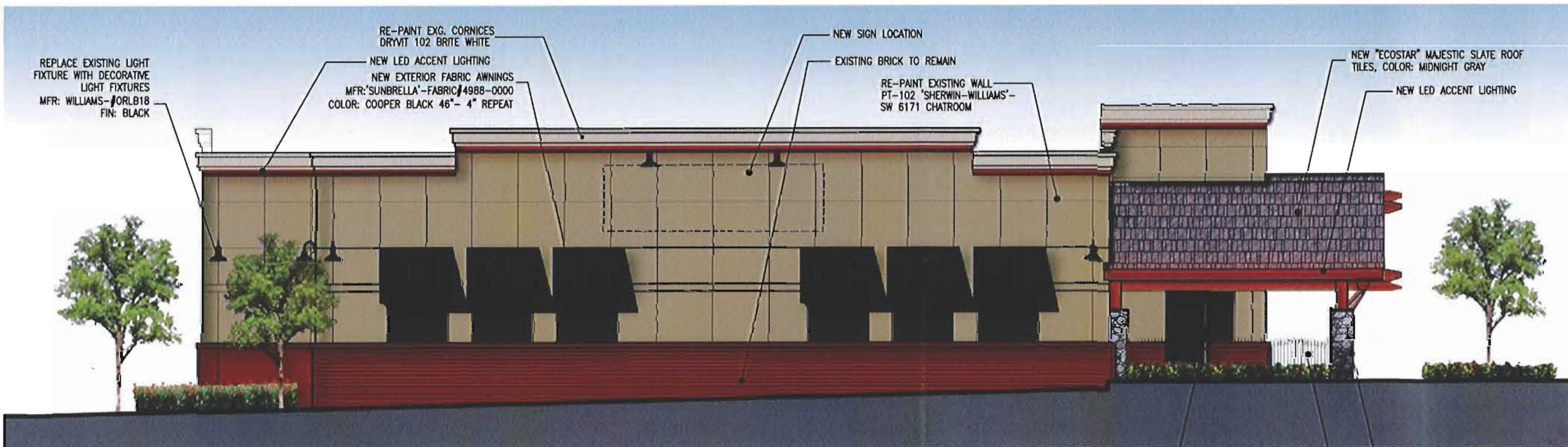
NEW "ECOSTAR" MAJESTIC SLATE ROOF
TILES, COLOR: MIDNIGHT GRAY

REPLACE EXISTING LIGHT
FIXTURE WITH DECORATIVE
LIGHT FIXTURES
MFR: WILLIAMS-#ORLB18
FIN: BLACK

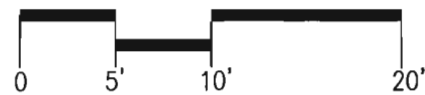
DECORATIVE ORNAMENTAL IRON PATIO
RAILING & DOOR:
PAINT PT-104, 'SHERWIN-WILLIAMS' -
INKWELL #SW 6992

CULTURED STONE - SUMMER #2071
STREAM STONE

EXISTING BRICK TO REMAIN



2 EAST ELEVATION
A-2 SCALE: 1" = 10'-0"



RE-PAIN EXG. CORNICES
DRYVIT 102 BRITE WHITE

NEW LED ACCENT LIGHTING

NEW EXTERIOR FABRIC AWNINGS
MFR: 'SUNBRELLA'-FABRIC #4988-0000
COLOR: COOPER BLACK 46"- 4" REPEAT

NEW SIGN LOCATION

EXISTING BRICK TO REMAIN

RE-PAIN EXISTING WALL
PT-102 'SHERWIN-WILLIAMS'-
SW 6171 CHATROOM

NEW "ECOSTAR" MAJESTIC SLATE ROOF
TILES, COLOR: MIDNIGHT GRAY

NEW LED ACCENT LIGHTING

NEW STONE COLUMN BASES -
CULTURED STONE - SUMMER #2071
STREAM STONE

DOOR PAINT PT-104,
'SHERWIN-WILLIAMS' -
INKWELL #SW 6992

DECORATIVE ORNAMENTAL IRON PATIO
RAILING PAINT PT-104,
'SHERWIN-WILLIAMS' -
INKWELL #SW 6992

Revisions

No.	Date	Description

Date: 07/19/2011

Comm. No.:

Drawn By: Checked By:

PIC/AIC: Document Phase:

