



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

October 16, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **October 22, 2007** will include the following item for your consideration:

Re: **Jared's Jewelers (Westfield Shoppingtown Chesterfield):** A Site Development Section Plan, Landscape Plan, Architectural Elevations and Lighting Plan for a free-standing retail building located in a regional shopping center in a "C-8" Planned Commercial District located south of Highway 40/Interstate 64.

Dear Board Members:

Woolpert, Inc. and Cedarwood Architects, Inc., on behalf of Jared's Jewelers, have submitted for your review a Site Development Section Plan, Landscape Plan, Architectural Elevations and Lighting Plan for the above-referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report:

BACKGROUND INFORMATION

- Chesterfield Mall was zoned "C-8" Planned Commercial via St. Louis County Ordinance 6815.
- St. Louis County Ordinance 6815 was subsequently amended by St. Louis County Ordinance 10,241.

- The Original Site Development Concept Plan and a Final Development Section Plan Phase I were approved by St. Louis County prior to incorporation of the City of Chesterfield.
- In May, 1991, the City approved City of Chesterfield Ordinance 577, which amended the governing ordinances to provide a reduction of the total parking requirement by 18.5 %.
- In May of 1992, the City of Chesterfield approved an Amended Final Development Section Plan Phase II.
- On March 8, 2004, an Amended Site Development Plan, Landscape Plan and Amended Architectural Elevations for the portion of the Mall which formerly housed J.C. Penney's were approved by the City of Chesterfield. At that time, Westfield agreed that any other changes to the elevations of the Mall would be brought forward for review by the Commission.
- On March 22, 2004, a site circulation plan for the area approved on March 8, 2004 was approved.
- On October 11, 2004, an amended version of the Site Development Plan approved March 8, 2004 and a Lighting Plan were approved by the Planning Commission.
- The Planning Commission approved an Amended Final Development Section Plan for Phase III of Chesterfield Mall on July 11, 2005.

SUBMITTAL INFORMATION

- The request is for one (1) new 6,054 square foot jewelry store at Westfield Shoppingtown Chesterfield.
- Proposed building materials consist of masonry and E.I.F.S. with a metal parapet joist roof.
- The landscape plan utilizes a mixture of deciduous/evergreen trees and shrubs, ornamentals, perennials and groundcover.
- Lighting for the subject site is well within the criteria set forth in the Lighting Ordinance.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on September 20, 2007. The ARB voted, by a margin of 7-0, to forward this project to the Planning Commission as presented with the concern about the proximity to the drive aisle to the west side. Please note that this area has been reviewed and found to be in compliance with all City requirements.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances.

The Department of Planning and Public Works recommends approval of the Site Development Section Plan, Landscape Plan, Architectural Elevations and Lighting Plan for Jared's Jewelers at Westfield Shoppingtown Chesterfield and requests action by the Planning Commission.

Respectfully Submitted,



Annissa McCaskill-Clay, AICP
Assistant Director of Planning

Cc: City Administrator
City Attorney
Department of Public Works



A EAST (FRONT) ELEVATION
A2 SCALE: 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE	
(A)	4"x4"x16" C.M.U. BRICK, CUSTOM COLOR TO MATCH BENJAMIN MOORE PAINT #2107-40 "DRIFTWOOD". MORTAR BY SOLOMON, COLOR: 'SGS' 45X "MAROON"
(B)	E.I.F.S. COLOR: #40002B "TAUPE MIST" WITH SAND FINISH
(C)	PAINT BY SHERWIN WILLIAMS #6107 "NOMADIC DESERT" EXTERIOR SEMI-GLOSS. APPLY PRIMER APPROVED BY SHERWIN WILLIAMS.
(D)	E.I.F.S. COLOR: CUSTOM COLOR TO MATCH SHERWIN WILLIAMS PAINT #2124 "DARK CHERRY" WITH SAND FINISH.
(E)	E.I.F.S. COLOR: #40003 "WHITE DOVE" WITH SAND FINISH
(F)	4"x4"x16" C.M.U. BRICK, TOP COURSE TO BE TRIPLE SCORED IN FACTORY 4" O.C. VERT. COLOR: "JARED TAN" MORTAR BY SOLOMON, COLOR: 'SGS' 10X "LITE BUFF".
(G)	STOREFRONT ALUMINUM SYSTEM, COLOR: DARK BRONZE ANODIZED TYPE. REFER TO SPECIFICATIONS BOOK AND SHEET A18 FOR FRAMES AND GLAZING
(H)	METAL PANEL ROOF SYSTEM, COLOR #R21-E90 "PATINA GREEN" OVER ALL FOUR GABLE ROOF AREAS
(K)	FABRIC AWNING BY "SUNBRELLA", COLOR: #4640 "BLACK CHERRY" WITH GOLD SILK SCREENED LETTERS. SEE SHEET A21 FOR DETAILS.
(L)	METAL COPING SYSTEM OVER BUILDING PERIMETER PARAPET, COLOR: #R70-E84 "BONE WHITE".

