



VII.A.

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 Site Plan and Architectural Elevations

Meeting Date: August 24, 2009

From: Annissa McCaskill-Clay, AICP
Lead Senior Planner

Location: Parkway Central High School (471 N. Woods Mill Road)

Applicant: Parsons Brinkerhoff

Description: **Parkway School District (Parkway Central High School/347 N. Woods Mill Road):** Amended Site Plan and Architectural Elevations for a science building addition at Parkway Central High School, 96.6 acre "NU" Non-Urban District-zoned tract of land, located on the west side of Woods Mill Road, north of Ladue Road.

PROPOSAL SUMMARY

Parson's Brinkerhoff, on behalf of Parkway School District has submitted an Amended Site Plan and Architectural Elevations for your review. The request is for a 17,110 square foot science building addition to the existing Parkway Central High School building. The exterior building materials consist of brick that matches the existing buildings on campus and aluminum storefront and trim. Roofing material is proposed to be high reflectant membrane roofing and metal standing seam clerestory roof.

There is no proposed change to site lighting, however accent lighting is proposed for the building. Copies of the lighting cut sheet are attached for the Planning Commission's review. A Landscape Plan is not being included for review at this time as the plant varieties are still being determined. However landscaping is shown on the perspectives to provide a concept of the applicant's intent.

LAND USE AND ZONING HISTORY OF THE SUBJECT SITE

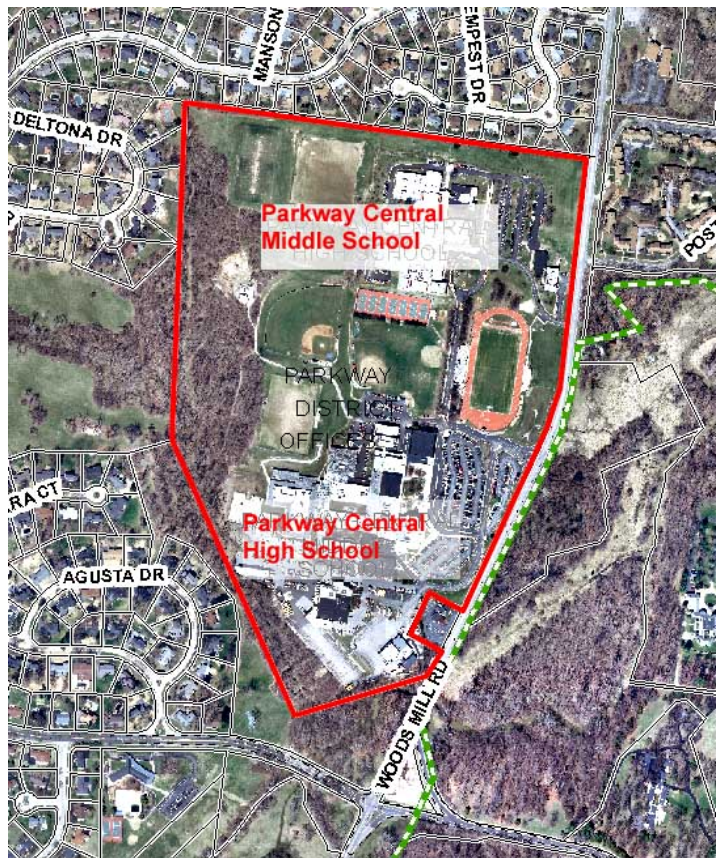
Parkway Central High School is located on a 96.6-acre campus located on Woods Mill Road, north of Ladue Road. The campus was zoned "NU" Non-Urban

prior to the incorporation of the City of Chesterfield and includes Parkway Central High School, Parkway Central Middle School, the Parkway School District Facilities and Transportation Buildings and the Parkway School District Administrative Offices.

