



VII.C.

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Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: March 9, 2015

From: Jessica Henry
Project Planner

Location: West side of Boone's Crossing on the north side of North Outer 40 Road.

Applicant: Joe H. Scott Living Trust

Description: **Larry Enterprises – Lynch Hummer, Lot B (Scott Retail):** Amended Architectural Elevations and an Amended Architect's Statement of Design for a 7.09 acre lot of land zoned "PI" Planned Industrial District located on the west side of Boone's Crossing on the north side of North Outer 40 Road.

PROPOSAL SUMMARY

The Joe H. Scott Living Trust has submitted Amended Architectural Elevations and an Amended Architect's Statement of Design for the Scott Retail building that is currently under construction.

With the shell of the building complete, in January of 2015 the applicant began applying the brick veneer to the exterior of the building. However, the coloration of the brick veneer on the building does not conform to the brick that was presented as part of the Architectural Elevations approved by the Planning Commission. Therefore, this is a violation of the approved elevations, and as such, the applicant is seeking approval of Amended Architectural Elevations with the new brick shown.

The Scott Retail building is a 9,500 square foot building located on North Outer 40 Road, west of the Heavy Duty Equipment building (former Lynch Hummer dealership). The subject site is zoned "PI" Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2055. The 6th Amended Site Development Section Plan, Amended Lighting Plan, Amended Landscape Plan, Architectural Elevations, and Architect's Statement of Design were approved by the Planning Commission in October of 2013 and construction began on the site in fall of 2014. The building is still under construction and no additional permits have been issued since the change to the brick came to Staff's attention.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

On October 3, 2001, the City of Chesterfield approved Ordinance 1790 which rezoned the property from “NU” Non-Urban District and “FPNU” Non-Urban Flood Plain District to “PI” Planned Industrial District. Ordinance 1790 was repealed on January 21, 2004, when the City of Chesterfield approved Ordinance 2055 to allow for outdoor storage and a change to building setbacks.

In May of 2004, a Site Development Concept Plan for the development and Site Development Section Plan for Lot B were approved. An Amended Site Development Section Plan for Lot B was approved by the Planning Commission in October of 2013. Subsequently, an Amended Site Development Concept Plan and Amended Site Development Section Plan for Lot A1 were approved administratively. The approved Amended Site Development Concept Plan includes four buildings located within the development. Of the four planned buildings within this development, only the easternmost—known as the Lynch Hummer building— has been fully constructed. Below is an aerial image of the site.

