

Memorandum Department of Planning & Public Works



To: Planning and Public Works Committee
From: Kristian Corbin, Project Planner
Date: April 19, 2010
RE: Four Seasons Plaza West (National City Bank ATM): An Amended Site Development Plan, Architectural Elevations, and Lighting Plan for a 2.35 acre tract of land zoned "PC" Planned Commercial District located on the southwest corner of the intersection of Olive Boulevard and River Valley Drive.

Summary

At the March 22, 2010 meeting of the City of Chesterfield Planning Commission, a recommendation for approval for the above referenced matter was approved by a vote of 6-0 with the condition to landscape the adjacent parking lot island with small shrubs. This project has automatic power of review.

Attached please find a copy of staff's report, the Amended Site Development Plan, Architectural Elevations, and Lighting Plan.

Respectfully submitted,

Kristian Corbin
Project Planner

Respectfully submitted,

Mara Perry, AICP
Senior Planner

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



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PLANNING COMMISSION STAFF REPORT

Project Type: Amended Site Development Plan

Meeting Date: March 22, 2010

From: Kristian Corbin, Project Planner
Mara Perry, AICP, Senior Planner

Location: Southwest corner of the intersection of Olive Boulevard and River Valley Drive.

Applicant: Koelling and Associates Inc.

Description: **Four Seasons Plaza West (National City Bank ATM):** An Amended Site Development Plan, Architectural Elevations, and Lighting Plan for a 2.35 acre tract of land zoned “PC” Planned Commercial District located on the southwest corner of the intersection of Olive Boulevard and River Valley Drive.

PROPOSAL SUMMARY

Koelling and Associates Inc., on behalf of the Schuyler Corporation, has submitted an Amended Site Development Plan, Architectural Elevations and Lighting Plan for your review. The request is to amend the Site Development Plan to add a sixty (60) square foot free-standing Automated Teller Machine (ATM) to the existing development. The ATM is proposed to be located in the northeastern section of the development within the existing parking lot.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

Four Seasons Plaza West was zoned “C8” Planned Commercial District via St. Louis County Ordinance Number 11,355 then amended by St. Louis County Ordinance 11,775. A Site Development Plan was approved by St. Louis County in February of 1984.

On April 19, 1993, City of Chesterfield Ordinance 775 amended St. Louis County Ordinances 11,355 and 11,775 which added physical therapy as a permitted use on the subject site. On September 6, 2006, City of Chesterfield Ordinance Number 2297 repealed City of Chesterfield Ordinance 775 and allowed for the addition of financial

institutions, medical and dental offices, restaurants and limited drive-thru facilities on the subject site.

On July 20, 2009, City of Chesterfield Ordinance 2559 repealed City of Chesterfield Ordinance 2297 to change the zoning from a “C8” Planned Commercial District to a “PC” Planned Commercial District and to remove the language that limited drive-thru facilities to the eastern most portion of the existing structure.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Land Use	Zoning
North	Park	“PS” Park and Scenic District
South	Residential	“R3” Residence District 10,000 sq. ft.
East	Retail Facility	“PC” Planned Commercial District
West	Residential	“R2” Residence District 15,000 sq. ft.



STAFF ANALYSIS

- Zoning**
 The subject site is currently zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2559. The

submittal was reviewed against and adheres to the requirements of the governing ordinance and all applicable Zoning Ordinance requirements.

- **Traffic/Access and Circulation**

The proposed ATM is located at the northeastern portion of the development within the existing parking lot. The subject site has frontage along Olive Boulevard. The subject site shares access to Olive Boulevard with the Four Seasons Plaza Development directly to the east. Neither access points nor internal circulation to the subject site will be altered by the addition.

- **Lighting**

The Lighting Plan depicts the building lighting, parking lot lighting and lighting for the ATM. The only proposed amendment to the site lighting is the addition of one (1) light for the ATM canopy. Staff has reviewed the proposed lighting and has determined that it complies with City of Chesterfield Lighting ordinance.

- **Landscaping**

The Architectural Review Board made a recommendation that the island adjacent to the ATM be improved with some low level (30"-36") evergreen shrubbery to provide screening to the back of the ATM. The petitioner worked with Staff and agreed to plant low lying shrubs for screening purpose. The proposed species and design are to be determined and will be submitted to Staff for review prior to approval of any Municipal Zoning Approvals of the ATM. See the petitioner's letter attached in the Planning Commission packet.