The Site Plan for the campus was also approved prior to the incorporation of the City of Chesterfield. On June 24, 2002 an Amended Site Plan, Architectural Elevations and Landscape Plan for the Facilities and Transportation Buildings were approved by the City of Chesterfield.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Single Family Residential	"NU" Non-Urban District and "R1A" Residence District
South	Single Family Residential (Common Ground)	"FPNU" Flood Plain Non-Urban District
East	Multiple Family Residential/City of Town and Country	"NU" Non-Urban District
West	Single Family Residential	"NU" Non-Urban District



STAFF ANALYSIS

The subject site was zoned "NU" Non-Urban District prior to the incorporation of the City of Chesterfield. This submittal was reviewed against the requirements of Section 1003.105 "NU" Non-Urban District Regulations and Section 1003.179 Site Plan Review Procedure of the City of Chesterfield Zoning Ordinance. The site adheres to all applicable Zoning Ordinance requirements and the Architectural Review Guidelines.

ARCHITECTURAL REVIEW

This project was reviewed by the Architectural Review Board on July 16, 2009. The Architectural Review Board voted to forward the project to the Planning Commission for approval with the following recommendation:

- **The curved roofs be made as dark as possible while still maintaining LEED accreditation.**

The Petitioners have agreed to satisfy the Architectural Review Board's recommendation.

DEPARTMENTAL INPUT

Traditionally, public schools are not required to go through the City of Chesterfield's review process. However, Parkway School District has participated in the City's process with prior changes to the campus and agreed to participate with this building addition. City Staff has reviewed the Amended Site Plan and Architectural Elevations and has found the submittal to be in conformance with the Comprehensive Plan, the Zoning Ordinance and the Architectural Review Board Guidelines.

MOTION

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

1. "I move to approve (or deny) the Amended Site Plan and Architectural Elevations for Parkway Central High School."
2. "I move to approve the Amended Site Plan and Architectural Elevations for Parkway Central High School with the following conditions"(Conditions may be added, eliminated, altered or modified)."

