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

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## Architectural Review Board Staff Report

**Project Type:** Site Development Section Plan

**Meeting Date:** July 9, 2015

**From:** John Boyer  
Senior Planner

**Location:** 17417 Chesterfield Airport Rd.

**Applicant:** Jim Huber with Arch Images on behalf of St. Luke's

**Description:** **River Crossing Development, Lot 1 (St. Luke's Urgent Care) AAE:** An Amended Architectural Elevations and Architect's Statement of Design for a 1.97 acre tract of land zoned "PC" Planned Commercial District located on the northeast of the intersection of Chesterfield Airport Road and Arnage Boulevard.

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### **PROPOSAL SUMMARY**

The request is to amend the existing structure's approved elevations to permit changes in color for an alteration in use from a Restaurant to an Urgent Care Facility. The Subject site is zoned "PC" Planned Commercial and is governed under the terms and conditions of City of Chesterfield Ordinance #2385.

### **ZONING HISTORY OF SUBJECT SITE**

The subject site was zoned from "C8" Planned Commercial District to "PC" Planned Commercial District in August 2001 via ordinance #1772. On October 7, 2002 the City of Chesterfield approved Ordinance #1871 which amended the original ordinance to allow for a sign package for the development. Construction of Villa Farotto's was approved on April 14, 2003 via a Site Development Section Plan. On September 5, 2007, Ordinance #2385 was approved which amended the previous ordinance authority (#1871 and #1772) to change parking and structure setbacks as well as allow an increase in the number of buildings and lots for the River Crossings development.



Figure 1: Site Photo

**STAFF ANALYSIS**

As discussed in the Proposal Summary, this structure was previously utilized as a restaurant. The applicant is proposing to retro-fit the building to utilize as an urgent care facility. No structure additions are planned associated with this retro-fit, only painting of the elevations and re-canvassing of existing awnings to correspond with the image of St. Luke's. Figure 2 below indicates the existing elevation of the structure in question.



Figure 2: Existing Elevation (South Elevation)

While no new materials are proposed, the existing structure is made up of a combination of EIFS, masonry/brick and metal panels. The new colors proposed include Biscuit #3100, Almond #431, Brunet #3070 and Dignity Blue. The brick wall currently containing a painted wall sign on the western elevation, see Figure 4 below, is planned to be re-painted to the Brunet #3070 (dark brown). The remaining brick walls are not proposed to change in color. The black awnings around the structure and metal panels over the entrance are planned to receive the Dignity Blue color to match the corporate image of St. Luke's.



Figure 3: Proposed Elevations



Figure 4: Proposed Elevations cont...

The existing structure is compliant with the specific requirements of the architectural design standards of the Chesterfield Valley. The proposed colors will carry across all elevations to continue the cohesive appearance of the building with earth-tones being the primary theme accented by the Dignity Blue architectural elements. This mixture of earth-tones with accent colors is consistent with other developments throughout the Chesterfield Valley. The changes proposed associated with this request continue to comply with the Chesterfield Valley standards.

### **DEPARTMENTAL INPUT**

Staff has reviewed the Amended Architectural Elevations and Architect's Statement of Design. Be advised, this project is being reviewed as an Administrative Review per Section 04-03.c of the Unified Development Code. These proposed changes are considered minor and will not be forwarded to the Planning Commission.

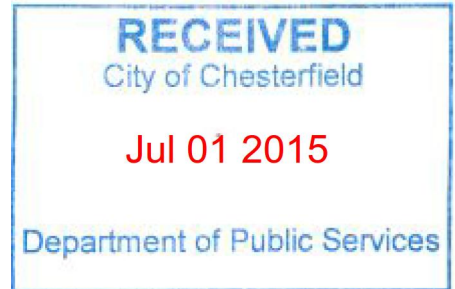
### **MOTION**

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Amended Architectural Elevations and Architect's Statement of Design for River Crossing Development, Lot 1 (St. Luke's Urgent Care), as presented, with a recommendation for approval (or denial) to City Staff."
- 2) "I move to forward the Amended Architectural Elevations and Architect's Statement of Design for River Crossing Development, Lot 1 (St. Luke's Urgent Care), to City Staff with the following recommendations..."