NOTES:

1. C.M.U. BY 'AKRON BRICK AND BLOCK'. CONTACT DAVID GALCEI AT 1-800-584-2565.
2. SUBMIT SAMPLES OF EXTERIOR FINISH MATERIALS FOR ARCHITECT'S COLOR / FINISH APPROVAL.
3. E.I.F.S. BY 'SENERGY', 'DRY-VIT', 'TEC', 'STO' OR APPROVED EQUAL. COLORS NOTED ARE FOR 'TEC' 'FUL-O-MITE' PRODUCT.
4. METAL ROOF AND COPING SYSTEMS BY 'UNGLAD' FOR COLOR SELECTION. REFER TO SPECIFICATIONS FOR APPROVED MANUFACTURERS
5. REFER TO SHEET SFI FOR DUMPSTER ENCLOSURE FINISHES.



B SOUTH (LEFT) ELEVATION
A2 SCALE: 1/4"=1'-0"

JARED

The Galleria Of Jewelry

Chesterfield, Missouri

Building Elevations



C WEST (REAR) ELEVATION
A3 SCALE: 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE	
(A)	4"x4"x16" C.M.U. BRICK, CUSTOM COLOR TO MATCH BENJAMIN MOORE PAINT #2107-40 "DRIFTWOOD". MORTAR BY SOLOMON, COLOR: '565' 45X "MAROON"
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5. REFER TO SHEET SP1 FOR DUMPSTER ENCLOSURE FINISHES.



D NORTH (RIGHT) ELEVATION
A3 SCALE: 1/4"=1'-0"