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

Attachments: Amended Site Plan
Architectural Elevations

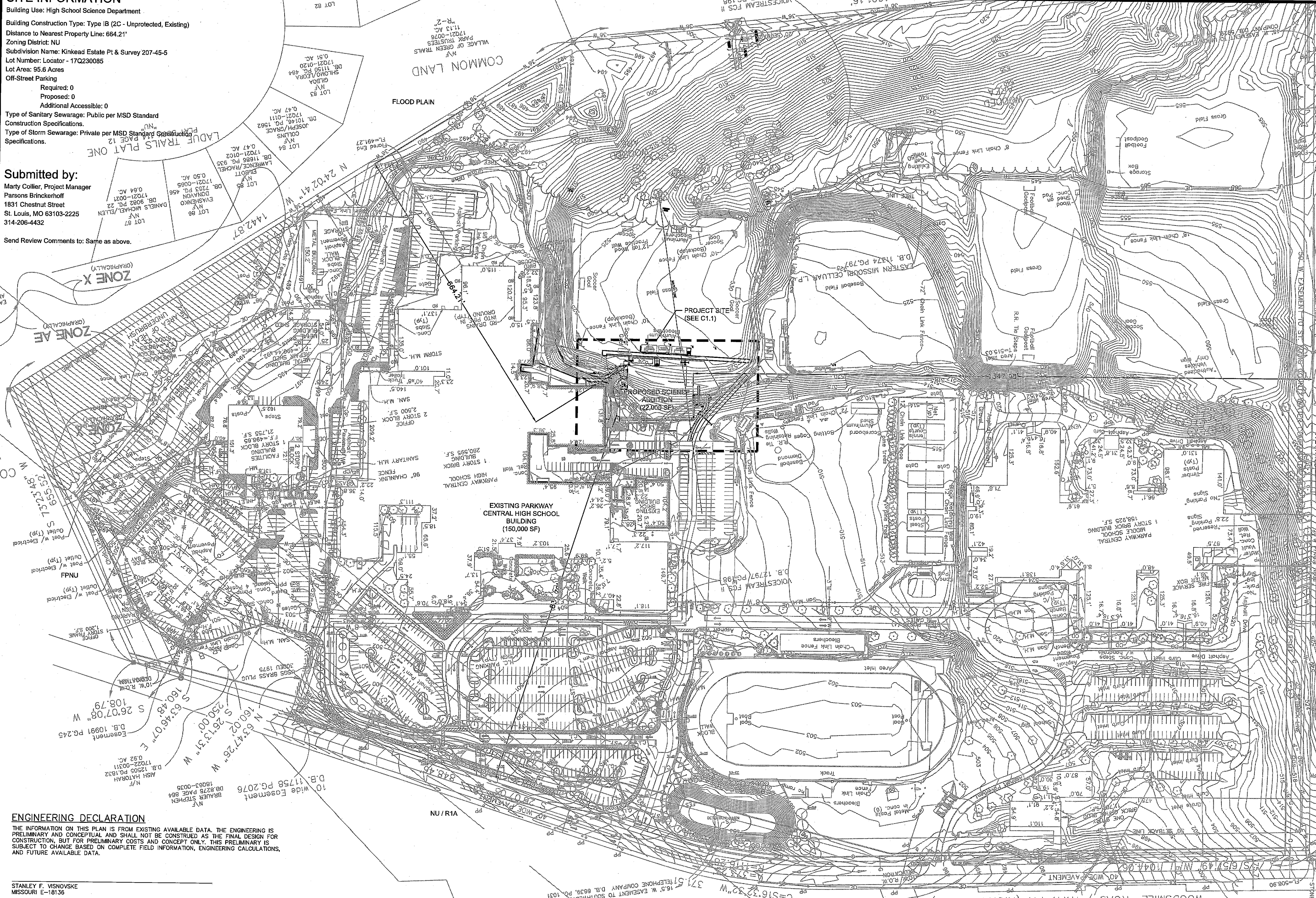
SITE INFORMATION

Building Use: High School Science Department
 Building Construction Type: Type IB (2C - Unprotected, Existing)
 Distance to Nearest Property Line: 664.21'
 Zoning District: NU
 Subdivision Name: Kinkead Estate Pt & Survey 207-45-5
 Lot Number: Locator - 17Q230085
 Lot Area: 95.6 Acres
 Off-Street Parking
 Required: 0
 Proposed: 0
 Additional Accessible: 0
 Type of Sanitary Sewerage: Public per MSD Standard Construction Specifications.
 Type of Storm Sewerage: Private per MSD Standard Construction Specifications.

Submitted by:

Marty Collier, Project Manager
 Parsons Brinckerhoff
 1831 Chestnut Street
 St. Louis, MO 63103-2225
 314-206-4432

Send Review Comments to: Same as above.



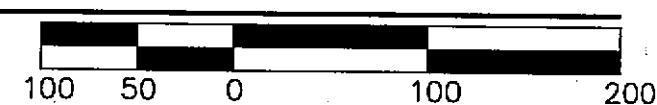
ENGINEERING DECLARATION

THE INFORMATION ON THIS PLAN IS FROM EXISTING AVAILABLE DATA. THE ENGINEERING IS PRELIMINARY AND CONCEPTUAL AND SHALL NOT BE CONSTRUED AS THE FINAL DESIGN FOR CONSTRUCTION, BUT FOR PRELIMINARY COSTS AND CONCEPT ONLY. THIS PRELIMINARY DESIGN IS SUBJECT TO CHANGE BASED ON COMPLETE FIELD INFORMATION, ENGINEERING CALCULATIONS, AND FUTURE AVAILABLE DATA.