### **Attachments**

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield \_\_\_\_\_

Project Title: St. Luke's UCC and Medical Group Location: Former Forotto's Restaurant Chesterfield Valley

Developer: \_\_\_\_\_ Architect: Archimages, Inc Engineer: \_\_\_\_\_

**PROJECT STATISTICS:**

Size of site (in acres): 1.97 Total Square Footage: 8498 Building Height: max. 22'-4"

Proposed Usage: Urgent Care Center and physician office.

Exterior Building Materials: Existing EIFS and canvas awnings

Roof Material & Design: Existing membrane roof.

Screening Material & Design: Existing Metal panel mechanical screens

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

**ADDITIONAL PROJECT INFORMATION:**

St. Luke's Hospital has purchased the building and would like to repaint the exterior to be more in line with their brand.

**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.

RECEIVED  
City of Chesterfield

Jul 01 2015

Department of Public Services

# Architectural Statement of Design

St. Luke's Hospital has purchased the former Forotto's Restaurant off of Chesterfield Airport road. They are going to renovate the building interior into an Urgent care center and physician office. The exterior configuration of the building as well as the existing materials will remain the same. However, they would like to repaint the existing exterior to bring more in line with their branded colors. These colors will also blend with the adjacent buildings and properties. The EIFS will be repainted, the metal panel top over the main entry will be painted the St. Luke's blue and the brick wall currently containing the painted sign of the original building will be painted to cover up the sign. Existing black awnings will be replaced with new blue awnings to again match the St. Luke's blue color. Exterior lighting will remain the same except that the two existing wall fixtures at the existing main entry will be removed.



