



**VII. A.**

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## Planning Commission Staff Report

**Subject:** Amended Architectural Elevations  
**Meeting Date:** September 26, 2011  
**From:** Justin Wyse, AICP, Senior Planner  
**Location:** Chesterfield Village Mall  
**Applicant:** Accent Construction Management  
**Description:** Chesterfield Village Mall – American Girl

### Proposal Summary

Adam Graves of Accent Construction Management, on behalf of CBL and Associates Properties, Inc., has submitted a request for Amended Architectural Elevations at the Chesterfield Village Mall (former Wapango tenant space). The subject site is a 10.84 acre site (the mall area is 86.488 acres) zoned “C-8” Planned Commercial District. The applicant is proposing to renovate the existing tenant space formerly occupied by Wapango to accommodate a new 10,850 square foot tenant.

### Land Use and Zoning History of Subject Site

Chesterfield Mall was zoned “C-8” Planned Commercial via St. Louis County Ordinance 6,815. St. Louis County Ordinance 6,815 was subsequently amended by St. Louis County Ordinance 10,241, and later by City of Chesterfield Ordinance 577.

On March 8, 2004, an Amended Site Development Plan, Landscape Plan and Amended Architectural Elevations were approved by the City of Chesterfield. At that time, Westfield (former owners) agreed that any other changes to the elevations of the Mall would be brought forward for review by the Commission.

Since 2004, the City of Chesterfield Planning Commission has approved several plans for amendments to the site, lighting, landscaping, and elevations of various portions of the Mall. The existing Wapango tenant space was approved in February of 2007 by the City

of Chesterfield Planning Commission, after receiving a recommendation for approval from the Architectural Review Board.

**Land Use and Zoning of Surrounding Properties**

The land use and zoning for the properties surrounding this parcel are as follows:

North: Zoned “C-8” Planned Commercial District and is part of the Chesterfield Village Mall subdivision.

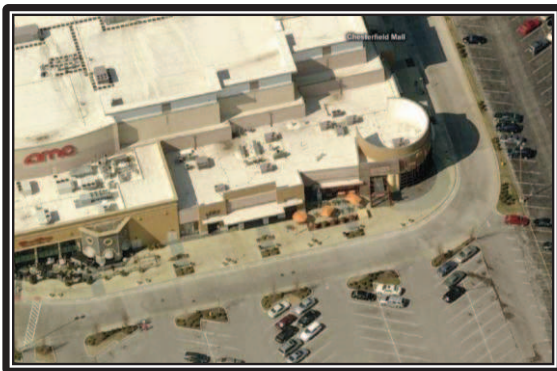
South: Zoned “C-8” Planned Commercial District and is part of the Chesterfield Village Mall subdivision.

East: Zoned “C-8” Planned Commercial District and is part of the Chesterfield Village Mall subdivision.

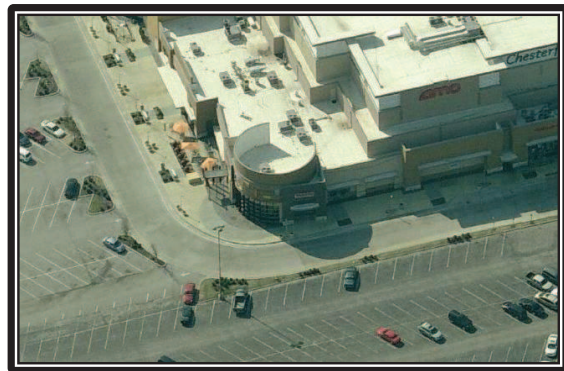
West: Zoned “C-8” Planned Commercial District and is part of the Chesterfield Village Mall subdivision.



*Aerial view of subject site*



*View of eastern side of subject site*



*View of northern side of subject site*

## STAFF ANALYSIS

### Zoning

The subject site is currently zoned "C-8" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 577. The submittal was reviewed against the requirements of Ordinance 577 and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements and the site specific governing ordinance.

### Traffic/Access and Circulation

No changes are proposed that impact the traffic circulation or access to the site.