JARED

The Galleria Of Jewelry

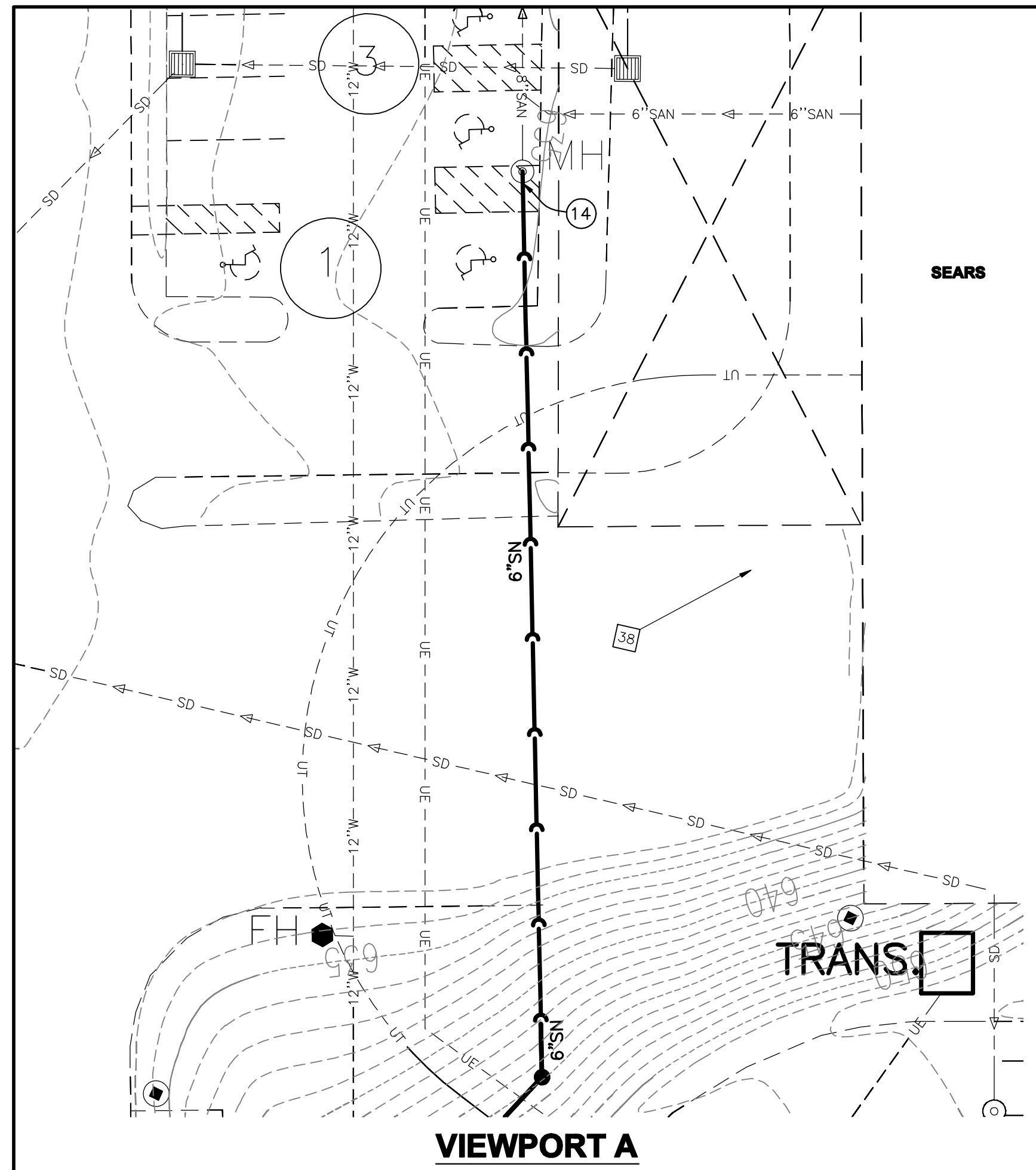
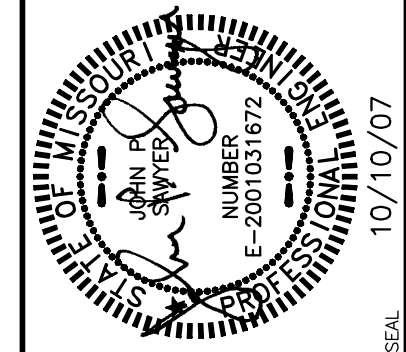
Chesterfield, Missouri