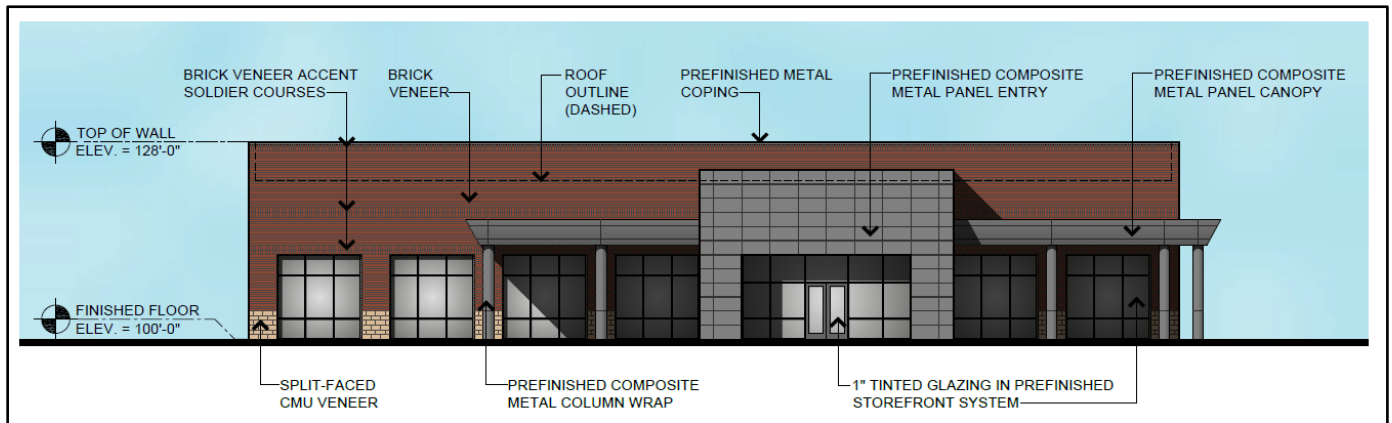


Google Maps Aerial Image dated 2015

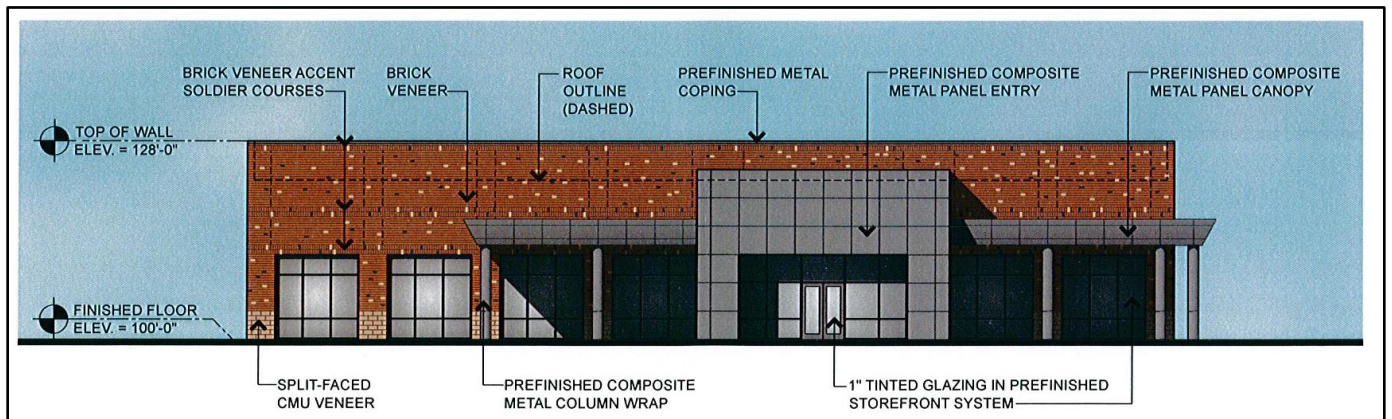
STAFF ANALYSIS

Amended Architectural Elevations

The project was reviewed by the Architectural Review Board on June 13, 2013. The Board made a motion to forward to the Planning Commission the Amended Architectural Elevations for Larry Enterprises – Lynch Hummer, Lot B (Scott Retail), as presented with one minor recommendation pertaining to landscaping. On the following page is a comparison of the elevation from the original ARB packet and the proposed amended elevation.



Scott Retail Approved Elevation



Scott Retail Proposed Elevation

As shown above, the approved brick from the original elevation was a solid, red brick. The brick in the proposed elevation, which was used on the actual building, is predominately red in color, with lighter and darker accent bricks. The approved Architect's Statement of Design includes the following statement:

"The exterior design will be predominantly brick veneer while incorporating split-face masonry bases into the overall look of the building to match the existing adjacent development to the east, this material selection of masonry and brick will continue around all four sides of the building...Again, the materials and color palette of this building will match and complement the existing building to the east."

When reviewed against the approved architectural elevations for the adjacent Lynch Hummer building, primary design components such as the accent soldier brick courses, split face masonry bases, prefinished metal roof and canopy, and predominantly red brick are carried through to the proposed amended architectural elevation. On the following page is an image of the approved architectural elevation for the south façade of the Lynch Hummer Building as well as a photo showing the two buildings side by side.



Lynch Hummer Approved Elevation



Scott Retail & Lynch Hummer Buildings as seen from Hwy 64/40

In the image above, the Scott Retail and Lynch Hummer buildings were photographed at a distance from Hwy 64/40. Although the neutral sand colored split face masonry block bases are essentially identical, the brick on the Scott Retail building includes both darker and lighter accent bricks, whereas the brick on the Lynch Hummer building has very little tonality and variation and is entirely reddish in tone. On the following page are photos taken from the interior of the site that highlight this difference in brick.

In addition to the change in the brick used, there is one other deviation from the approved architectural elevations. On the rear elevation, the approved architectural elevation shows four drive-in overhead doors and one smaller dock door with a leveler. On the actual building and included in the proposed revised architectural elevation, all five overhead doors are the same size.

At no time did the applicant advise the City of either change or seek re-approval of the amended architectural elevations. However, once Staff approached the applicant regarding the deviations from the approved architectural elevations, the applicant met with Staff and has been in regular communication regarding this violation.



Scott Retail Building



Lynch Hummer Building

DEPARTMENTAL INPUT

As is typical, Staff is providing the Planning Commission with motions relative to this request and the Planning Commission may choose to approve this request as is, to approve with modifications, or to deny the request. If this request is denied, this development will remain in violation of the approved architectural elevations and a citation to municipal court will be issued. If that occurs, it will be up to the Municipal Court to determine any fines which are levied against the applicant.