### Parking

The proposed modifications will not increase the parking ratio for the site as the former restaurant use is a more intensive use than the retail use with a small restaurant component.

### Landscaping

There were no proposed changes to the landscaping for the subject site. An amended landscape plan was not required for this site. All landscaping shown on the site is being considered with the elevations as changes include planters and is not required by the City of Chesterfield Tree Preservation and Landscape Requirements.

### Lighting

New wall mounted light fixtures will be proposed on the exterior of the tenant space. The fixtures will be modified from their original design to include shielding to ensure light does not extend beyond the roof line in compliance with the City of Chesterfield Lighting Ordinance.

### Architectural Elevations

The proposed alterations were before the City of Chesterfield Architectural Review Board on September 15, 2011. At that time, ARB recommended that the project be forwarded to the Planning Commission with the following motion:

1. *Once the existing streetscape and planting elements are removed from the front façade, a vast open area will be created that will need to be broken up with some architectural, landscape or streetscape elements such as plantings, seating, large scale moveable planters, etc., to improve the human scale and interest along that area. This will also add some visual interest to compensate for removing the curved wall and replacing it with straight walls.*

The Board acknowledged that this was a retail tenant and visibility is important. The Board expressed their opinion that some improvements in this area could still maintain visibility required for retail tenants while enhancing the exterior tenant space. To address this recommendation, the applicant has submitted a

plan that includes planters similar to existing planters at the mall (18), trees (2), rectangular planters (2), benches consistent with the style of the existing benches (4), and new concrete with a score pattern. The proposed enhancements are shown on the Proposed Hardscape Layout included in your packet.

2. *The Board would like the petitioners to strongly consider changing the EIFS at the top corner of the building's front entryway to match the cast stone or sand white color in order to break up the façade. This will also help to tie in the building architecturally with the surrounding mall.*

The Board discussed that they were aware of the potential that the tenant would not be receptive to this idea as the color scheme is a trademark of the American Girl stores. As indicated by the motion above, the Board did not state that the applicant should be required to make the recommended change, but rather, suggested to the applicant to make change.

The tenant was contacted regarding their willingness to make this change; however, they have decided to continue without incorporating this modification. No changes are being proposed to the color of the cornice.

#### **Department Input**

Staff has reviewed the Amended Architectural Elevations and found the proposal to be in conformance with the site specific ordinance and all other applicable Zoning Ordinance requirements. The applicant has addressed both of the recommendations of the Architectural Review Board. Staff recommends approval of the Amended Architectural Elevations as presented to the Planning Commission.