Project Title

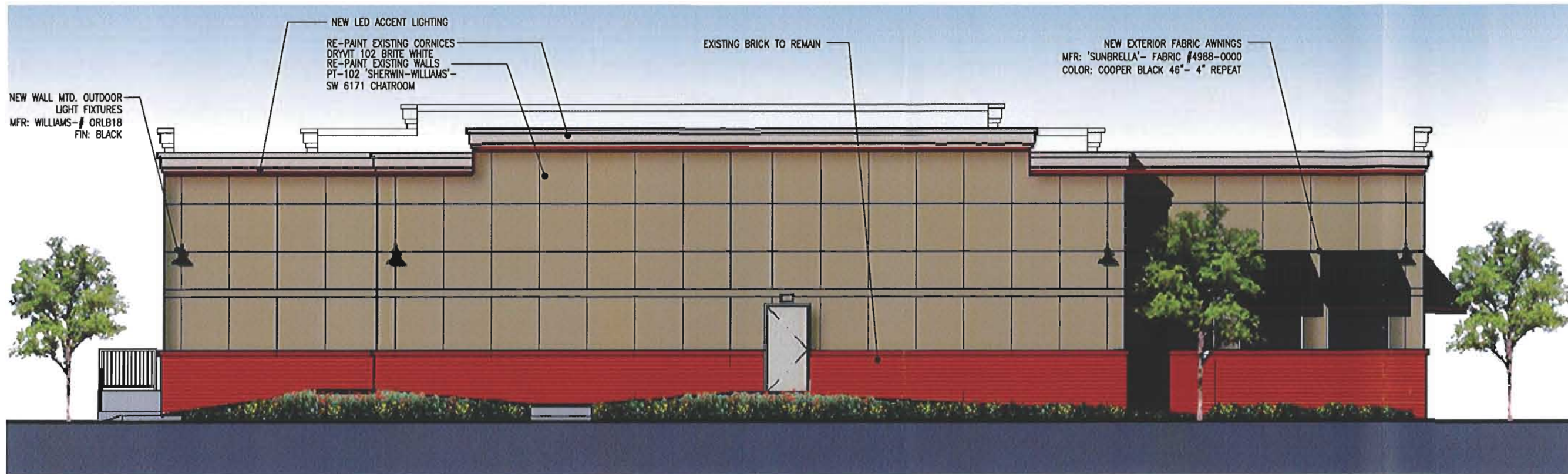
Tahoe Joe's
Famous Steakhouse

EXTERIOR
ELEVATIONS

A-2



CUNNINGHAM
GROUP



1 SOUTH ELEVATION
A-3 SCALE: 1" = 10'-0"

Revisions

No.	Date	Description

Date: 07/19/2011

Comm. No.:

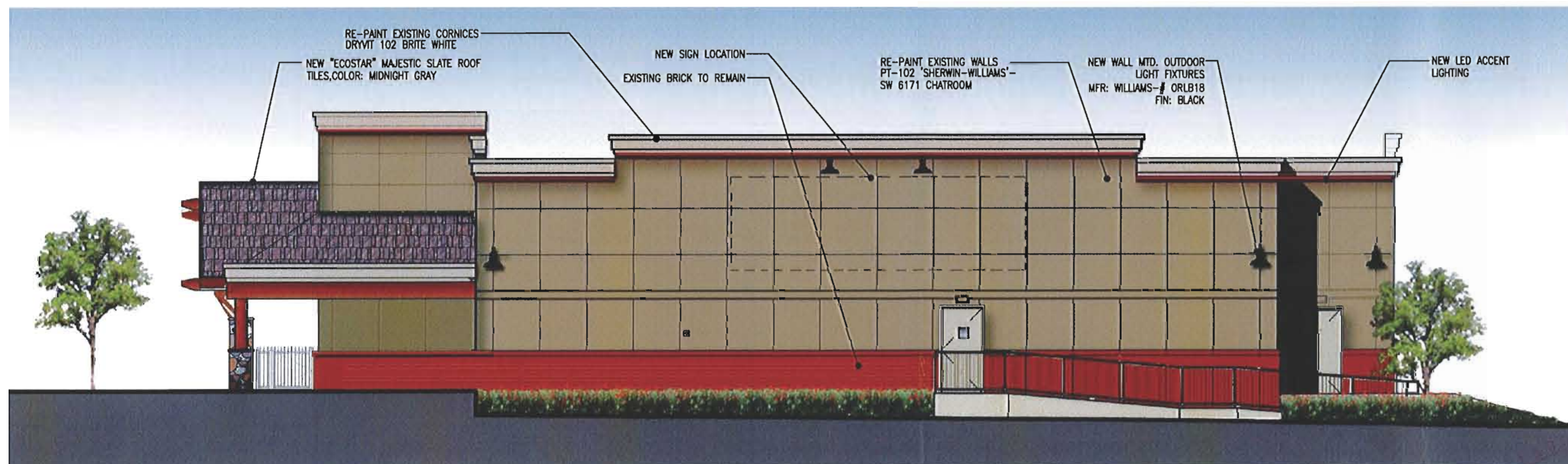
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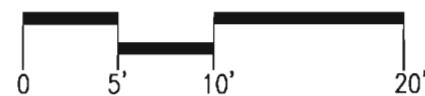
Project Title

