



Memorandum Department of Planning & Public Works



To: Planning and Public Works Committee
From: Shawn P. Seymour, AICP, Project Planner
Date: 10/20/2008
RE: Valley Gates Subdivision lot 2 (Value Place Hotel): Architectural Elevations for 3.06 acre tract of land located in a "PC" Planned Commercial District north of US Highway 40 and east of Boones Crossing.

Summary

On the August 25, 2008 Planning Commission meeting the Site Development Section Plan for Lot 2 of the Valley Gates Subdivision, Value Place Hotel was approved. Included in the motion for approval, the Planning Commission held the architectural elevations. The elevations were held so that the Commission could ensure that the Architectural Review Committee's comments were adequately addressed. On September 8, 2008 the architectural elevations were further reviewed by the Planning Commission. The Planning Commission again voted to hold the architectural elevations for further review. On the September 22, 2008 the Planning Commission reviewed the Value Place Hotel architectural elevations and a motion to approve as submitted failed by a vote of 4 – 4.

On October 13, 2008 the applicant requested that Planning Commission reconsider the architectural elevations at a later date. Planning Commission motioned and approved by a vote of 8 – 0 to reconsider the architectural elevations. Staff requests that the Planning & Public Works Committee postpone their review until the Planning Commission has completed an additional review of the architectural elevations.

Attached please find a copy of Staff's report to the Planning Commission and the submitted architectural elevations from the September 22, 2008 Planning Commission Meeting.

Respectfully submitted,

Shawn P. Seymour, AICP
Project Planner

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner

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



V.I.L.D

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September 17, 2008

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

The Planning Commission agenda for **September 22, 2008** will include the following item for your consideration:

RE: Valley Gates Subdivision lot 2 (Value Place Hotel): Architectural Elevations for 3.06 acre tract of land located in a "PC" Planned Commercial District north of US Highway 40 and east of Boones Crossing.

Planning Commission:

Howard & Helmer Architects, on behalf of Summit Outer 40 Investors, LLC. has submitted Architectural Elevations for your review. The Department of Planning & Public Works has reviewed this application and submits the following report.

BACKGROUND

1. On February 7, 2005, the City of Chesterfield approved Ordinance 2154 a request for a change of zoning from an "NU" Non Urban District to a "PC" Planned Commercial District for a 7.698 acre tract of land.
2. On June 18, 2007, the City of Chesterfield approved Ordinance 2377 which repealed City of Chesterfield Ordinance 2154 to allow for an increase in building height, a change to the parking and structure setbacks, and an increase in the number of buildings for a 7.698 acre tract of land.
3. On August 25, 2008, the City of Chesterfield Planning Commission Approved the Site Development Concept Plan for the Valley Gates Subdivision Development.

4. On August 25, 2008, the City of Chesterfield Planning Commission Approved the Site Development Section Plan, Landscape Plan, and Lighting Plan for lot 2 of the Valley Gates Subdivision Development. The Planning Commission chose to hold the Architectural Elevations for further review.

SUBMITTAL INFORMATION

1. The request is for a three (3) story hotel, consisting of 14,851 square feet.
2. The exterior building materials will be comprised of brick and hardie plank siding. The roof is proposed to be made of composition shingle.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on July 17, 2008. The ARB voted by a count of 4 – 2 that the project be forwarded for approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations to the Planning Commission with the following recommendations:

1. Percentage of masonry used needs to be consistent with surrounding developments of similar use.

The applicant has increased the use masonry on the proposed building as can be seen on the attached elevations.

2. Multiple masonry materials and/or colors need to be introduced to provide more interest.

The applicant has chosen to utilize brick as the single type of masonry for the materials of the hotel. Additional colors have not been utilized.

3. More architectural design for the entrance canopy and area above the canopy.

The support columns are constructed of brick from ground to ceiling and the canopy is completely enclosed with the use of hardie plank siding and can be observed on the attached elevations. Also, the ceiling of the canopy will be enclosed to prevent views of the internal structure.

4. Trash enclosure material to match masonry of building.

The materials for the trash enclosure have been modified to match the hotel materials and have been approved as part of the Site Development

Section Plan, approved at the August 25, 2008 Planning Commission meeting.

5. Warmer colors to be used for siding material.

The applicants have chosen not to revise the proposed hotel material colors.

DEPARTMENTAL INPUT

The submittal is in compliance with all applicable City of Chesterfield Ordinances. The Department of Planning & Public Works requests action on the Architectural Elevations.

Respectfully submitted,



Shawn P. Seymour, AICP
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner

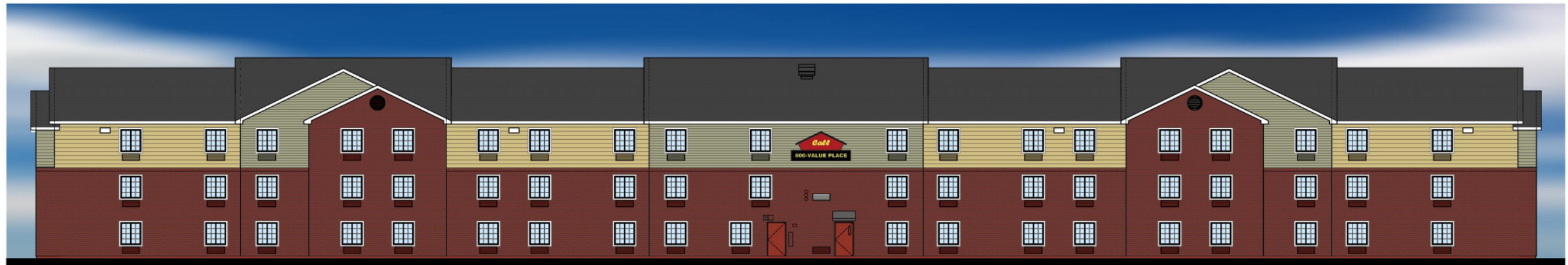
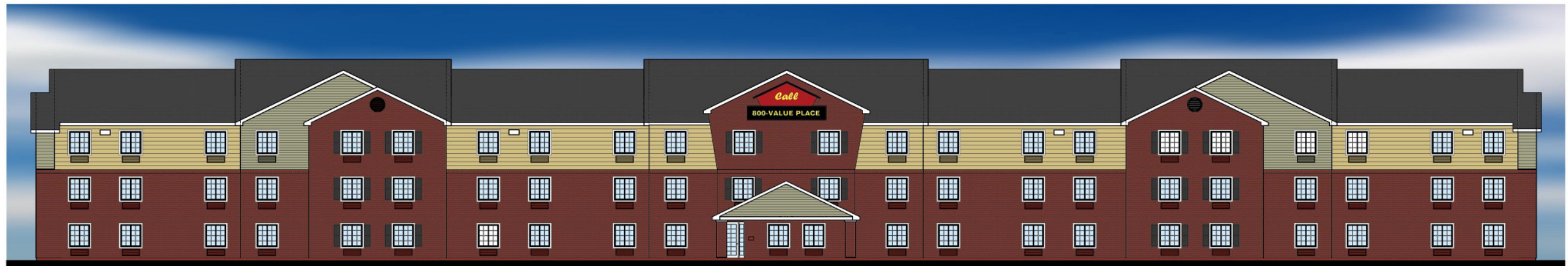
Cc: City Administrator
City Attorney
Director of Planning & Public Works
Director of Planning & Development Services

Attachments: Architectural Elevations



VALUE PLACE HOTEL

CHESTERFIELD, MO



HOWARD+HELMER
architecture

SEPTEMBER 10, 2008