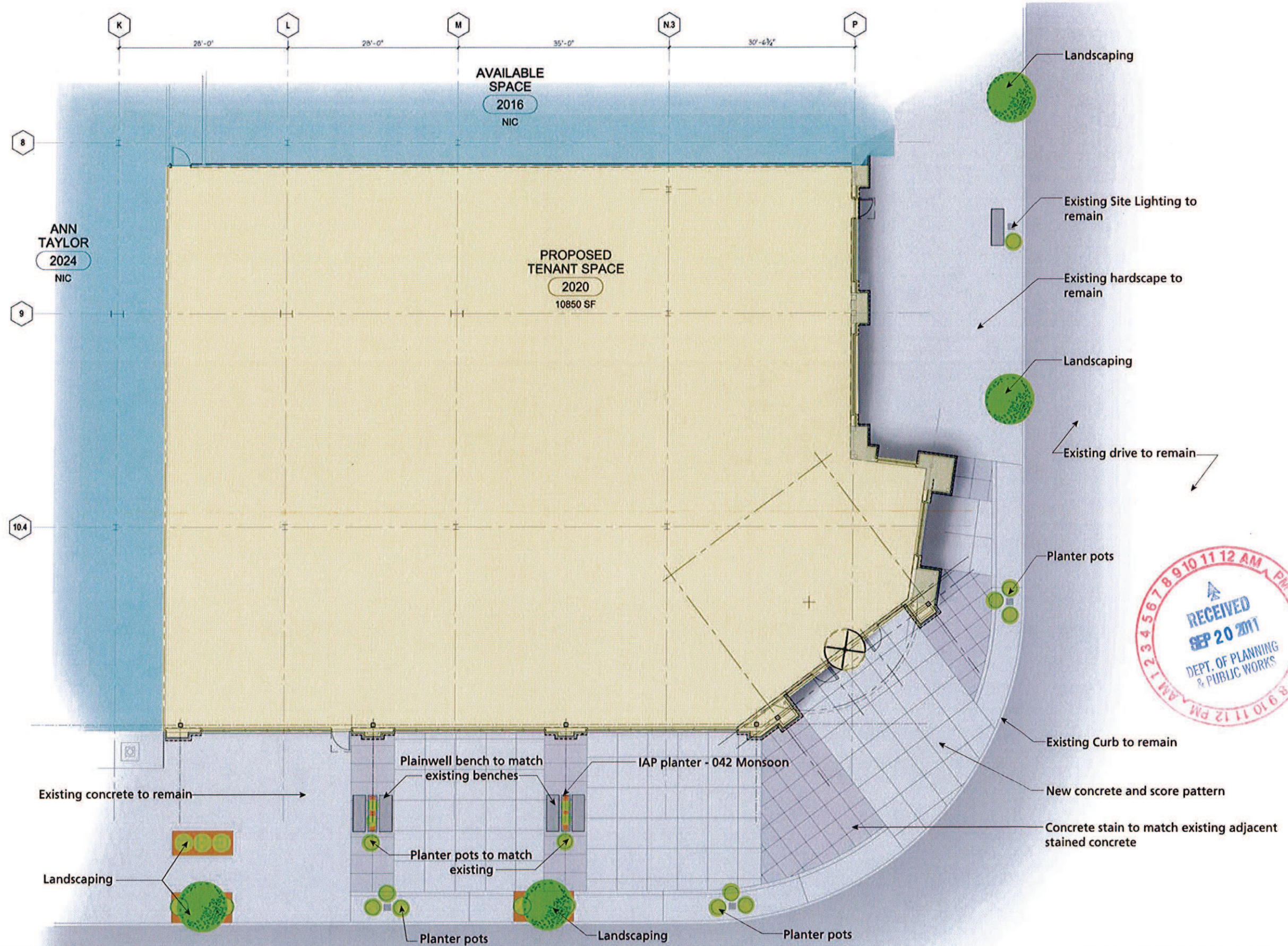
#### **Motion**

- 1) "I move to approve (or deny) the request for Amended Architectural Elevations for Chesterfield Village Mall (American Girl)."
- 2) "I move to approve the request for Amended Architectural Elevations for Chesterfield Village Mall (American Girl), with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Michael G. Herring, City Administrator  
Rob Heggie, City Attorney  
Michael O. Geisel, Director of Planning and Public Works  
Aimee Nassif, Planning and Development Services Director