Tahoe Joe's
Famous Steakhouse

EXTERIOR
ELEVATIONS



2 WEST ELEVATION
A-3 SCALE: 1" = 10'-0"



A-3

18" CONE LUMINAIRE WITH LENS

OHBD18

SUBMITTAL:

JOB: Tahoe Joe's Famous Steakhouse, Chesterfield, MO

TYPE:

VOLTAGE:

EXAMPLE: OHBD18 - 150PSMH120 - T5 - DBR - OPTIONS

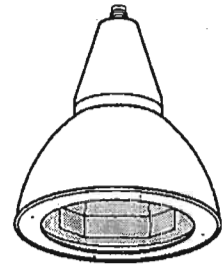
SERIES

ELECTRICAL PACKAGE

PHOTO DIST

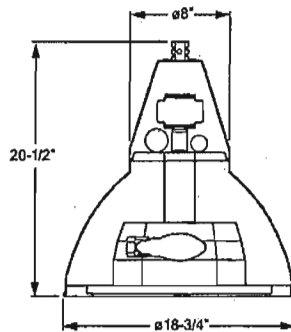
FINISH OPTIONS

OPTIONS/ ACCESSORIES



SERIES

OHBD18 — The dark sky-friendly OHBD18 is designed with a cone-shaped ballast housing, fully-rotatable segmented reflector and our exclusive self-leveling twist-lock fitter for easy on-site maintenance. The lensed door features stainless steel hardware and a high-impact, heat-resistant lens.



Total fixture EPA: 1.08/Weight: 31 Lbs.

This fixture is proudly made in the USA.



OHBD18 SERIES

HOUSING — One-piece cast aluminum ballast housing, .188" minimum wall thickness, with exclusive self-leveling twist-lock fitter.
HOOD — Spun aluminum reflector hood, .080" minimum wall thickness.
DOOR — Cast aluminum hinged door fastened to the door frame using stainless steel hardware.
LENS — Clear, .188" thick high-impact, heat-resistant tempered glass, secured with two retaining clips, sealed with silicone.

ELECTRICAL PACKAGE (Must specify)

PULSE START METAL HALIDE

Lamp:	ED-17/E17	ED-17/E17	ED-17/E17
Socket:	E26 Medium	E26 Medium	E26 Medium
ANSI Ballast Code:	M98/M143	M90/M140	M102/M142
	70PSMH120	100PSMH120	150PSMH120
	70PSMH208	100PSMH208	150PSMH208
	70PSMH240	100PSMH240	150PSMH240
	70PSMH277	100PSMH277	150PSMH277
	70PSMH347	100PSMH347	150PSMH347
		100PSMH480	150PSMH480

HIGH PRESSURE SODIUM

Lamp:	E17	E17	E17
Socket:	E26 Medium	E26 Medium	E26 Medium
ANSI Ballast Code:	S62	S54	S55
	70HPS120	100HPS120	150HPS120
	70HPS208	100HPS208	150HPS208
	70HPS240	100HPS240	150HPS240
	70HPS277	100HPS277	150HPS277
	70HPS347	100HPS347	150HPS347
		100HPS480	150HPS480

ELECTRICAL PACKAGE

PSMH — Rated -20°F minimum starting temperature.
HPS — Rated -40°F minimum starting temperature.

All PSMH and HPS electrical packages include porcelain socket. Core and coil ballast mounted on removable ballast tray. Prewired at factory to a disconnect plug for easy field installation. HX-HPF or CWA ballast type standard. Lamp is optional, please specify when ordering.