- **Parking**

The proposal for the subject site will reduce the amount of provided parking spaces from 117 parking spaces to 113 parking spaces. The proposal would meet the required 94 parking spaces for the site.

ARCHITECTURAL REVIEW

This project was before the Architectural Review Board on February 11, 2010 and March 11, 2010. During the February 11, 2010 Architectural Review Board meeting, the Board asked Staff to ensure that the drainage around the ATM is properly addressed.

The Architectural Review Board made a motion to forward this project to the Planning Commission for approval as presented with the following recommendation:

1. Recommendation that the island adjacent to the ATM be improved with some low level (30"-36") evergreen shrubbery to provide screening to the back of the ATM.

The motion was approved 4-0.

The petitioner worked with Staff and agreed to add additional landscaping to the site. Evergreen shrubs will be planted along the parking lot island adjacent to the ATM location. See the petitioner's letter attached in the Planning Commission Packet.

The project was before the Architectural Review Board meeting for a second time on March 11, 2010 due to incorrect submittal information and lack of material samples from the previous meeting.

The Architectural Review Board made a motion to forward this project to the Planning Commission for approval as presented.

The motion was approved 6-0.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Plan, Architectural Elevations and Lighting Plan and has found them to be in conformance with the Comprehensive Plan, Zoning Ordinance and City of Chesterfield Ordinance Number 2559.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

1. "I move to approve (or deny) the Amended Site Development Plan, Architectural Elevations and Lighting Plan for Four Seasons Plaza West (National City Bank ATM)."
2. "I move to approve the Amended Site Development Plan, Architectural Elevations, and Lighting Plan for Four Seasons Plaza West (National City Bank ATM) with the following conditions..." (Conditions may be added, eliminated altered or modified).

cc: City Administrator
City Attorney
Director of Planning and Public Works
Planning and Development Services Director

Attachments: Petitioner's Letter
Amended Site Development Plan
Architectural Elevations
Lighting Plan

March 3, 2010

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

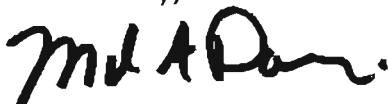
RE: Four Seasons Proposed ATM

Dear Sir:

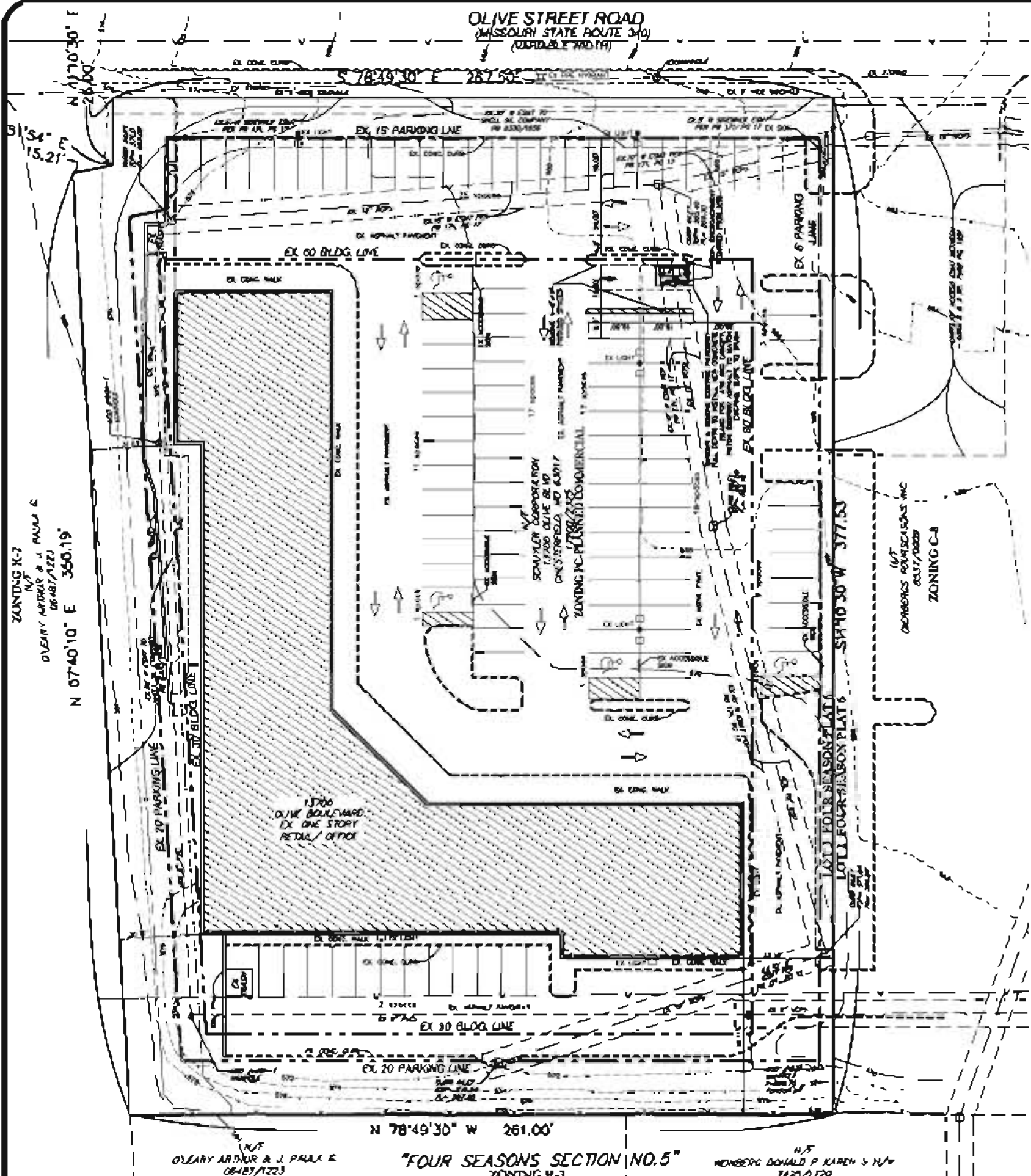
This is to verify that we will landscape the island directly next to the proposed ATM. It will be designed to provide screening at the lower level. We will submit a landscape plan to the City, for staff approval, prior to construction.