Building Elevations

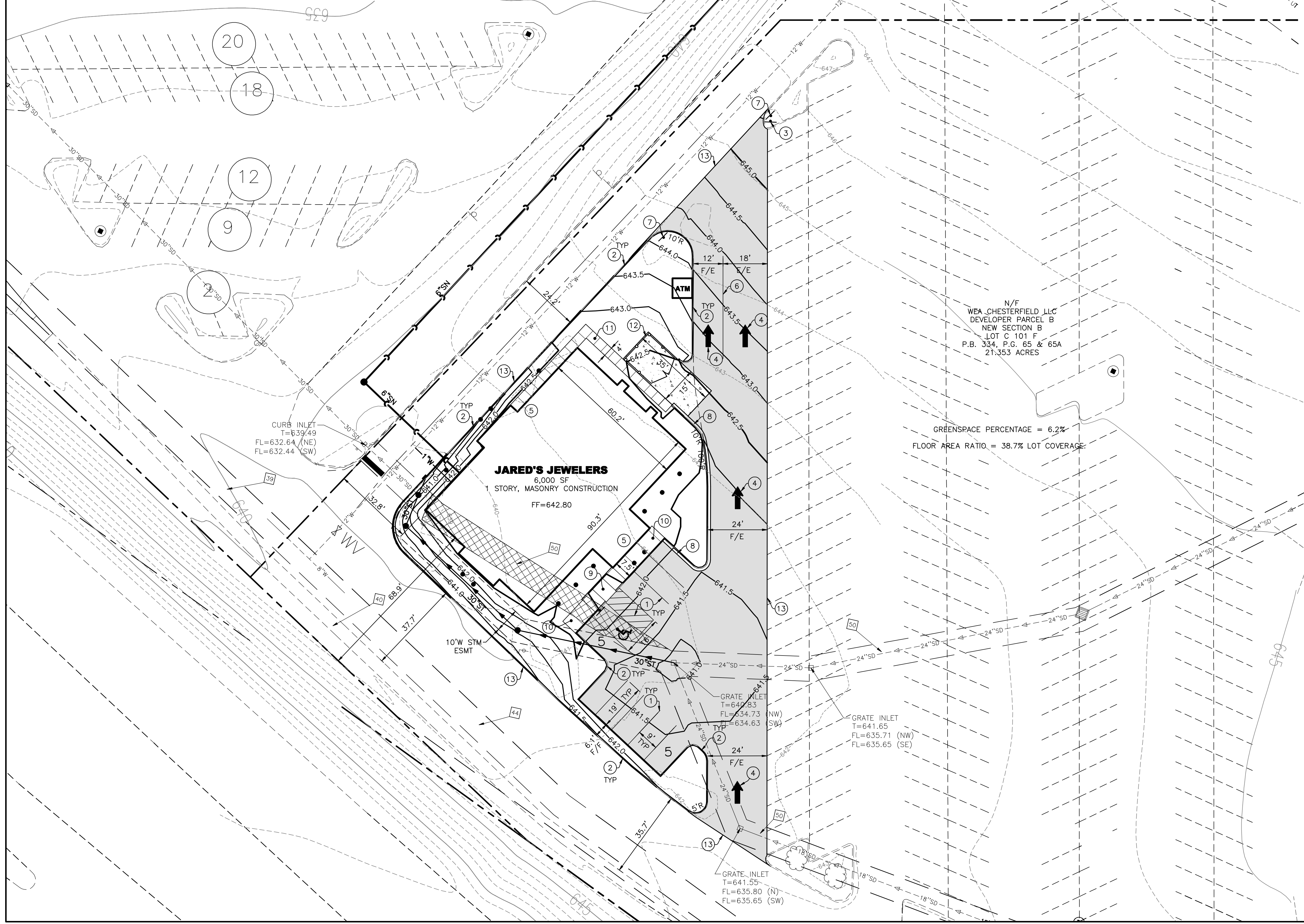


JARED
The Galleria Of Jewelry
Chesterfield, Missouri
Front Building Perspective

SITE DEVELOPMENT SECTION PLAN



VIEWPORT A



GREENSPACE PERCENTAGE = 6.2%
FLOOR AREA RATIO = 38.7% LOT COVERAGE

KEYED NOTES

- ① TYPICAL PARKING STRIPING, SEE DETAIL.
- ② BARRIER CURB.
- ③ STOP SIGN R1-1, WITH METAL POST.
- ④ PAINTED SYMBOLS AND LETTERS TO M&DOT STANDARDS.
- ⑤ SIDEWALK AT BUILDING ENTRANCE.
- ⑥ PAINT 4" WIDE WHITE SOLID LINE PER M&DOT STANDARDS.
- ⑦ WRONG WAY SIGN WITH METAL POST.
- ⑧ CURB AND GUTTER.
- ⑨ IN-LINE SIDEWALK RAMP WITH TRUNCATED DOMES.
- ⑩ TURNDOWN SIDEWALK.
- ⑪ CONCRETE SIDEWALK.
- ⑫ DUMPSTER ENCLOSURE FENCE.
- ⑬ MATCH EXISTING GRADE.
- ⑭ PROPOSED SANITARY LATERAL TO BE CONNECTED TO EXISTING STRUCTURE. SAWCUT STRUCTURE AND GROUT PROPOSED PIPE IN PLACE.

LEGEND

- LIGHT-DUTY BITUMINOUS PAVEMENT.
- CONCRETE PAVEMENT.
- EXISTING EASEMENT TO BE VACATED.

NOTES

ALL PROPOSED UTILITIES WILL BE INSTALLED UNDERGROUND.
SIGNAGE APPROVAL IS A SEPARATE PROCESS. APPROVAL OF THESE PLANS DOES NOT INDICATE APPROVAL OF SIGNAGE.
FRONT YARD SETBACKS: 50 FEET FROM R.O.W. AND SETBACK DISTANCE MUST EQUAL OR EXCEED THE HEIGHT OF THE BUILDING.