#### **Attachments**

- 1) Proposed Elevations
- 2) Proposed Hardscape Layout



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Proposed Hardscape Layout



Proposed Design

North Elevation



Proposed Design

East Elevation

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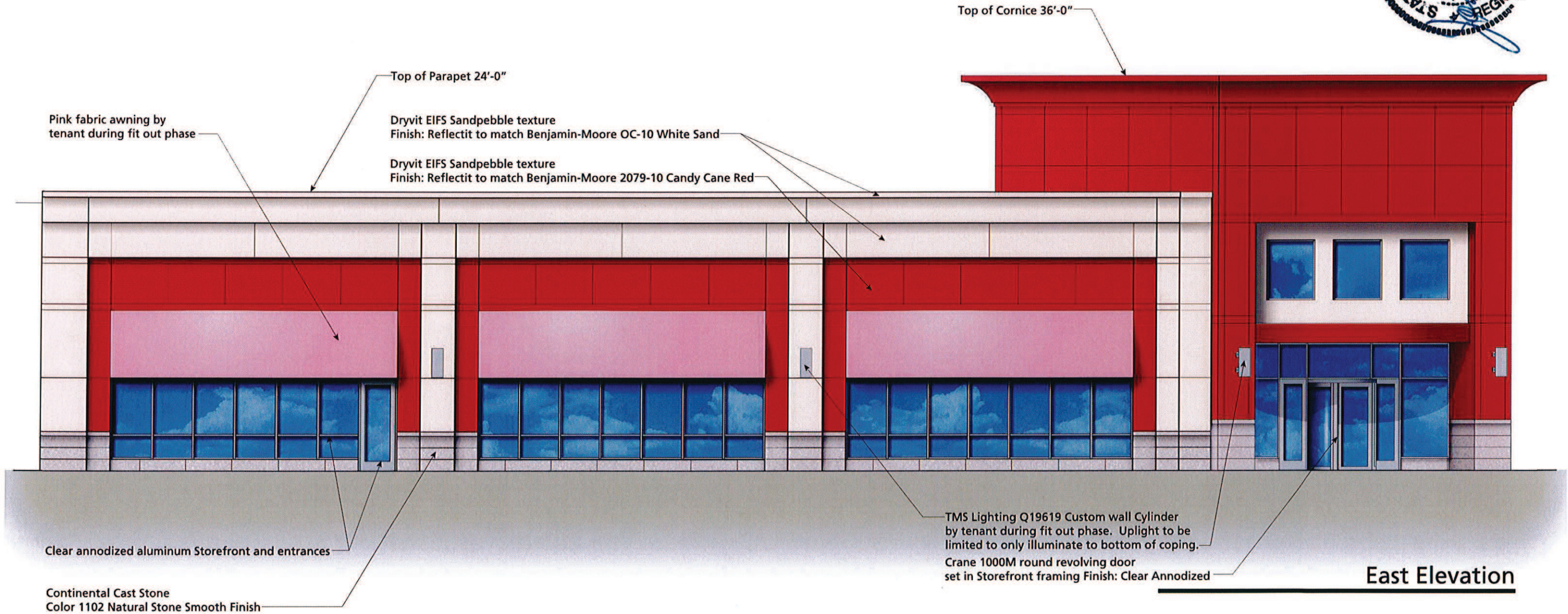