If you have any questions, please do not hesitate to call.

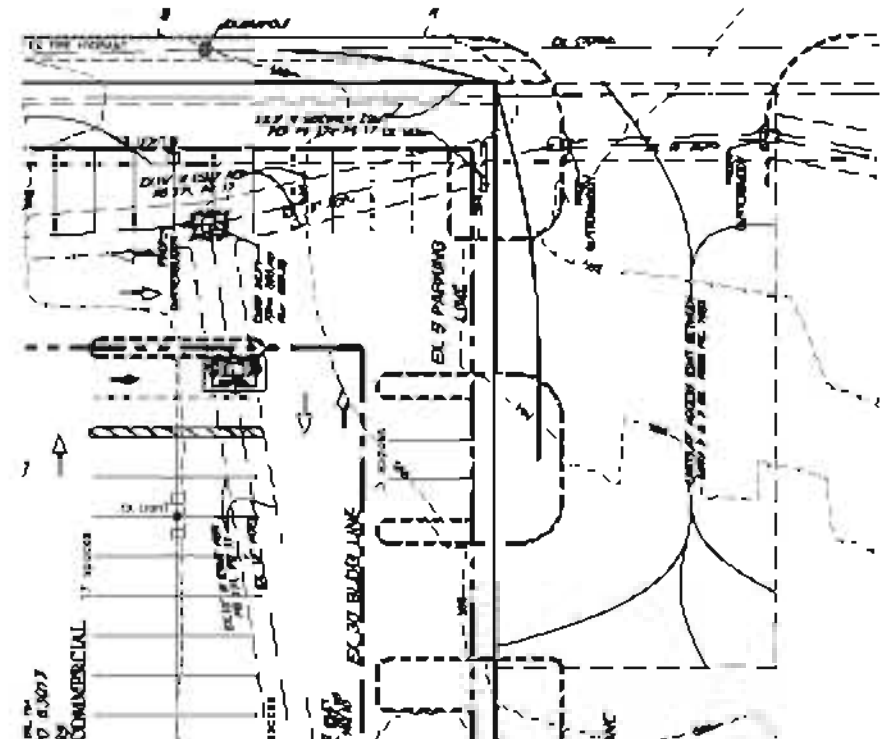
Sincerely,



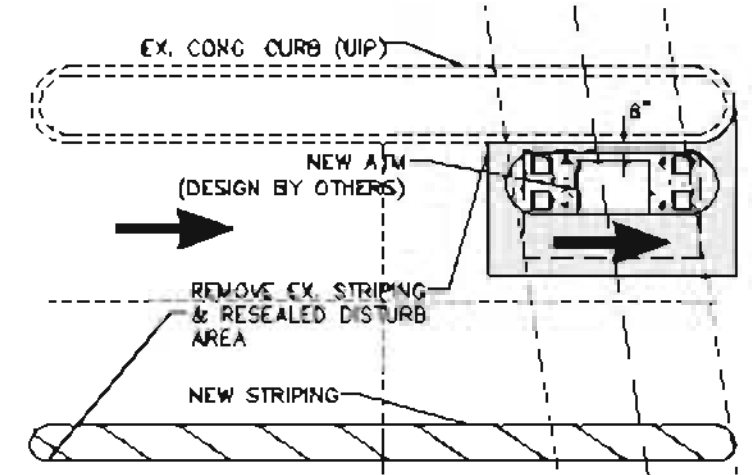
Mark A. Doering
President



NOTE:
NO PROPOSED CHANGES
TO EXISTING LANDSCAPING



EROSION CONTROL PLAN
SCALE 1"=20'



ATM DETAIL
SCALE 1"=10'

N/E
OLEARY ARTHUR & J. PALM &
06487/1223

"FOUR SEASONS SECTION NO. 5"
ZONING R-3

N/E
HEMBERG DONALD P. KAREN & N/E
7123/1770

MSD P#12357

BASE MAP 16-04



NO.	DATE	DESCRIPTION
1		
2		
3		
4		

Engineers & Surveyors
DOEFING
ENGINEERING
INC.
CIVIL ENGINEERING • PLANNING • SURVEYING

Seal
Professional Engineer
1970
ONE HUNDRETH STREET
1970
NO. 1000
LAWRENCE, MISSOURI
LICENSE NO. 11482

FOUR SEASONS PLAZA WEST AMENDED
SITE DEVELOPMENT PLAN
19700 OLIVE BOULEVARD
CHESTERFIELD, MISSOURI 63017

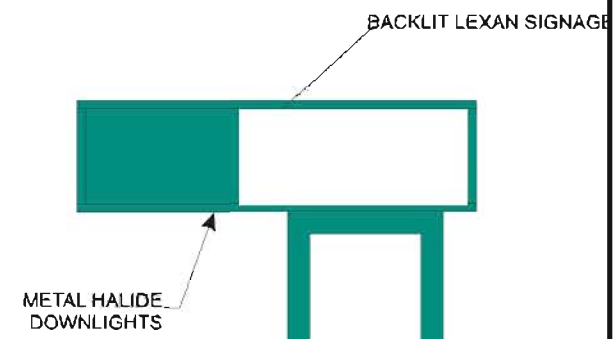
DATE	08/13/09
BY	DAVID J. DOEFING
CHECKED BY	DAVID J. DOEFING
SCALE	AS SHOWN
TITLE	FOUR SEASONS PLAZA WEST AMENDED SITE DEVELOPMENT PLAN
PROJECT NO.	09-001
CAD	C2

