



II. A.

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October 14, 2010

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: Chesterfield Presbyterian Church: An Amended Site Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for a 12.7 acre tract of land zoned "R1" Residence District, on the north side of Clayton Road and west of the intersection of Clayton Road and Baxter Road, more specifically addressed 15019 Clayton Road.

Board Members:

Chesterfield Presbyterian Church has submitted an Amended Site Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

Submittal Information

The request is to construct a 1,890 sf. addition to an existing 2,500 sf. office building located on the easternmost side of the church property, closest to Clayton Road. The subject site is zoned "R1" Residence District. The exterior building materials will be cement board siding or wood grain vinyl siding to match the materials on the existing building. The roof will be composed of architectural shingles to match the existing structures material and color. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines. Landscaping is being addressed through site plan review for adherence to the City of Chesterfield's Tree Preservation and Landscape Requirements and the Lighting Ordinance.

Actions Requested

The Department of Planning and Public Works requests action by the Architectural Review Board on the information presented.

Chesterfield Presbyterian Church – ASP

ARB Report

10/14/2010

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Seymour', with a long horizontal stroke extending to the right.

Shawn Seymour, AICP
Senior Planner

Attachments

1. ARB Design Review Checklist
2. Architectural Review Packet Submittal

ARCHITECTURAL REVIEW BOARD

Project Name: Chesterfield Presbyterian Church

Guidelines Review Checklist

Date of Review: October 14, 2010

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
Applicability and Compliance			
General Requirements for Site Design			
A. Site Relationships	X		Minimal site changes are required.
B. Circulation System and Access	X		Vehicular circulation is unchanged.
C. Topography	X		Minimal grading at rear (north) side of structure.
D. Retaining Walls	N/A		
General Requirements for Building Design			
A. Scale	X		Single story addition to a single story structure.
B. Design	X		
C. Materials and Color	X		Materials and colors are consistent with the surrounding development.
D. Landscape Design and Screening	X		Landscaping is being addressed through site plan review.
E. Signage	N/A		Signage is not submitted for approval at this time.
F. Lighting	X		No change proposed to site lighting.
Use Type:			
Access	X		Access is gained via interior entrances and exterior pedestrian entrances
Exterior Elements	X		Design and materials are consistent with the rest of the development.
Landscaping and Screening	X		Landscaping has been added to the base of the addition and to entry points.
Scale	X		
Site Design	X		

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design guidelines.

Form revised: February 2009



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield _____

Project Title: The Lighthouse Addition **Location:** 15019 Clayton Road
Developer: Chesterfield Presbyterian Church **Architect:** Grubbs & Associates **Engineer:** Bax Engineering

PROJECT STATISTICS:

Size of site (in acres): 12.7 acres **Total Square Footage:** 1,890sf **Building Height:** 20'-4" AFF

Proposed Usage: Multi-purpose meeting room

Exterior Building Materials: Vinyl siding and insulated vinyl windows

Roof Material & Design: Composition asphalt shingles on a wood pitched roof

Screening Material & Design: NA

Description of art or architecturally significant features (if any): NA

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

Chesterfield Presbyterian Church Lighthouse Expansion Project

Statement of Design

A. Project Parameters

1. The existing CPC Lighthouse building located at 15019 Clayton Road is part of a consolidated lot of approximately 12.7 acres. The existing building is approximately 2,500 SF and the building addition will be 1,890 SF. Approximately 0.095 acres of ground will be disturbed outside the new building area during construction.
2. The current Lighthouse building is utilized for offices and meeting space. The new addition will be utilized for meeting and multipurpose gatherings.
3. No changes will be required to existing parking, site traffic circulation, site lighting, existing public ingress/egress or other public improvements on the site.
4. Chesterfield Presbyterian Church owns the adjacent single family properties located at #2 Chesterton Lane and #3 Chesterton Lane.

B. Site Relationships

1. Existing parking immediately west and east sides of the building addition will serve the building expansion and will be connected with fully compliant handicap accessible walkways.
2. The entrance to new addition leads to a new concrete patio which is approximately 24' x 15'. This provides a comfortable place for people to gather or transition both to and from the facilities planned uses.

C. Circulation System and Access

1. All existing site circulations and parking will be maintained.

D. Topography & Retaining Walls

1. All existing site topographies are being maintained with no major or radical changes to the existing topographies.
2. No retaining walls are planned for this new project.

E. Building Design - Scale

1. The existing Lighthouse structure was originally a residential single family use and this expansion is intended to maintain that character and design style. This pitched roof, traditional single family design will compliment the current character and rhythm of the structures immediately east of the main church structure, which is located directly west of this building. While maintaining the rhythm of single family homes east of the building, the design and scale respects the character of the prominent worship facility immediately west of this expanded building.

