



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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PLANNING COMMISSION STAFF REPORT

Project Type: Amended Architectural Elevations

Meeting date: August 23, 2010

From: Annissa McCaskill-Clay, AICP
Lead Senior Planner

Location: Chesterfield Crossing Shopping Center

Applicant: m2 Architecture Studio for Altus Properties

Description: **Chesterfield Crossing:** Amended Architectural Elevations for a shopping center on a 7.06 acre tract of land zoned “C8” Planned Commercial District, located on the west side of Clarkson Road, south of Highway 40/Interstate 64.

PROPOSAL SUMMARY

m2 Architecture Studio, on behalf of Altus Properties, has submitted Amended Architectural Elevations for Planning Commission Review. The request is for amended architectural elevations for Chesterfield Crossings, a 67,544 square foot shopping center located on the west side of Clarkson Road. The existing building material is brick. The Petitioners are proposing to add trim to the existing gables, enclose the gutters, add new green standing seam metal roofing and new cornice-work. The existing building accent lighting is being taken down and replaced with updated fixtures in the same locations. No changes to the approved Site Development Plan are being proposed.

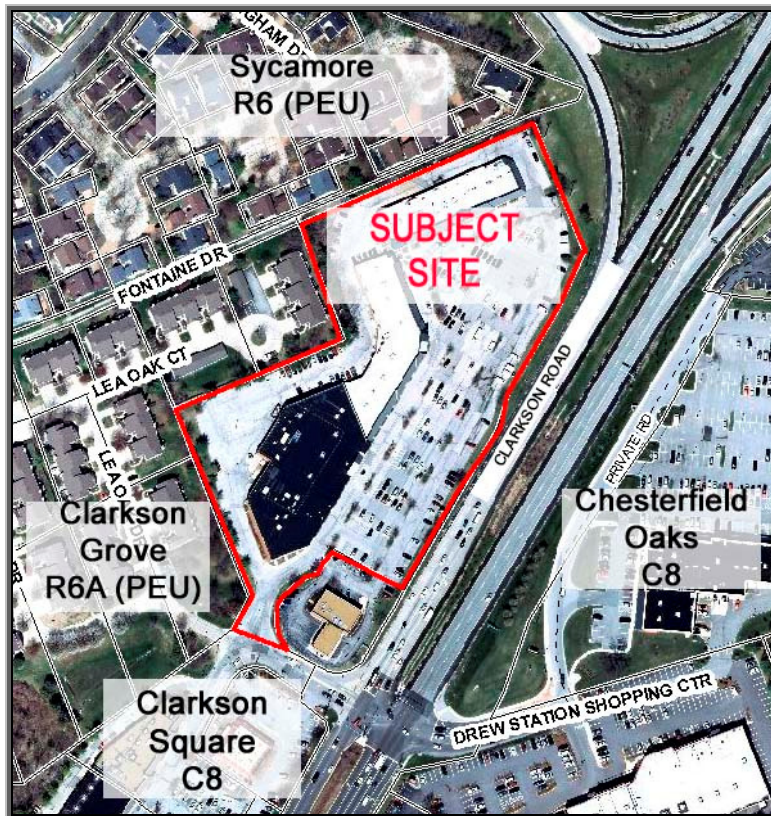
LAND USE AND ZONING HISTORY OF THE SUBJECT SITE

Chesterfield Crossing is a seven (7) acre “C8” Planned Commercial District-zoned shopping center containing 67,544 square feet of building area for permitted uses in the “C2” Shopping District, as well as a financial institution with a drive-thru facility. The property was zoned to “C8” Planned Commercial in 1989 by the City of Chesterfield via Ordinances 358 and 359. The following year,

on March 5, 1990, the City of Chesterfield adopted Ordinance 421, which increased the total allowable square footage for the development to 66,944 square feet, revised the access to the site and revised the Clarkson Road setbacks. On June 4th of that same year, the western boundaries of the development were revised via adoption of Ordinance 467. Shortly thereafter, on July 9, 1990, the Planning Commission approved the Site Development Plan and Architectural Elevations for Chesterfield Crossing Shopping Center. On May 17, 1993, the City adopted another increase in the allowable square footage to allow for expansion of a recreational facility in the center, bringing the center to its current 67,544 square feet. On March 1, 1999, a 10% parking reduction was approved via Ordinance 1502.