EASEMENTS

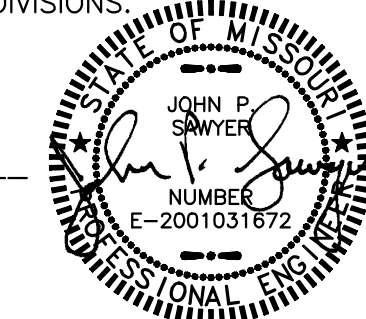
- 38 EASEMENT GRANTED TO LACLEDE GAS COMPANY ACCORDING TO INSTRUMENTS FILED IN BOOK 6601 AT PAGE 1927, BOOK 6750 AT PAGE 2266, BOOK 7029 AT PAGE 642 AND PLAT BOOK 179 AT PAGES 34 AND 35 AS MORE PARTICULARLY DESCRIBED IN SAID INSTRUMENTS. (PLOTTED AS SHOWN HEREON)
- 39 UTILITY EASEMENT TO ST. LOUIS COUNTY, MISSOURI, FILED IN BOOK 6692 AT PAGE 781, AS MORE PARTICULARLY DESCRIBED IN SAID INSTRUMENT. (PLOTTED AS SHOWN HEREON)
- 40 EASEMENTS TO ST. LOUIS COUNTY WATER COMPANY, FILED IN BOOK 6697 AT PAGE 1494, AS MORE PARTICULARLY DESCRIBED IN SAID INSTRUMENT. (PLOTTED AS SHOWN HEREON)
- 44 EASEMENTS GRANTED TO FEE FEE TRUNK SEWER, INC., FILED IN BOOK 158 AT PAGES 58-59, AS MORE PARTICULARLY DESCRIBED IN SAID INSTRUMENT. (PLOTTED AS SHOWN HEREON)
- 50 STORM SEWER EASEMENTS AS SHOWN ON THE PLAT FILED IN PLAT BOOK 179 AT PAGES 26-27 AND 28-29. (PLOTTED AS SHOWN HEREON)
- 51 EASEMENTS GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY FILED IN BOOK 7029 AT PAGE 628 AND PLAT BOOK 179 AT PAGES 30-31. (PLOTTED AS SHOWN HEREON)

THIS IS TO CERTIFY THAT WOOLPERT, INC. HAS PREPARED THIS PRELIMINARY DEVELOPMENT PLAN FROM A FIELD SURVEY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS PRELIMINARY DEVELOPMENT PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

WOOLPERT, INC.

JOHN P. SAWYER
MO PE 2001031672

10/10/07
DATE



Chesterfield Shoppingtown Project Data - August 10, 2007

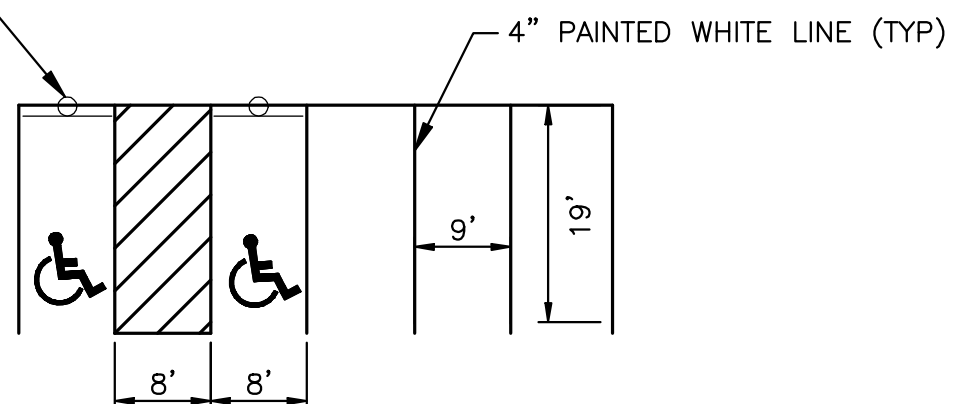
	Approved by City June, 2005	Westfield Revised Plans	Difference
Sears	150,628	150,628	0
Auto Center	19,670	19,670	0
Dillard's	248,697	248,697	0
Famous Barr	240,023	240,023	0
Mall Stores	567,312	567,312	0
Old Cinema	0	0	0
AMC Theatres	60,330	60,330	0
Macaroni Grill	7,281	7,281	0
Chili's	5,997	5,997	0
Bahama Breeze	8,318	8,318	0
Jared's Jewelers	0	6,000	6,000
Total GLA	1,308,256	1,314,256	6,000