## Existing South Elevation

St. Luke's - Chesterfield Valley Urgent Care  
Chesterfield, Missouri



## Existing East Elevation

**St. Luke's - Chesterfield Valley Urgent Care**  
Chesterfield, Missouri





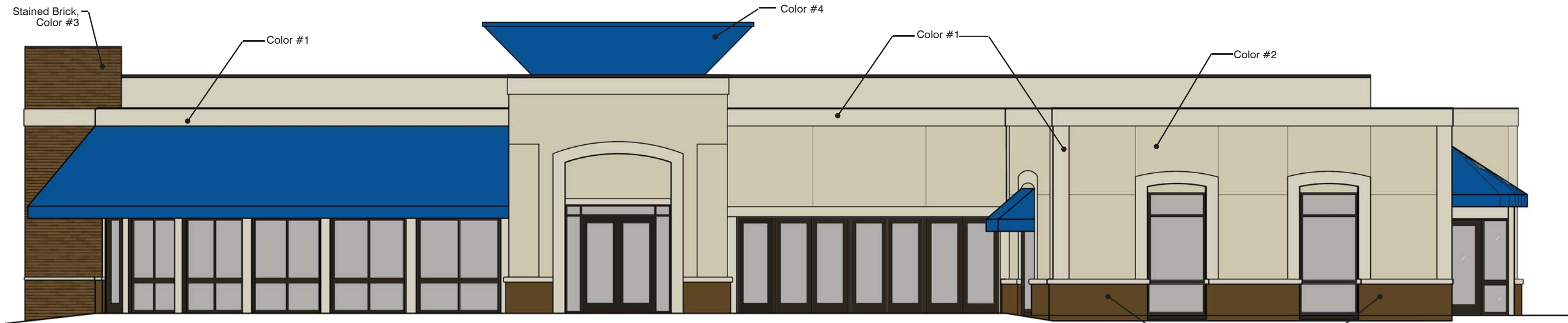
## Existing North Elevation

**St. Luke's - Chesterfield Valley Urgent Care**  
Chesterfield, Missouri

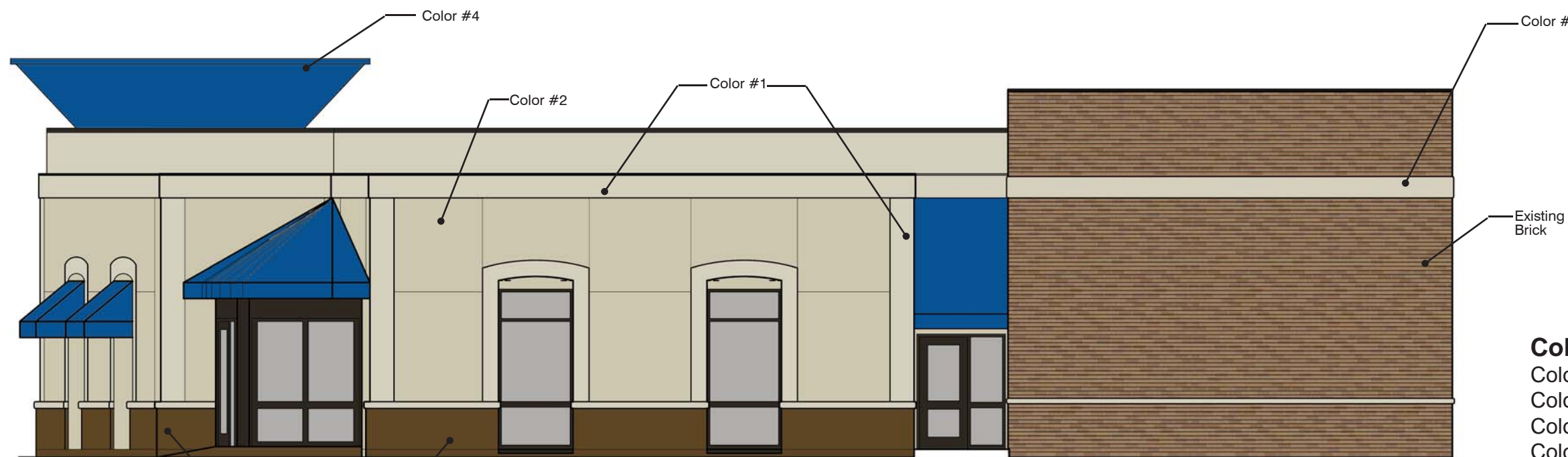


## Existing West Elevation

St. Luke's - Chesterfield Valley Urgent Care  
Chesterfield, Missouri



South Elevation

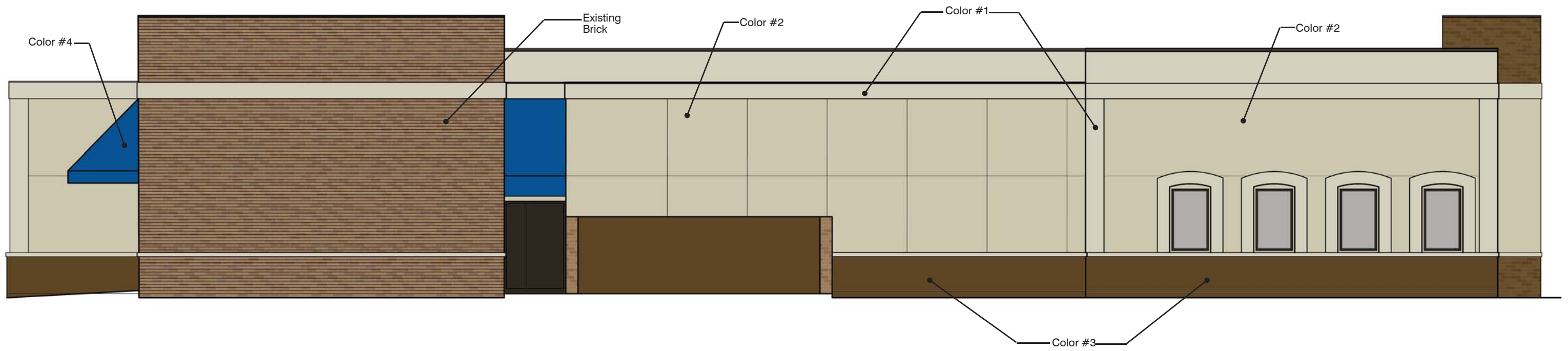


East Elevation