OHBD18

18" CONE LUMINAIRE WITH LENS

REFLECTOR

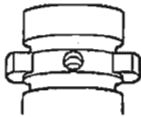
Segmented MIRD® 4 reflector in a high-reflectance white frame can be fully rotated allowing distribution orientation to be adjusted on-site.

FINISH OPTIONS

Super durable polyester powder coat meets and exceeds AAMA 2604 specifications for outdoor durability.

MOUNTING

Williams' exclusive self-leveling twist-lock fitter must be mounted to Williams' standard (TL2) twist-lock hub (see Williams' Decorative Pole Top Assemblies).



STANDARD TWIST-LOCK FITTER (Fits TL2 hub)

LABELS

cCSAus certified as luminaire suitable for wet locations.

DISTRIBUTION (Must specify)



T2 Type II



T3 Type III



T5 Type V

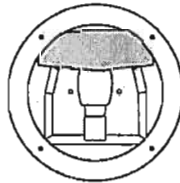
FINISH OPTIONS (Must specify)

BLK	Black (RAL #9004)	DBR	Dark bronze (Protech #PC21462)
GRAY	Standard gray (Protech #PC18367)	GRN	Green (RAL #6005)
SLV	Satin aluminum (RAL #9006)	WHT	White (RAL #9003)
RAL#	Specify custom color		

OPTIONS

SF	Single fuse (120V, 277V, or 347V only; must specify voltage)	DF	Double fuse (208V, 240V, or 480V only; must specify voltage)
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ACCESSORIES



DHS Reflector-mounted house shield



WALL MOUNT HOOK ASSEMBLY

WMHK

SUBMITTAL:

JOB: Tahoe Joe's Famous Steakhouse, Chesterfield, MO

TYPE:

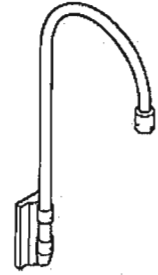
EXAMPLE:

WMHK - S - DBR

SERIES

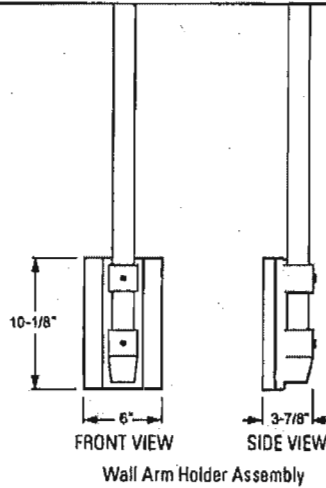
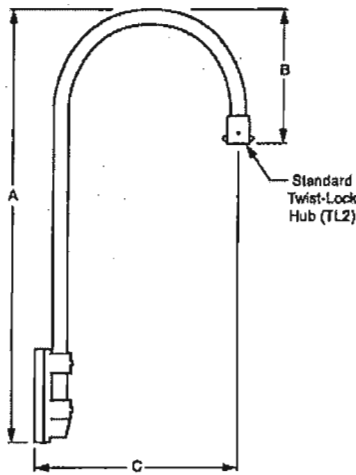
FIXTURE
SIZE

FINISH
OPTIONS



This assembly is proudly made in the USA.

SERIES



WMHK SERIES

The WMHK arm is formed from a 1-1/4" schedule 40 aluminum pipe. Outer pipe diameter is 1-5/8"; inner diameter is 1-3/8". Cast aluminum wall arm holder assembly secures to 11-gauge galvanized steel mounting plate.

FIXTURE SIZE (Must specify)

		DIMENSIONS			WEIGHT
		A	B	C	
S	Maximum fixture diameter of 19"	46-1/4"	14-5/16"	17-3/4"	10 Lbs.
M	Maximum fixture diameter of 24"	45-1/4"	13-5/16"	19-3/4"	10 Lbs.
L	Maximum fixture diameter of 27"	44-1/4"	12-5/16"	21-3/4"	11 Lbs.