STANLEY F. VISOVSKY
 MISSOURI E-18181-3

1 OVERALL SITE PLAN

SCALE - 1"=100'



PARSONS BRINCKERHOFF

1831 CHESTNUT STREET, ST. LOUIS, MO. 63103-2225
 P 314.421.1476 F 314.421.1741 E www.pbworld.com

Health Education + Research Associates, Inc.
 14 N. NEWSTEAD SUITE 200
 ST. LOUIS, MO. 63108

HEIDEMAN ASSOCIATES, INC.
 13545 Berrett Parkway Drive
 Suite 200 St. Louis, Missouri 63021

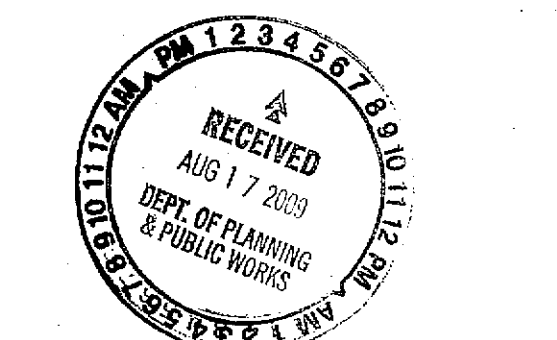
GENESIS ENGINEERING
 16141 SWINGLY RIDGE ROAD SUITE 300
 ST. LOUIS, MISSOURI 63017

REV	DESCRIPTION	DATE

Science Renovations / Addition
PARKWAY CENTRAL HIGH SCHOOL
 389 NORTH WOODS MILL ROAD
 Chesterfield, Missouri 63017