Land Use and Zoning or Surrounding Properties:

Direction	Land Use	Zoning
North	Residential, Single Family	"R6" Residence District with a Planned Environment Unit (PEU).
South	Retail	"C8" Planned Commercial
East	Major Arterial/Retail	---/"C8" Planned Commercial
West	Residential, Single Family	"R6A" Residence District with a Planned Environment Unit (PEU)



STAFF ANALYSIS

- Zoning
The subject site is currently zoned “C8” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 1502. The Ordinance states: “Architectural elevations, styles, colors and exterior building materials for all building facades and fencing shall be as approved by the Planning Commission in conjunction with the Site Development Plan.” The submittal was reviewed against the requirements of Ordinance 1502 and the City of Chesterfield Architectural Review Standards (Ordinance 2609) and adheres to these and all other applicable requirements.
- Lighting
The City of Chesterfield Lighting Ordinance requires all accent lighting, including Light-Emitting Diodes or LEDs, and lighting used for signage shall be subject to approval of the City of Chesterfield.” The replacement accent lighting complies with all applicable sections of the Lighting Ordinance.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and has found the application to be in conformance with the Zoning Ordinance and City of Chesterfield Ordinance 1502.

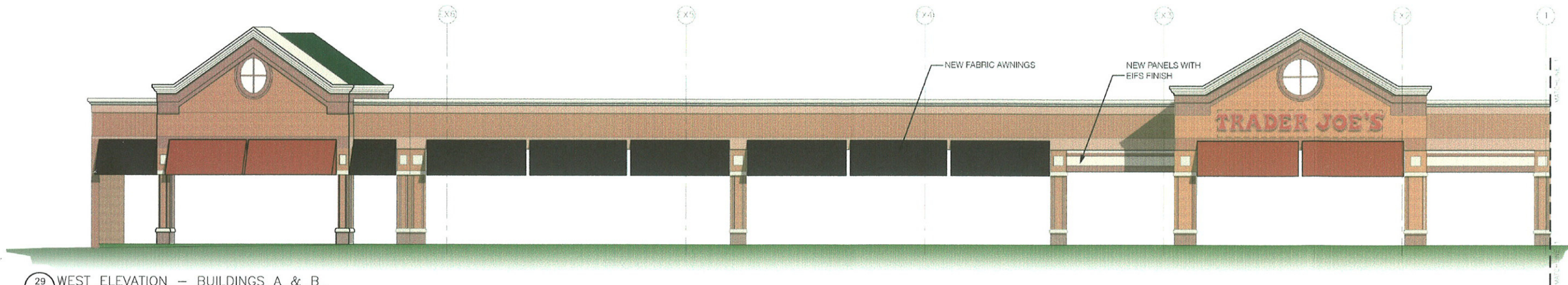
MOTION

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

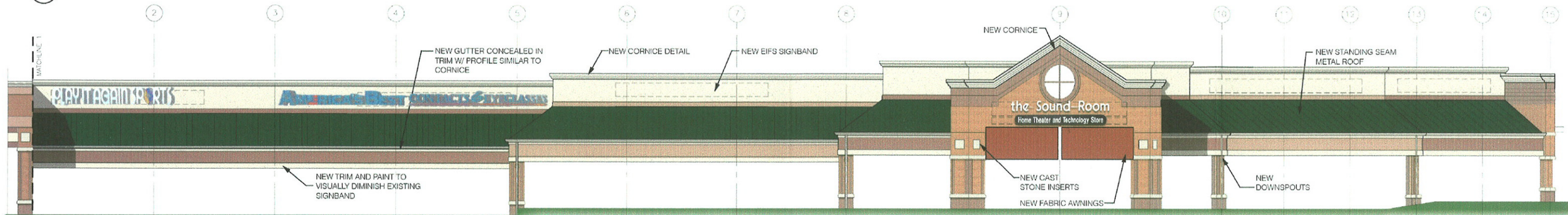
1. “I move to approve (or deny) the Amended Architectural Elevations for Chesterfield Crossing.”
2. “I move to approve the Amended Architectural Elevations for Chesterfield Crossing with the following conditions...” (Conditions may be added, eliminated, altered or modified.)

Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments: Amended Architectural Elevations
Approved Site Development Plan
Photographs



29 WEST ELEVATION — BUILDINGS A & B
SCALE: 1/8" = 1'-0"



18 EAST ELEVATION — BUILDING C
SCALE: 1/8" = 1'-0"



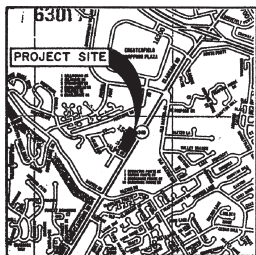
27 WEST ELEVATION CANOPY @
TRANSITION BETWEEN BUILDING C & D
SCALE: 1/8" = 1'-0"



17 EAST ELEVATION — BUILDING D (PARTIAL)
SCALE: 1/8" = 1'-0"



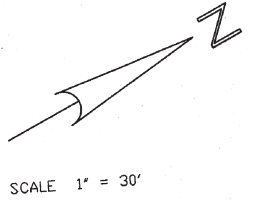
16 SOUTH ELEVATION — BUILDING D
SCALE: 1/8" = 1'-0"



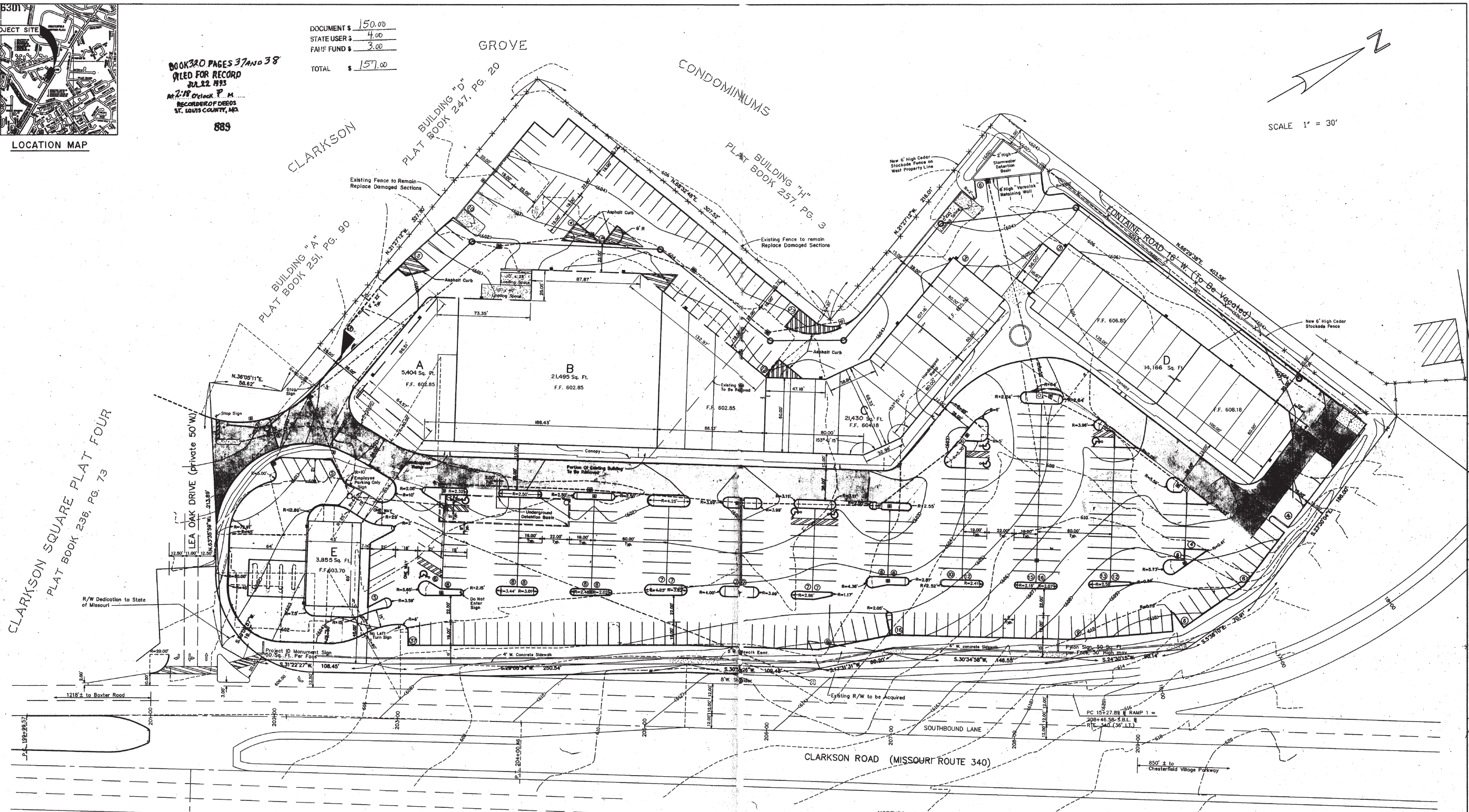
LOCATION MAP

BOOK 380 PAGES 37 AND 38
 FILED FOR RECORD
 JUL 22 1993
 R. J. O'Leary, P. M.
 RECORDER OF DEEDS
 ST. LOUIS COUNTY, MO.
 889