FINISH OPTIONS (Must specify)

BLK	Black (RAL #9004)	DBR	Dark bronze (Protech #PC21462)
GRAY	Standard gray (Protech #PC18367)	GRN	Green (RAL #6005)
SLV	Satin aluminum (RAL #9006)	WHT	White (RAL #9003)
RAL#	Specify custom color		

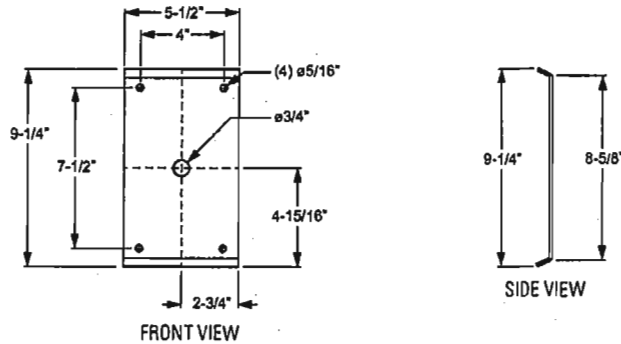
FINISH OPTIONS

Super durable polyester powder coat meets and exceeds AAMA 2604 specifications for outdoor durability.

WALL MOUNTING

11-gauge galvanized steel plate. Secured to wall with (4) 1/4-20 bolts (provided by others). Wall arm holder assembly is secured to back plate with (4) stainless steel set screws. See installation instructions for details.

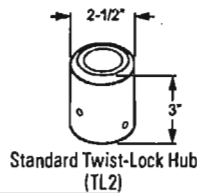
BACK MOUNTING PLATE




FIXTURE MOUNTING

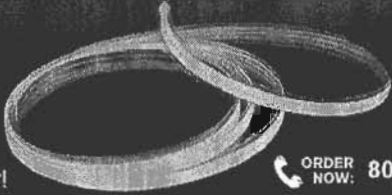
The luminaire mounts using an exclusive twist-lock hub welded to the end of the arm with wire way. The 1/4-turn self-leveling TL2 hub provides for ease of field installation. The luminaire is secured using three stainless steel leveling set screws at 120° and one stainless steel socket-head-cap through-bolt acting as an anti-rotation and locking device.

FIXTURE MOUNTING





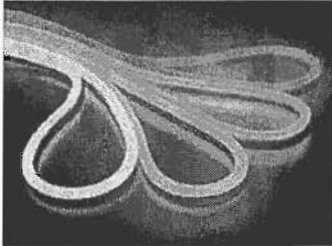
It's not neon...It's better!



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LED Neon Flex™



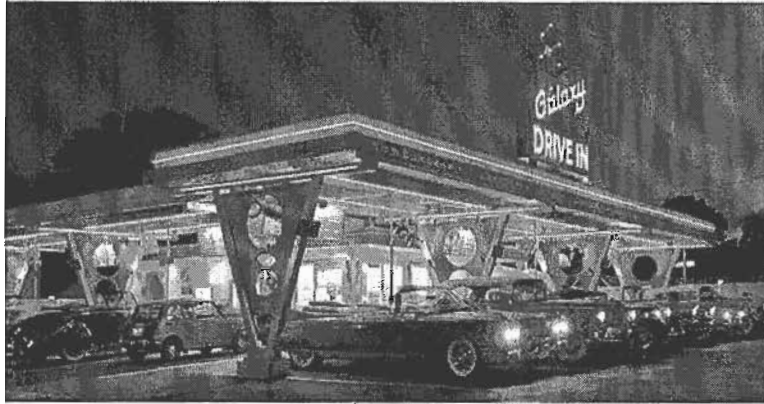
LED Neon Flex™ offers considerable advantages over conventional lighting and other led lighting solutions. Our products are smaller, lighter, environmentally friendly and ROHS compliant (Lead & Mercury Free). LED Neon Flex™ is ideal for installations requiring low profiles or variable lengths. LED Neon Flex™ can be cut at any cutting mark and used separately. A life span of 45,000 hours, a PVC jacket with UV inhibitors and a two year, limited warranty ensure a lasting, high impact effect for years to come. This smart, compact and light weight Fixture simplifies the design process.

LED Neon Flex™ is designed specifically to deliver high-quality neon light necessary for 21st century neon lighting applications. This new light source reduces power consumption while delivering significantly greater lighting functionality and an unrivaled light quality.

The Technology


Using our patented double PVC extrusion techniques, LED Neon Flex™ achieves the same brightness as glass neon. Now there is enduring, energy efficient glass neon replacement called LED Neon Flex™ Vivid & ProNeon.