PARKWAY SCHOOL DISTRICT

STATE OF MISSOURI



Name / Number Date

SHEET CONTENT
SITE LOCATION PLAN

DATE: AUGUST 14, 2008
 SCALE: 1"=100'
 DRAWN BY: HLM
 CHECKED BY: HLM
 APPROVED BY: MC

PSD PROJECT NUMBER: PHS08016
 PB PROJECT NUMBER: 35998A

SHEET NUMBER:
C1.0

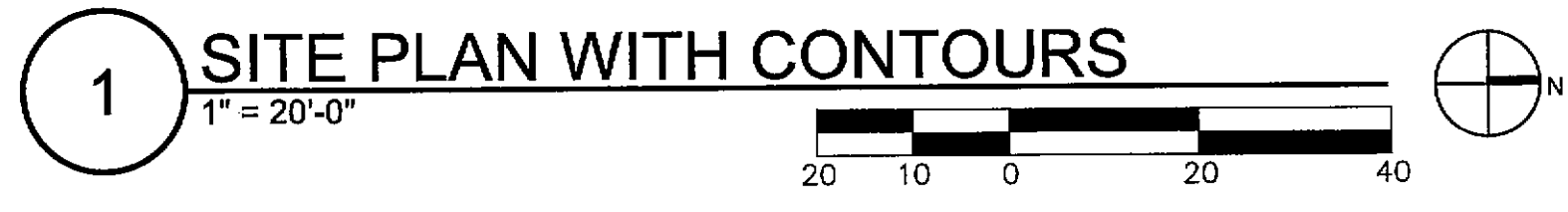
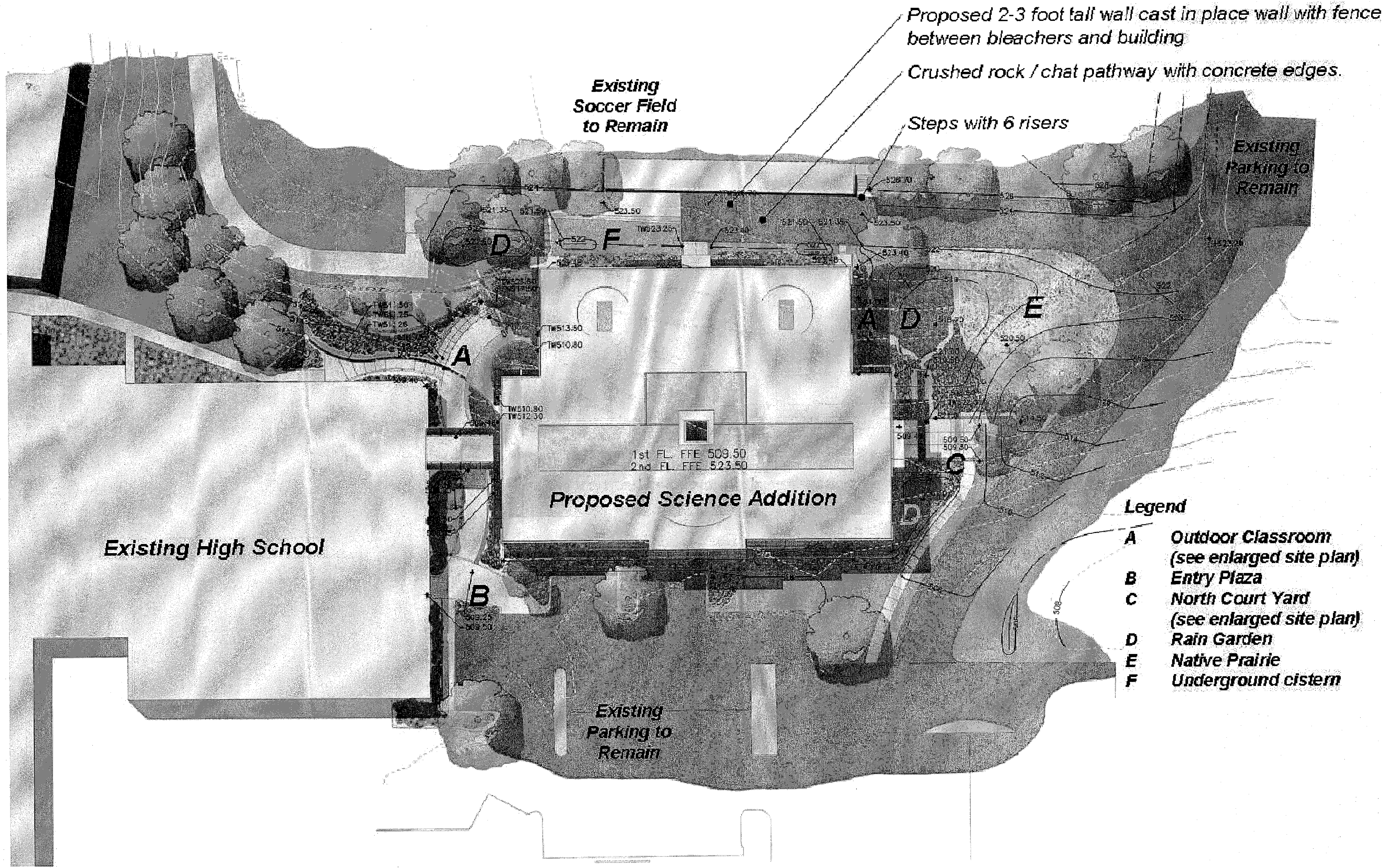


PARSONS BRINCKERHOFF

1831 CHESTNUT STREET, ST. LOUIS MO. 63103-2225
P 314.421.1476 F 314.421.1741 E www.pbworld.com

HEIDEMAN ASSOCIATES, INC.
Health Education + Research Associates, Inc.
14 N. NEWSTEAD SUITE 200
ST. LOUIS MO. 63108

GENESIS ENGINEERING
1841 SHAWNEE RIDGE ROAD SUITE 300
ST. LOUIS MISSOURI 63017



ENGINEERING DECLARATION

THE INFORMATION ON THIS PLAN IS FROM EXISTING AVAILABLE DATA. THE ENGINEERING IS PRELIMINARY AND CONCEPTUAL AND SHALL NOT BE CONSTRUED AS THE FINAL DESIGN FOR CONSTRUCTION, BUT FOR PRELIMINARY COSTS AND CONCEPT ONLY. THIS PRELIMINARY IS SUBJECT TO CHANGE BASED ON COMPLETE FIELD INFORMATION, ENGINEERING CALCULATIONS, AND FUTURE AVAILABLE DATA.