PARKING DATA

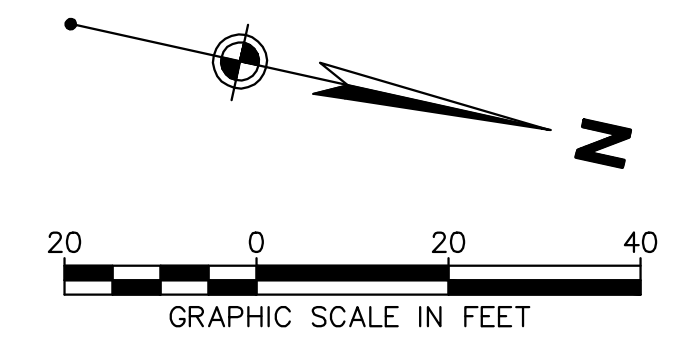
Parking Required	5,864	5,891	27
Parking Provided	5,992	5,944	(48)

PARKING REQUIRED FOR JUNE 1, 2005 APPROVED BY CITY IS PER THE AMENDED FINAL DEVELOPMENT SECTION PLAN PHASE II AS RECORDED IN PLAT BOOK 313, PAGES 56-58 AND BILL 583, ORDINANCE 577 CALCULATED BASED ON 5.5 SPACES/1000 SF GLA WITH AN 18.5% REDUCTION.

HANDICAP ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH ADA REQUIREMENTS (TYP)



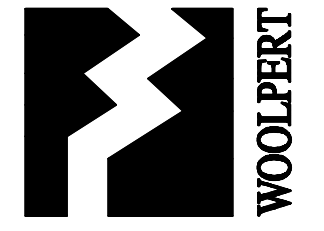
TYPICAL PARKING STRIPING
NOT TO SCALE



No.	DATE	REVISION

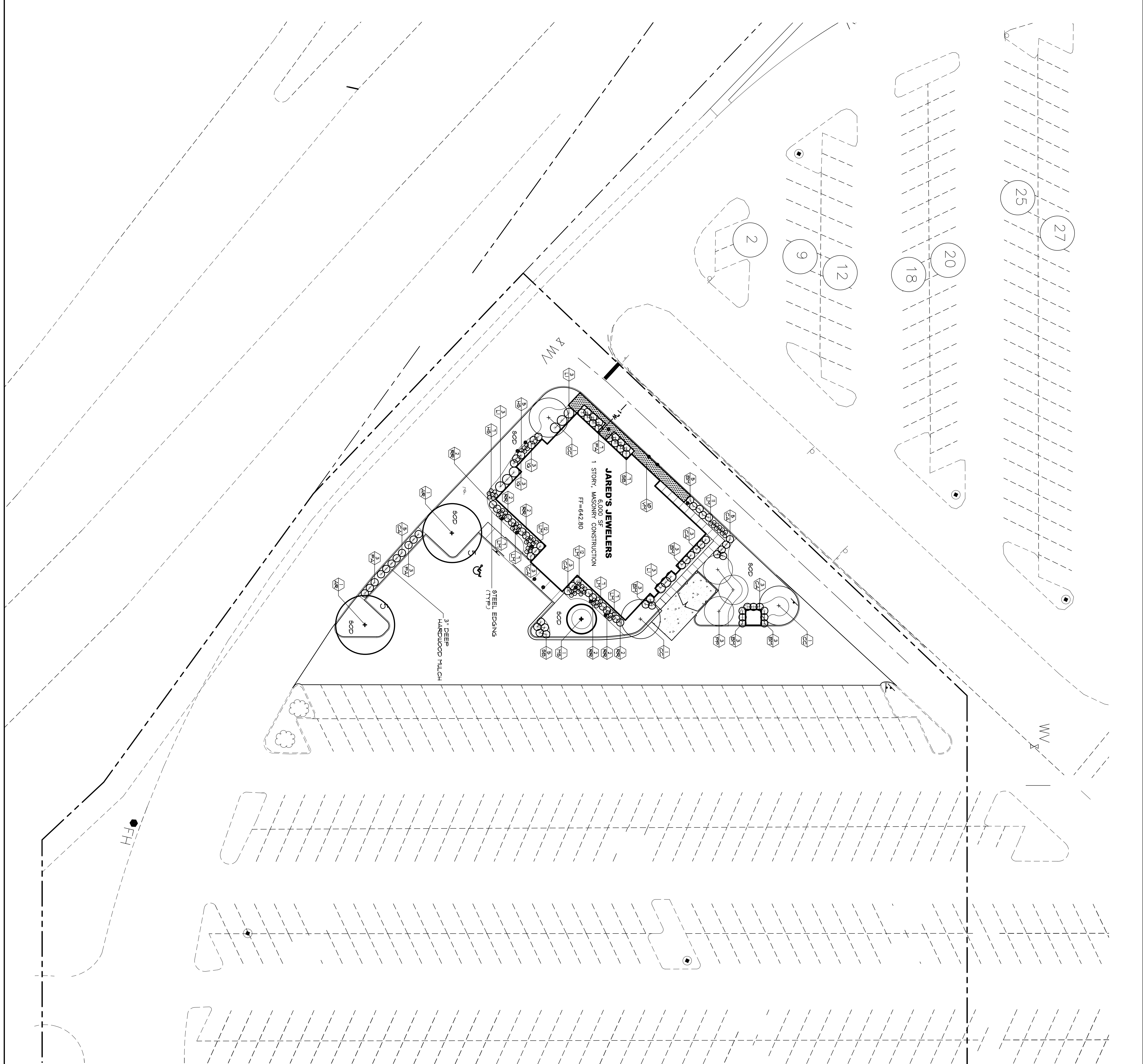
PROJECT No.	DATE	DES.	DR.	CHKD.
68844	AUG 07	JPS	CMB	JPS