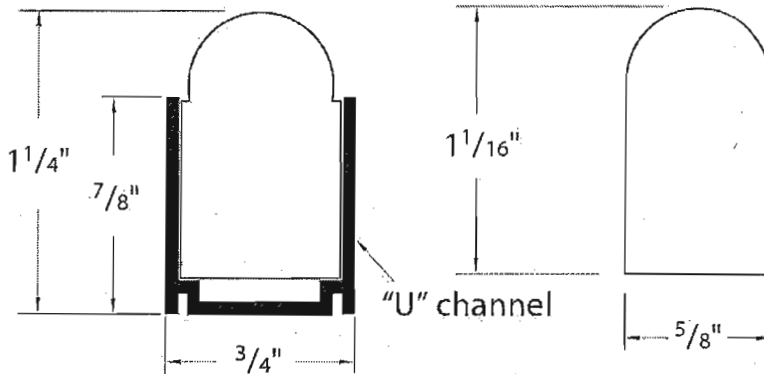
The Look of Neon Glass! The Advantage of LED!

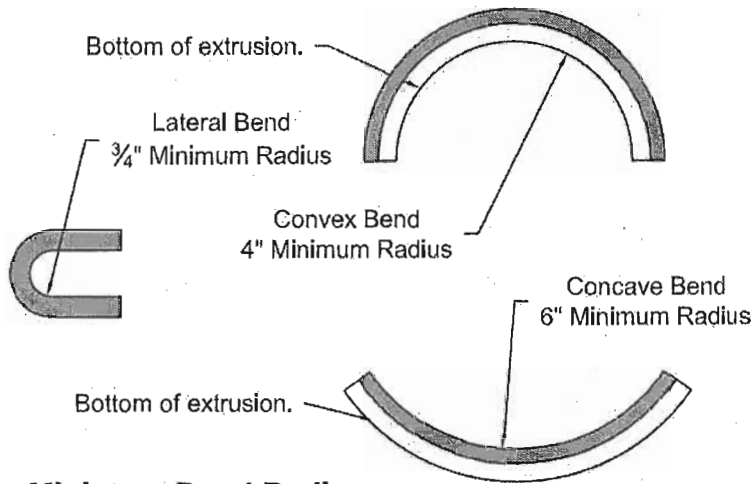


Now there is a real alternative to Neon glass tube lighting!

LED Neon Flex Plus from Californeon is the latest technology exceeding the Lumens performance, durability, safety, flexibility and energy efficiency of traditional Neon glass AND other similar LED lighting products!

 **UL** US LISTED UL Approved!
UL symbol stamp appears on every section!





Minimum Bend Radius



FLEX PLUS - SPECIFICATIONS:

LED Color	Temp / Wave	Lumen / Ft	LED / Roll	Total Watts	Cutting Unit	LED Spacing	Max Loading Length 1.6 Amps	Lifetime Expectancy
Red	620-630nm	25.6 LM/FT	3600	180 W	2.5 FT	12.7 MM	160 FT	50,000 Hours
Yellow	584-594nm	24.14 LM/FT	3600	180 W	2.5 FT	12.7 MM	160 FT	50,000 Hours
Orange	600-610nm	24.5 LM/FT	3600	180 W	2.5 FT	12.7 MM	160 FT	50,000 Hours
Blue	460-470nm	9.2 LM/FT	3600	240 W	1.5 FT	12.7 MM	120 FT	50,000 Hours
Green	520-530nm	37.5 LM/FT	3600	240 W	1.5 FT	12.7 MM	120 FT	50,000 Hours
White	5000-5500k	63 LM/FT	3600	240 W	1.5 FT	12.7 MM	120 FT	50,000 Hours
Warm White	3500-4000k	55 LM/FT	3600	240 W	1.5 FT	12.7 MM	120 FT	50,000 Hours
Lemon Yellow			3600	240 W	1.5 FT	12.7 MM	120 FT	50,000 Hours

Energy Saving

When replacing existing Glass Neon lighting fixtures with LED Neon Flex™ you can expect your return on investment within two years.

Attributes/Application	Florescent	Glass-Neon	LED Neon®-Flex
Power Source	570 VAC Ballast	15,000 VAC Transformer	12 VDC Converter
Watt Consumed	610 Watts	400 Watts	150 Watts
12 Hr. Daily Use	7320 Watts	4800 Watts	1800 Watts
Yearly Use	2,672 kW	1,752 kW	657 kW
Cost Per kWh Avg. USA	\$0.12	\$0.12	\$0.12
Yearly Cost 1 Power Supply	\$321	\$210	\$79

Durability

Where Glass Neon Fails; LED Neon Flex™ Prevails
LED Neon-Flex is put to the ultimate test of robustness by withstanding abuse that puts traditional glass neon to shame. Water, Hammering and extreme pressure are no match for the value this unique product provides.

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