Chesterfield Presbyterian Church Lighthouse Expansion Project

Statement of Design

F. Building Design

1. The building addition will be minimally visible from the primary Clayton Road street frontage, but those sections which are visible will mirror or compliment the current building design style and colors.
2. Street visibility from Chesterton Lane will be very consistent with current views of the existing Lighthouse building.
3. The building offset at entry way and patio area on the western side of the new addition provides a comfortable human scale transition between the existing building and the new addition; it also provides an inviting relational space at the building exterior.
4. All existing and new ground mounted air conditioning condensing units will be screened by landscaping materials which will not interfere with or reduce the efficiency of the units.

G. Building Materials and Colors

1. The intent of the materials utilized on the new addition is to portray a seamless compatibility with the current structure. Although there will be people who were aware of the existing structure prior to the new addition, it is our desire and intent to present a design and color palette that will allow the new person to view this new addition as a single component.
2. The new building addition will be sided with custom color painted cement board lapped siding, similar to James Hardie siding. The roofing product will be a 30 year, architectural grade, composition asphalt shingle with a color selection matching as closely as possible the existing building shingles.
3. Building windows will be single hung, white vinyl windows similar in style and type to the existing building replacement windows.

H. Landscape Design and Screening

1. All new landscaping associated with this addition occurs adjacent to the building or walkways leading to the new building addition. All other mature site trees, plants, parking island planting and lawn areas remain undisturbed.
2. New landscaping is designed to soften the visual sharpness of the building elements and brighten the exterior entry points with seasonal color and flowering elements.

I. Signage and Site Lighting

1. No additions, amendments or modifications are requested as part of this building expansion project.



CHESTERFIELD
PRESBYTERIAN
CHURCH

LIGHTHOUSE EXPANSION

City of Chesterfield ARB Submittal

October 14, 2010



SUBMITTAL DOCUMENTS INDEX

Page 1 - Colored Site Plan

Page 2 - Landscaping Plan

Page 3 - Color Elevation - Southwest

Page 4 - Color Elevation - West

Page 5 - Color Elevation - North

Page 6 - Color Elevation - East

Page 7 - Existing Building Photo - Looking Northwest

Page 8 - Existing Building Photo - Looking Southwest

Page 9 - Existing Photo - Looking Northwest

Page 10 - Existing Photo - Looking North

Page 11 - Existing Photo - Looking Northeast

Page 12 - Existing Photo - Looking East

Page 13 - Existing Photo - Looking Southeast

Page 14 - Existing Photo - Looking South

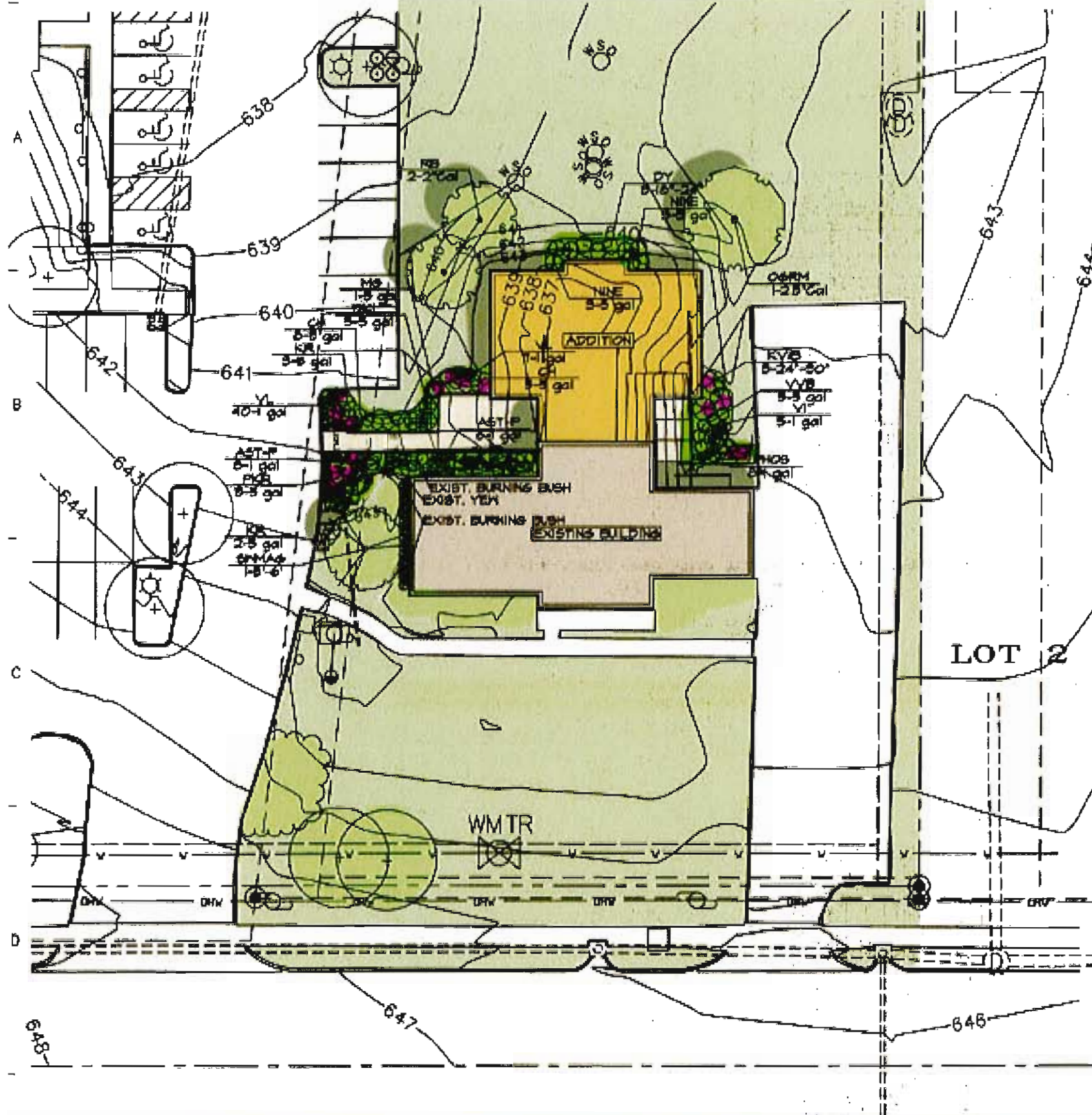
Page 15 - Existing Photo - Looking Southwest