STANLEY F. VISNOVSKE
MISSOURI E-18136

REV	DESCRIPTION	DATE

Science Renovations / Addition
PARKWAY CENTRAL HIGH SCHOOL
369 NORTH WOODS MILL ROAD
Chesterfield, Missouri 63017



STATE OF MISSOURI

Name / Number Date

SHEET CONTENT
SITE PLAN WITH CONTOURS

DATE: AUGUST 14, 2009

SCALE: 1" = 20'-0"

DRAWN BY: LEL

CHECKED BY: HLM

APPROVED BY: MGC

PSD PROJECT NUMBER: PMS090819
PB PROJECT NUMBER: 35998A

SHEET NUMBER:

C1.1



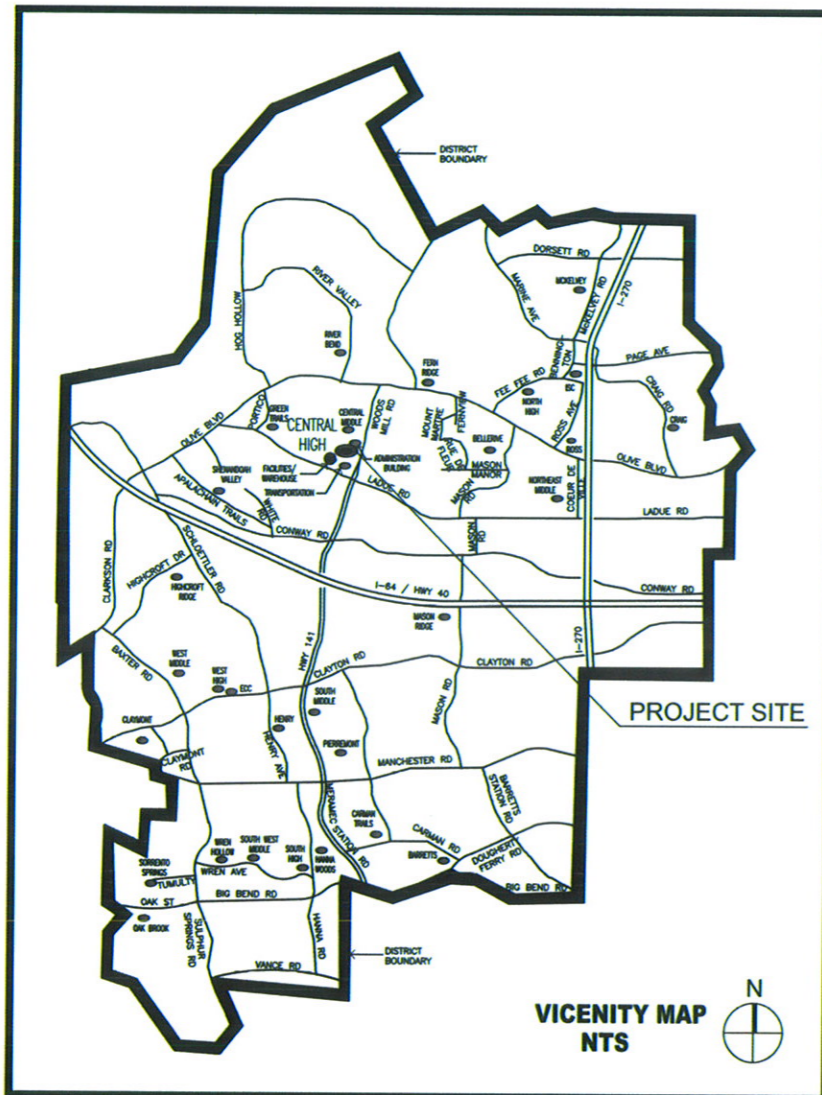
PARKWAY School District

Facilities Department
347 North Woods Mill Road
Chesterfield, Missouri 63017

NEW SCIENCE ADDITION PARKWAY CENTRAL HIGH SCHOOL

369 North Woodsmill Road, Chesterfield, Missouri 63017

PSD PROJECT NUMBER: PN500801B PB PROJECT NUMBER: 35998A



VICINITY MAP
NTS



DRAWING LIST

General

G0.0 PROJECT COVER SHEET

Civil

C1.0 SITE LOCATION PLAN
C1.1 SITE PLAN WITH CONTOURS

Architectural

A1.0 BUILDING ELEVATIONS
A1.1 BUILDING ELEVATIONS
A1.2 BUILDING PERSPECTIVE VIEWS



PLANNING COMMISSION SUBMITTAL



1531 CHESTNUT STREET, ST. LOUIS MO. 63103-2225
P 314.421.1476 F 314.421.1741 E www.pbworld.com

Health Education + Research Associates, Inc.
14 N. NEWSTEAD SUITE 200
ST. LOUIS MO. 63105

HEIDEMAN ASSOCIATES, INC.
13645 Barnett Parkway Drive Suite 200
St. Louis, Missouri 63021

GENESIS ENGINEERING
16141 SWANLEY RIDGE ROAD SUITE 300
ST. LOUIS MISSOURI 63017

REV DESCRIPTION DATE

Science Renovations / Addition
**PARKWAY CENTRAL
HIGH SCHOOL**
369 NORTH WOODS MILL ROAD
Chesterfield, Missouri 63017



STATE OF MISSOURI

Name / Number Date

SHEET CONTENT
COVER SHEET

DATE: AUGUST 14, 2009

SCALE:

DRAWN BY: HLM

CHECKED BY: HLM

APPROVED BY: MC