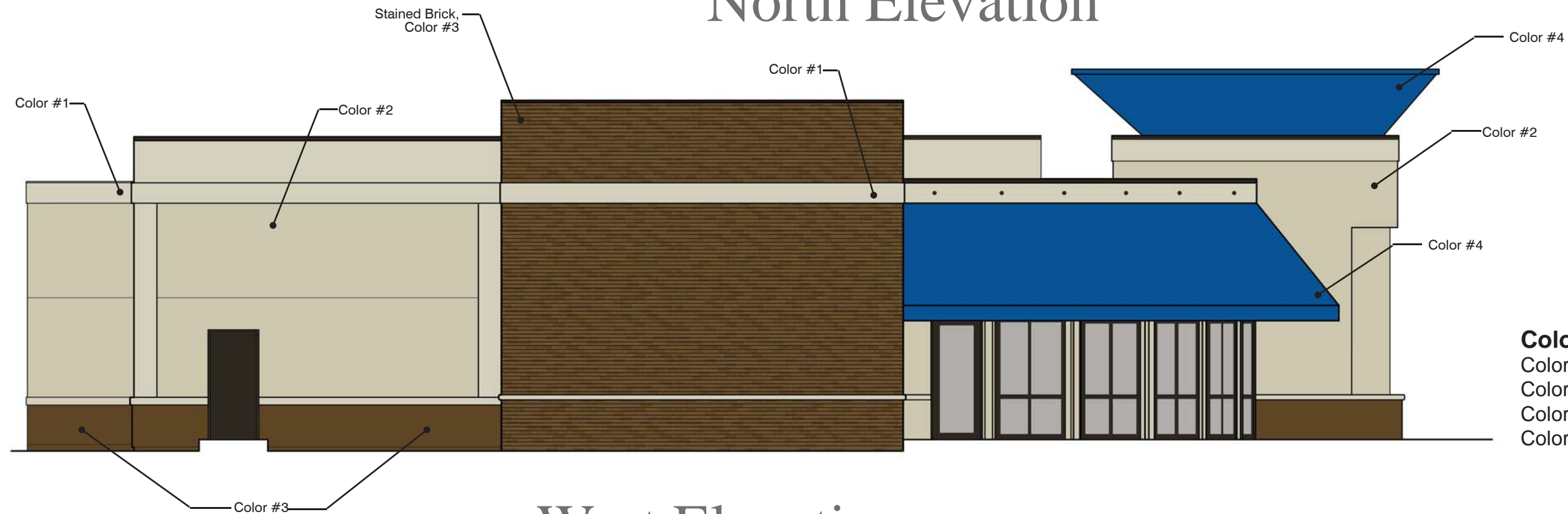
**Color Schedule:**

- Color #1: Classic Finish, Biscuit #3100
- Color #2: Sahara Finish, Almond #431
- Color #3: Classic Finish, Brunet #3070
- Color #4: Dignity Blue

**St. Luke's - Chesterfield Valley Urgent Care**  
 Chesterfield, Missouri



North Elevation



West Elevation

- Color Schedule:**  
 Color #1: Classic Finish, Biscuit #3100  
 Color #2: Sahara Finish, Almond #431  
 Color #3: Classic Finish, Brunet #3070  
 Color #4: Dignity Blue

St. Luke's - Chesterfield Valley Urgent Care  
 Chesterfield, Missouri