Page 16 - Existing Photo - Looking West

Page 17 - Statement of Design

Page 18 - Building Exterior Lighting Cut Sheet

PROPERTY N/F
CHESTERFIELD
PRESBYTERIAN CHURCH
14129/2331



PLANT SCHEDULE			
TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
OBRM	1	Acer rubrum 'October Glory' / 'October Glory' Maple	25" Cal
FLOWERING TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
RB	2	Cercis canadensis / Redbud	2" Cal
SHMAG	1	Magnolia virginiana / Sweetbay Magnolia	5'-6'
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
VYB	5	Boxus sempervirens 'Vander Valley' / Vander Valley Boxwood	5 gal
CH	15	Ilex meserveae 'China Bayberry' TM / China Bayberry Holly	5 gal
NINE	5	Physocarpus opulifolius 'Diablo' TM / Diablo Purple Ninebark	5 gal
DKL	5	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5 gal
DY	5	Taxus media 'Densiformis' / Dense Yew	18"-24"
KVIB	5	Viburnum carlesii / Korean Spice Viburnum	24"-30"
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
AST-P	14	Astilbe chinensis 'Pumila' / Dwarf Pink Astilbe	1 gal
PHOS	5	Hosta 'Patriot' / Patriot Hosta	1 gal
VI	5	Iris pallida 'Variegata' / Variegated Iris	1 gal
VL	4T	Lilops muscar! 'Variegata' / Variegated Lily Turf	1 gal
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
M5	1	Mecanthe sinensis 'Brookline' / Maiden Grass	5 gal
ROSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
KR	5	Rosa 'Knockout' / Knockout Rose	5 gal
PKR	5	Rosa hybrida 'Pink Knockout' / Pink Knockout Rose	5 gal



CPC Lighthouse Addition



CPC Lighthouse Addition Southwest Elevation



CPC Lighthouse Addition

West Elevation



William D. Coon, Architect LLC

CPC Lighthouse Addition North Elevation



William D. Cover, Architect LLC

CPC Lighthouse Addition

East Elevation



**EXISTING CPC LIGHTHOUSE
LOOKING NORTHWEST**



**EXISTING CPC LIGHTHOUSE
LOOKING SOUTHWEST**



**CPC LIGHTHOUSE EXPANSION
LOOKING NORTHWEST**



**CPC LIGHTHOUSE EXPANSION
LOOKING NORTH**



**CPC LIGHTHOUSE EXPANSION
LOOKING NORTHEAST**



**CPC LIGHTHOUSE EXPANSION
LOOKING EAST**



**CPC LIGHTHOUSE EXPANSION
LOOKING SOUTHEAST**



**CPC LIGHTHOUSE EXPANSION
LOOKING SOUTH**



**CPC LIGHTHOUSE EXPANSION
LOOKING SOUTHWEST**



**CPC LIGHTHOUSE EXPANSION
LOOKING WEST**

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CPC Lighthouse Expansion

New Exterior Lights at Building Entry Points



Light Black Grid Cage Wall Lantern - 100W