PSD PROJECT NUMBER: PN500801B
PB PROJECT NUMBER: 35998A

SHEET NUMBER: **GO.0**



1 North Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"



PB PARSONS BRINCKERHOFF

PB Architecture, Inc.
1831 CHESTNUT STREET, ST. LOUIS, MO. 63103-2225
T. 314.421.1476 F. 314.421.1741 | www.pbworld.com

he r a Health Education + Research Associates, Inc.
1414 NEWSTEAD SUITE 200
ST. LOUIS, MO. 63108

z c HEIDEMAN ASSOCIATES, INC.
A Full Service
13045 Barnet Parkway Drive p. 314.822.2217
Suite 200 f. 314.822.7808
St. Louis, Missouri 63021 www.zcinc.com

GENESIS ENGINEERING
5147 SWINNEY ROCKE ROAD - SUITE 100
ST. LOUIS, MISSOURI 63017

REV	DESCRIPTION	DATE

Science Renovations / Addition
PARKWAY CENTRAL HIGH SCHOOL
369 NORTH WOODS MILL ROAD
Chesterfield, Missouri 63017

PARKWAY SCHOOL DISTRICT

STATE OF MISSOURI

Name / Number Date

Martin G. Collier, Architect / AR004277
PB Architecture, Inc. Corporate Number A-2008011869

SHEET CONTENT:
ELEVATIONS

DATE: AUGUST 14, 2009

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

DRAWN BY: AJF

CHECKED BY: MGC

APPROVED BY: MGC

PSD PROJECT NUMBER: PN500801B
PB PROJECT NUMBER: 35998A

SHEET NUMBER: **A1.0**



RECEIVED
 AUG 17 2009
 DEPT. OF PLANNING
 & PUBLIC WORKS

1 West Elevation
 1/8" = 1'-0"



2 East Elevation
 1/8" = 1'-0"



PB PARSONS BRINCKERHOFF

PB Architecture, Inc.
 1831 CHESTNUT STREET, ST. LOUIS, MO 63103-2225
 T 314.421.1476 F 314.421.1741 I www.pbworld.com

Health Education + Research Associates, Inc.
 14 N. NEWSTEAD SUITE 200
 ST. LOUIS, MO 63108

HEIDEMAN ASSOCIATES, INC.
 13045 BARNETT PARKWAY DRIVE
 ST. LOUIS, MISSOURI 63021
 P 314.822.2217
 F 314.822.7888
 www.zincgroup.com