Composite Elevations

American Girl  
St. Louis, MO  
Architectural Review Board Package



A-6  
8.12.2011  
ka # 11054-01



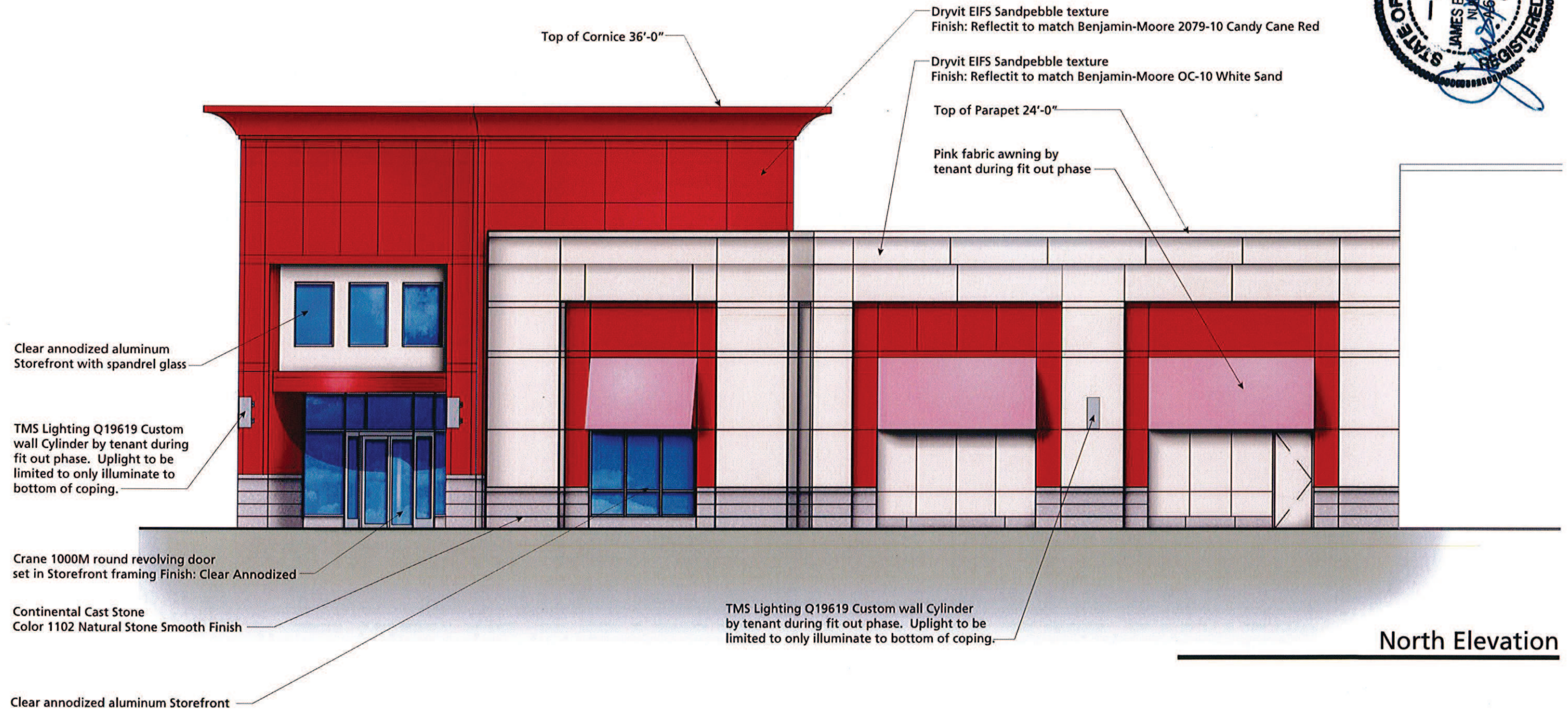
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American Girl  
St. Louis, MO  
Architectural Review Board Package