DOCUMENT \$ 150.00
 STATE USER \$ 4.00
 FAH FUND \$ 3.00
 TOTAL \$ 157.00



SCALE 1" = 30'



CLARKSON SQUARE PLAT FOUR
 PLAT BOOK 236, PG. 73

GENERAL NOTES

- All dimensions are to back of curb and face of building unless otherwise noted.
- Addresses shown are Clarkson Road, Chesterfield, Missouri, 63017.
- These plans reflect improvements to Missouri Route 340 (Clarkson Road) as contained in plans prepared by the Missouri Highway & Transportation Department received 1/4/90.
- Exterior trash enclosures shall be enclosed with a six (6) foot high sight proof fence.
- All rooftop mechanical equipment shall be adequately screened.
- All new building exteriors shall be brick.
- Beach Mark NSD BW 454-50, Elev. = 638.89 Square on Northwest corner of highest traffic control box #CL-3, northwest corner of Clarkson Road and Chesterfield Village Parkway.
- Pole Mounted Lights along North and West Property Lines abutting Residential Zoning shall be 18' maximum height.

SITE AREA = 7.061 ACRES

BUILDING	USE	GROSS AREA	PARKING RATIO	PARKING REQUIRED
A	RETAIL	5,404	5.5/1000	23.7
B	RETAIL	21,495	5.5/1000	118.2
C	RETAIL	21,430	5.5/1000	117.9
D	RETAIL	14,166	5.5/1000	77.9
E	BANK	3,855	4.5/1000	17.3
TOTAL		66,350		361.0

PARKING SPACES PROVIDED (Inside Dim)

HANDICAPPED	7
REGULAR	357
TOTAL	364

3 Surplus

LOADING SPACE REQUIREMENTS

REQUIRED	PROVIDED
10' X 25' SPACE	2
10' X 40' SPACE	1

Total of Building square feet shall not exceed 67,544. (Outside dimensions)

The proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report prepared by Brucker & Associates dated October, 1989.

Daniel L. Brucker
 Daniel L. Brucker
 Brucker & Associates



LEGEND

- Catch Basin
- Grate Inlet
- Manhole
- Flared End Section
- Storm Sewer
- Sanitary Sewer
- Sanitary Cleanout
- Water Meter & Curb Stop
- Building Mounted Light 16' Max. Height
- Site Lighting 24' Max. Height, see Note 8.
- Existing Contours
- Proposed Contours
- Concrete Curb
- Retaining Wall
- Concrete Pavement
- Heavy Duty Asphalt Pavement *
- Light Duty Asphalt Pavement
- Asphalt Curb

7	6/25/93	GH	Change of Ownership
6	6/7/93	GH	Per City of Chesterfield
5	5/28/93	GH	Addition to Bldg. D
4	7/25/90	MJR	Added Underground Detention Basin & Revised Storm Sewers
3	7/25/90	EAS	Revised Sidewalk along Clarkson Rd. & Bldg. C & D
2	5/25/90	MJR	Revised per City of Chesterfield Comments Dated 4/30/90
1	4/3/90	MJR	Revised per City of Chesterfield Comments

REVISIONS

CAPLACO NINETEEN INC.
 11850 STUDDT AVE.
 ST. LOUIS, MISSOURI 63141
 (314) 991-8900

SITE DEVELOPMENT PLAN
 CHESTERFIELD CROSSING
 CHESTERFIELD, MISSOURI

the clayton engineering company
 ENGINEERS - SURVEYORS - PLANNERS
 12755 OLIVE BOULEVARD - SUITE 100
 ST. LOUIS, MISSOURI 63141-8200
 (314) 542-0009 FAX (314) 542-2050

Designed M. HENSON
 Drawn E. SPAIN
 Checked M. HENSON
 Date February 27, 1990
 Project Number 89270
 Sheet Number 1 of 2

The original of this drawing is on file at the office of The Clayton Engineering Company. Any modifications to this drawing shall release said Clayton Engineering Company, the Engineer and/or the Surveyor whose seal appears hereon from any liability resulting from said unauthorized modifications.

Chesterfield Crossing Site Pictures
Planning Commission
August 23, 2010



Existing West Elevation



Existing East Elevation



Existing Transition Area



Existing South East Elevation



Existing South Elevation