WOOLPERT, INC.
343 Fountains Parkway, Suite 100
Fairview Heights, Illinois
62208-2044
618.632.7004
FAX: 618.652.0100



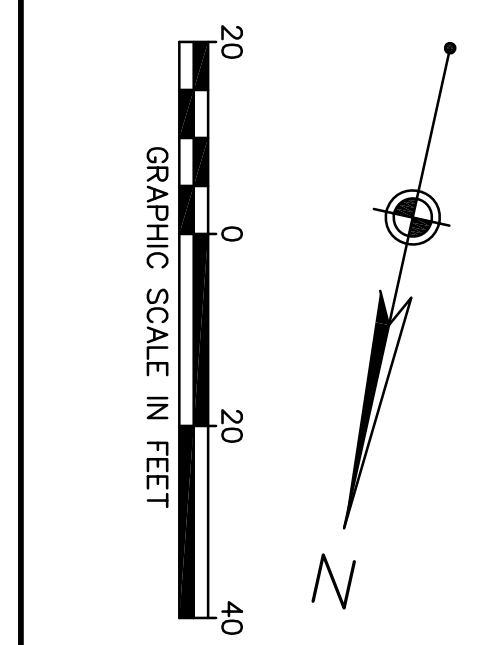
**WESTFIELD CORPORATION
CHESTERFIELD MALL**
US SURVEY 415 AND 202, TOWNSHIP 45 NORTH, RANGE 4 EAST
CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SHEET NO.
1 OF 3



LANDSCAPE NOTE:
 1. THERE ARE NO TREES/TREE PLACES ON THE SITE AND THEREFORE A TREE STAND DELINEATION/TREE PRESERVATION PLAN WILL NOT BE NECESSARY.

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	HEIGHT
TREES						
AR	2	Acer rubrum 'Sunset'	Red Maple	2.5" cal.	Deciduous	40-50'
CC	3	Cercis canadensis	Redbud	8"	Ornamental	20-30'
MS	1	Magnolia x soulangeana 'Alexandria'	Saucer Magnolia	8"	Ornamental	20-30'
PP	3	Picea pungens 'Hoopsii'	Colorado Blue Spruce	8"	Evergreen	30-60'
SHRUBS						
BM	17	Buxus microphylla 'Wintergreen'	Littleleaf Boxwood	5 gal.	Evergreen	3-4'
IG	6	Ilex glabra 'Shamrock'	Shamrock Inkberry	5 gal.	Evergreen	3-5'
LI	9	Lagerstroemia indica 'Firecracker'	Dwarf Crape Myrtle	5 gal.	Deciduous	3-5'
RR	12	Rosa 'Raidazz'	Knock-Out Rose	5 gal.	Deciduous	3-4'
SB	12	Spiraea x bunalda 'Anthony Waterer'	Anthony Waterer Spiraea	5 gal.	Deciduous	2-3'
ORNAMENTAL GRASSES						
CA	22	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal.	Evergreen	4-6'
PA	13	Pennisetum alopecuroides 'Hameln'	Fountain Grass	5 gal.	Evergreen	2-3'
PERENNIALS						
HS	12	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	1 gal.	Evergreen	1'-2'
LM	63	Liriope muscari	Creeping Lilyturf	2 gal.	Evergreen	12"-18"
GROUNDCOVER						
VMI	10 flats	Vinca minor	Periwinkle	36flat	Evergreen	3'-6"