East Elevation

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	8.12.2011 ka # 11054-01



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North Elevation



American Girl  
St. Louis, MO  
Architectural Review Board Package



A-8  
8.12.2011  
ka # 11054-01



ke/dc

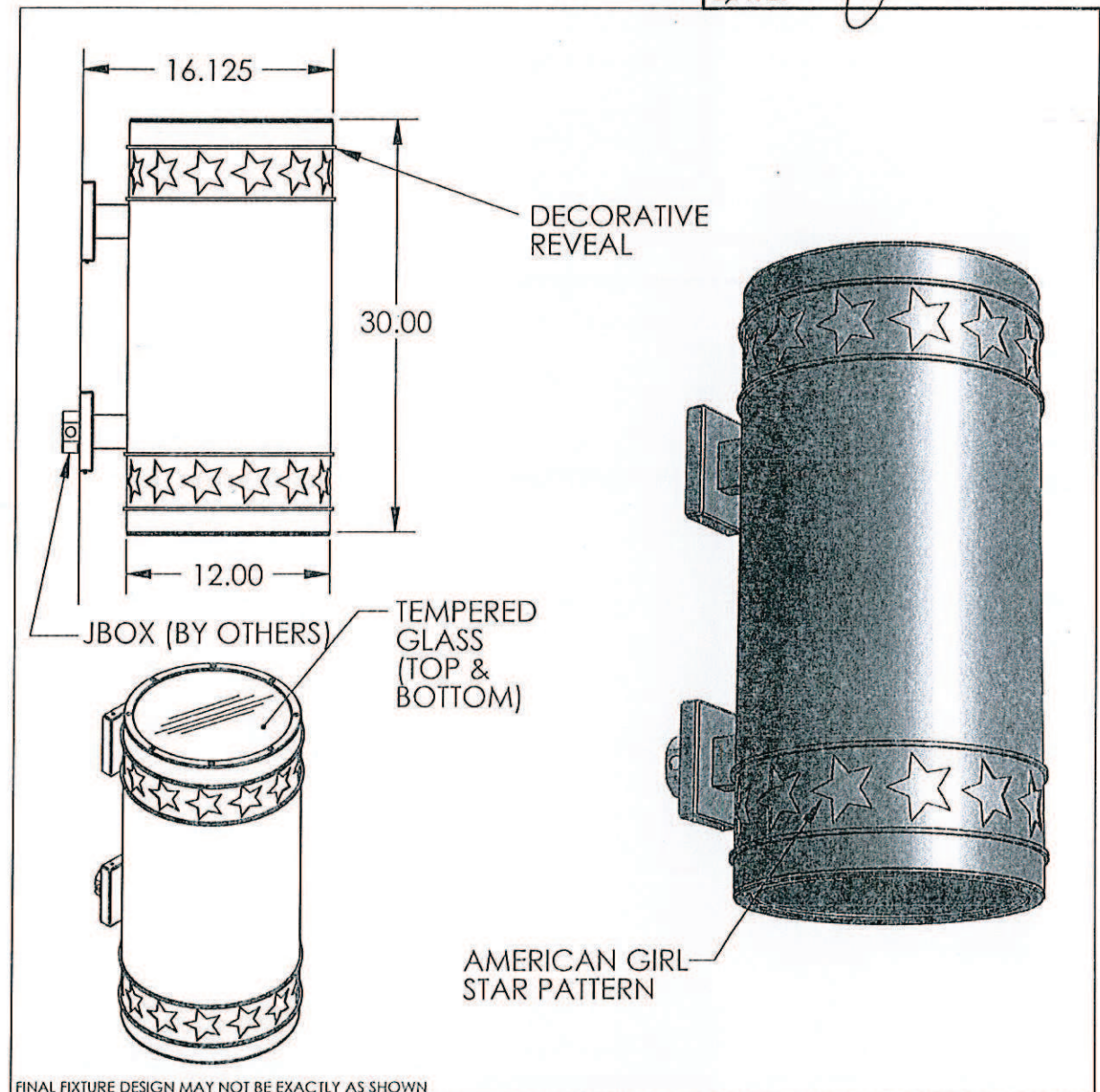


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Q19619 CUSTOM WALL CYLINDER  
TYPE: REV.

APPROVED BY: *[Signature]* 6/7/10  
DATE:



FINAL FIXTURE DESIGN MAY NOT BE EXACTLY AS SHOWN

ALL DIMENSIONS ARE APPROXIMATE

**GENERAL SPECIFICATIONS**

- Body Assy: Alum Construction
- Finish: Brushed Aluminum
- Diffuser: Opal Acrylic Diffusers behind American Girl Stars
- Lampholder: MH Pulse Rated Medium Base
- Ballasts: Metal Halide Core and Coil 120V
- Lamps: Up To 2X50W ED17 (Lamps Included)
- Mounting: Wall

Fixture for Outdoor Application

**PROPRIETARY & CONFIDENTIAL**

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LRP



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September 1, 2011

Adam Graves  
Construction Manager  
Accent Construction Management  
2034 Hamilton Place Blvd., Suite 400  
Chattanooga, TN 37421

RE: American Girl  
Space 2020  
Chesterfield Mall  
Chesterfield, MO 63017

Dear Mr. Graves:

The design of the new American Girl store at the Chesterfield Mall includes exterior sconces. These custom light fixtures are designed to cast light on the façade in both the up and down directions, for a decorative effect. They are not intended to illuminate walkways or drive aisles. We understand that City of Chesterfield Ordinance 2228 prohibits up-lighting, unless the applicant can show that the building will block light from extending past the top of the building. Therefore, we intend to modify the design of these fixtures to include a shield that will restrict the light emitted from the top of the fixture, and ensure that it is cut off before it reaches the top of the parapet.

Very truly yours,

Thomas C. Rosenkilde, AIA, LEED AP  
Senior Project Manager

cc: Lorri Spitz / American Girl  
Amy Heerema / Global Lighting Design