APPROVED: _____

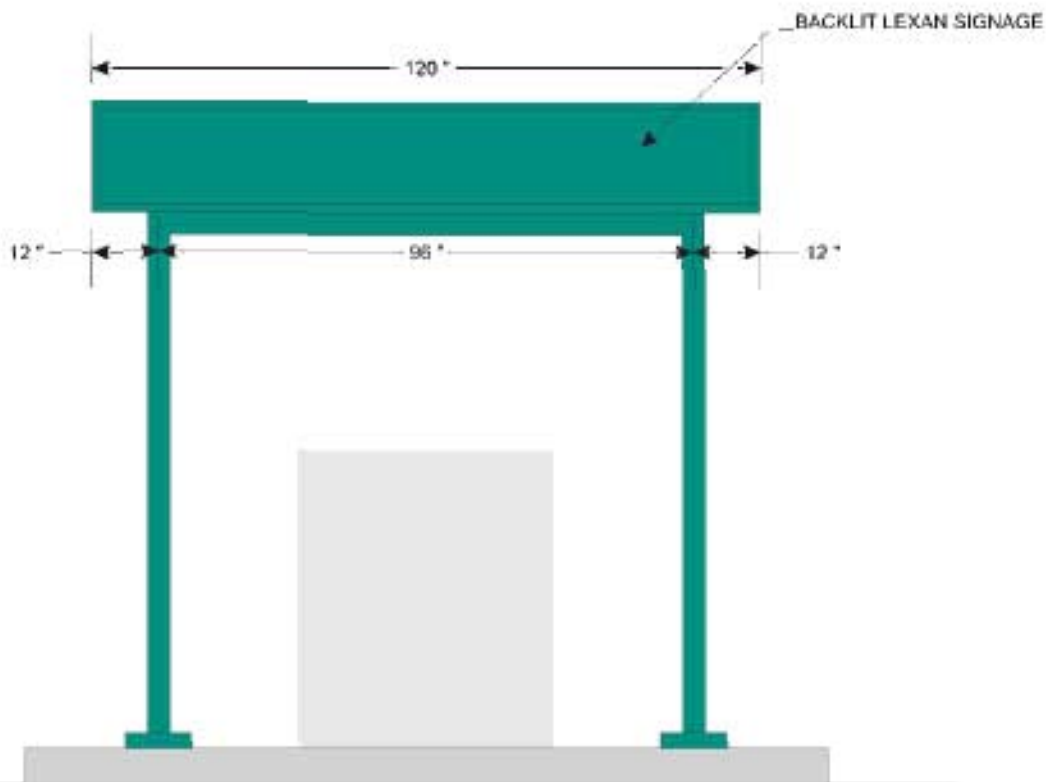
DATE: _____



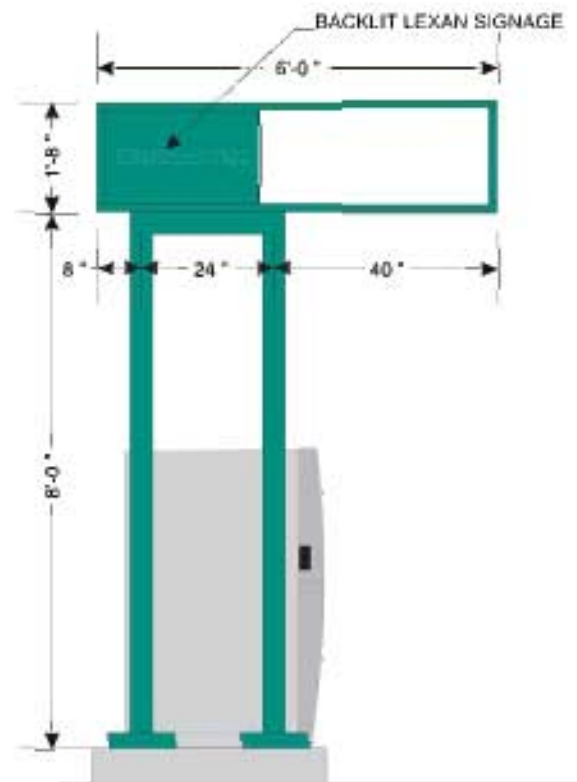
FRONT ELEVATION



EXIT ELEVATION



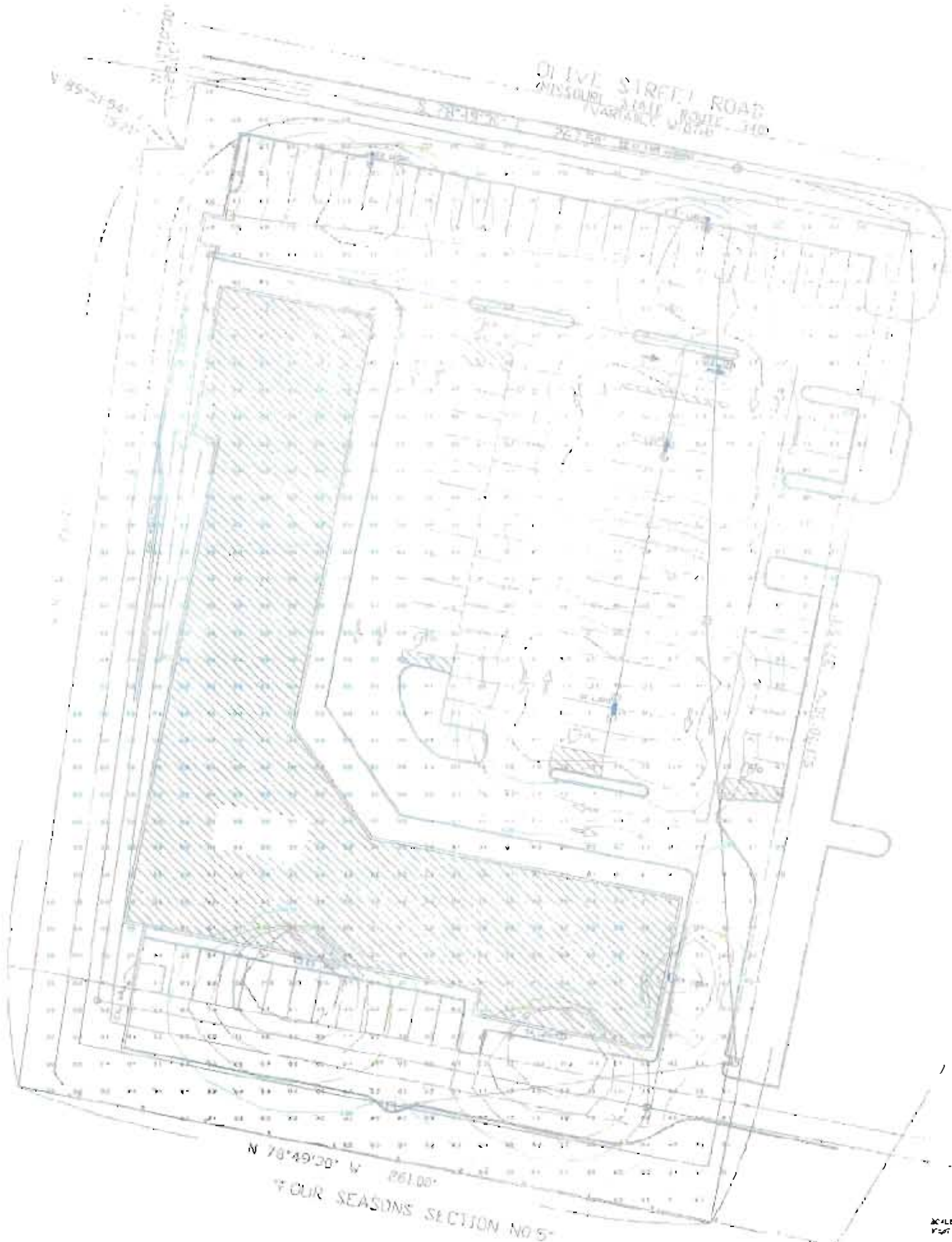
REAR ELEVATION



APPROACH ELEVATION



FOUR SEASONS PLAZA WEST
 AMENDED SITE DEVELOPMENT SECTION PLAN
 13700 OLIVE BOULEVARD
 CHESTERFIELD, MISSOURI 63017



LITHONIA LIGHTING

(NOT SCALE)

LUMINAIRE SCHEDULE							
Symbol	Qty	Size	Spacing Number	Description	Lamp	FOs	Lumens LUF Watts
A	1	EA	1	GENERAL PURPOSE FIXTURE MOUNTED CLEARWIRE DOWN LAMP W/ CLEAR LAMP	ONE 100-WATT CLEAR ED-30 METAL HULSK HORIZONTAL POSITION	0411210005	2000 1.00 152
B	2	EA	1	AREA LIGHT WITH TYPE A, QUALITY REFLECTOR FLAT GLASS LENS	ONE 100-WATT CLEAR ED-30 METAL HULSK HORIZONTAL POSITION	0004100005	3000 1.00 152
C	2	EA	1	AREA LIGHT WITH TYPE B, QUALITY REFLECTOR FLAT GLASS LENS	ONE 100-WATT CLEAR ED-30 METAL HULSK HORIZONTAL POSITION	0410000005	3000 1.00 152
D	1	EA	1	TYPE B FINISHED GARAGE LIGHTING	ONE 100-WATT CLEAR ED-17 METAL HULSK HORIZONTAL POSITION	0004100005	3000 1.00 152
E	1	EA	1	GENERAL PURPOSE BUILDING MOUNTED CLEARWIRE DOWN LAMP CLEAR LAMP, W/ PVAL SHIELD	ONE 100-WATT CLEAR ED-17 METAL HULSK HORIZONTAL POSITION	L110000005	3000 1.00 152

STATISTICS		
Qty	Watt	lum
1,726	542 W	80 W

NOTES:
 Building lighting shown for City of Chesterfield requirements. Drop
 measurement of this fixture to the installation of (1) one APT & (2) one (1) unit
 under the proposed canopy at 2' 0" high. (see schedule for specifications)
 Lighting for the site, with exception of security lighting, shall be provided
 by 10:00 p.m. (7) seven days a week.

Designer
JAB
 Date
12/28/09
 Scale
 Drawing No.