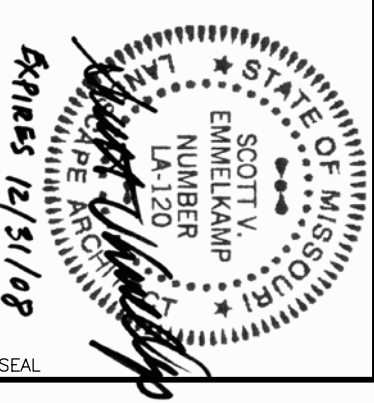
WESTFIELD CORPORATION
CHESTERFIELD MALL
 US SURVEY 415 AND 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST
 CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LANDSCAPE PLAN

SHEET NO.
2 OF 3

WOOLPERT
 WOOLPERT, INC.
 343 Fountains Parkway, Suite 100
 Fairview Heights, Illinois
 62208-2044
 618.632.7004
 FAX: 618.632.0100

PROJECT No:	No.	DATE	REVISION
66844			
DATE			
DES. BPB			
DR. BPB			
CKD. SVE			
	9/28/07		REVISED PER CITY COMMENTS
	8/10/07		CITY SUBMITTAL



Layout Tab Name: PHOTOMETRICS; Images: Chesterfield Mall Light; Sign: WESTFIELD_JARED_FLOOR_PLAN.rvt; Sketch: sketch_plm_0002.jpg; WESTFIELD_JARED_FLOOR_PLAN.rvt; Xrefs: 66844-bkgd.dwg; 66844-n.dwg; 66844-p.dwg; 66844-brd.dwg
 Last Saved By: bopiate, 9/25/2007 10:54:49 AM
 C:\SDA\Projects\Westfield Corp\66844\Design\Rest\Design\66844.dwg; 66844-pre-PR100.dwg Plotted By: bopiate, Chris Plotted: October 31, 2007, 10:34:11 AM



Ordering Information

Curvilinear Arm Mount

Ordering Example: 1A / CC25A3 / 400MMZ77 / LG-P / A-C3 / BL-REV / PRA30-G250A / LG-P

1 Mounting: 3Y configuration is available for round poles only.

2 Fixture: See the Kim Lighting website for detailed information on fixture design and application.

3 Electrical Module: See the Kim Lighting website for detailed information on electrical module design and application.

4 Finish: Super TAC powder coat with chrome conversion coating.

5 Optional Photocell: Factory installed photocell with 147 ohm sensor in side wall. For 17', 21' and 25' fixture only.

6 Optional Receptacle: 20' fixture only. One per fixture only.

7 Optional Corner Lens: Corner Lens.

8 Optional Polycarbonate Shield: Polycarbonate shield for protection of lens. Will not exceed 55".

9 Optional Housecoat Shield: Housecoat shield for protection of lens. Will not exceed 55".

10 Optional Vertical Splitter Mount: Vertical Splitter Mount.

11 Optional Horizontal Splitter Mount: Horizontal Splitter Mount.

12 Optional Accent Reveal: Reveal for custom color.

13 Pole: See the Kim Lighting website for a complete selection of round and square poles in aluminum or steel.

EXISTING LIGHTING FIXTURES - KIM LIGHTING - CURVILINEAR CUTOFF SERIES

REVISION		No.	DATE	PROJECT No:	DES. DR.	CMB	REVISED PER CITY COMMENTS	CITY SUBMITTAL
DATE		10/03/07	9/10/07	66844	JPS	JPS	10/03/07	10/03/07
DES. DR.		10/03/07	9/10/07	66844	JPS	JPS	10/03/07	10/03/07
CMB		10/03/07	9/10/07	66844	JPS	JPS	10/03/07	10/03/07
CND.		10/03/07	9/10/07	66844	JPS	JPS	10/03/07	10/03/07

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 CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PHOTOMETRICS PLAN

SHEET NO. **3 OF 3**