GENESIS ENGINEERING
 1117 S. WENTWORTH ROAD, SUITE 100
 ST. LOUIS, MISSOURI 63017

REV	DESCRIPTION	DATE

Science Renovations / Addition
**PARKWAY CENTRAL
 HIGH SCHOOL**
 369 NORTH WOODS MILL ROAD
 Chesterfield, Missouri 63017

**PARKWAY
 SCHOOL DISTRICT**

STATE OF MISSOURI

Name / Number Date

Martin G. Collier, Architect / AR004277
 PB Architecture, Inc. Corporate Number A-2008011869

SHEET CONTENT:
ELEVATIONS

DATE: AUGUST 14, 2009

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

DRAWN BY: AJF

CHECKED BY: MGC

APPROVED BY: MGC

PSD PROJECT NUMBER: PH500001B
 PB PROJECT NUMBER: 35998A

SHEET NUMBER: **A1.1**



SOUTH FACADE AND COURTYARD



SOUTHEAST CORNER



EAST FACADE



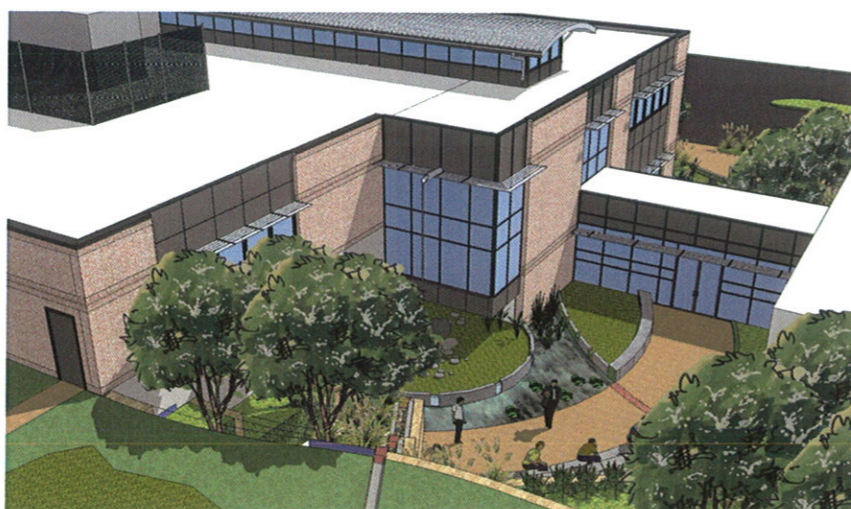
NORTHEAST CORNER



NORTH FACADE



NORTHWEST CORNER



SOUTHWEST CORNER



SOUTH FACADE AND COURTYARD



PB PARSONS BRINCKERHOFF

PB Architecture, Inc.
1831 CHESTNUT STREET, ST. LOUIS MO. 63103-2225
T 314.421.1476 F 314.421.1741 | www.pbworld.com

he Health Education + Research Associates, Inc.
14 N. NEWSTEAD, SUITE 200
ST. LOUIS MO. 63108

z HEIDEMAN ASSOCIATES, INC.
13645 Barnett Parkway Drive
Suite 205
St. Louis, Missouri 63021
p 314.822.2217
f 314.822.7808
www.zancomparis.com

GENESIS ENGINEERING
1841 SUMMIT AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63017

REV	DESCRIPTION	DATE

Science Renovations / Addition
PARKWAY CENTRAL HIGH SCHOOL
369 NORTH WOODS MILL ROAD
Chesterfield, Missouri 63017

PARKWAY SCHOOL DISTRICT

STATE OF MISSOURI

Name / Number _____ Date _____

Martin G. Collier, Architect / AR004277
PB Architecture, Inc. Corporate Number A-2008011869

SHEET CONTENT:
PERSPECTIVES

DATE: AUGUST 14, 2009

SCALE: 1/2" = 1'-0"

DRAWN BY: AJF

CHECKED BY: MGC

APPROVED BY: MGC

PSD PROJECT NUMBER: PW500001B

PB PROJECT NUMBER: 35998A

SHEET NUMBER: **A1.2**