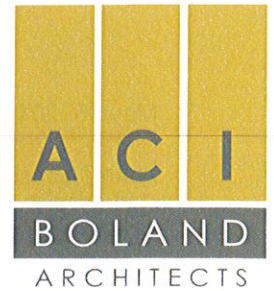
MOTION

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

- 1) "I move to approve (or deny) the Amended Architectural Elevations and Amended Architect's Statement of Design for Larry Enterprises – Lynch Hummer, Lot B (Scott Retail).
- 2) "I move to approve the Amended Architectural Elevations and Amended Architect's Statement of Design for Larry Enterprises – Lynch Hummer, Lot B (Scott Retail), with the following conditions..."
(Conditions may be added, eliminated, altered or modified)

Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Architect's Statement of Design
Architectural Rendering—Original and Revised
Architectural Elevations—Approved and Proposed



May 15, 2013 – Original Submittal
March 2, 2015 – Revised Submittal

Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63005

ACI BOLAND ARCHITECTS – ST. LOUIS
11477 Olde Cabin Road, Suite 100
St. Louis, Missouri 63141
T.314.991.9993
F.314.991.8878

Re: Scott Properties - Chesterfield, Missouri
ACI Boland Project No. 213013

Dear Ms. Nassif:

We are pleased to submit the following project to The City of Chesterfield Architectural Review Board for their consideration. We have included in this Statement of Design listed below regarding how we plan to address each of the pertinent design standards as part of the design submittal requirements.

STATEMENT OF DESIGN INTENT

General Requirements for Site Design

Site Relationship

The building is situated on North Outer Forty Road west of Boone's Crossing. The building entrance will face North Outer Forty Road to the south. The entrance to this development will utilize the existing single curb-cut entrance on North Outer Forty Road that is currently being used by Scott Properties' Heavy Duty Equipment and Crown Window building to the east. We are also planning to utilize the previously established cross-access agreement to allow the flow of traffic between developments.

Circulation System and Access

The building is situated in the middle of the site with drive access on all four sides to allow for free circulation and no "dead-end" lanes. The visitor parking is located on the south and east side of the site. The accessible parking spaces are located directly in front of the building allowing easy and safe access without needing to cross any drive lanes. The employee and other remaining parking is located along the north side of the building.

Topography

The existing site is relatively flat and vacant. A portion of the Monarch Levee is located at the northern end of the buildable site. The site has no substantial vegetation worth retaining currently.

Retaining Walls

We are currently not proposing the use or need of any site retaining walls in this project at this time.

General Requirements for Building Design

Scale

This single story building is designed to complement the existing building to the east, also owned by Scott Properties. Since this building is to be smaller in size the scale and proportions have also been reduced to fit better with the adjacent development.

Design

This building will be a single story retail development with brick veneer, masonry bases and glass and aluminum windows. All four faces of the building will be coordinated in regards to the material and detailing. The building will also include an extended parapet to screen the mechanical equipment from the outer road and the highway.

Materials and Colors

The exterior design will be predominantly brick veneer *as selected by the owner* while incorporating split-face masonry bases into the overall look of the building ~~to match the existing adjacent development to the east~~, this material selection of masonry and brick will continue around all four sides of the building. We are also planning to use prefinished aluminum composite panels at the entry element and the exterior canopies. The full-height window openings along the south, west and east side will be insulated tinted glass in prefinished aluminum storefront. Again, the materials and color palette of this building will match and complement the existing building to the east.

Please refer to the exterior rendering and the larger material samples to be submitted at the Architectural Review board meeting.

Landscape Design and Screening

The site has been carefully landscaped with trees and other scrubs/plantings to compliment the scale and reduce the impact of the parking area and building to North Outer Forty Road. We have also considered the existing site to the east in our selections of plant material to create a consistent look of the two developments. The building will also include a landscaped area near the front doors to create an inviting plaza area for the patrons. We have also landscaped the Metropolitan Sewer District's required water quality sand bed filter on the south-side of the site to compliment the entire development and pleasing to the passing vehicular traffic. Unfortunately, the north side of our site is located inside the Monarch Levee underseepage berm easement so we are unable to plant any landscaping within this area.

Please refer to the submitted Landscape Plan for more information.

The building's trash container will be screened from vision by the use of an integral enclosure to the building. The enclosure will be constructed as part of the building to give the feel of a unified consistent appearance through the use of matching materials. The enclosure will have wood sight-proof swing gates that will face the north, away from all of the major pedestrian and vehicle traffic to the south.

May 15, 2013 – Original Submittal
March 2, 2015 – Revised Submittal
Aimee Nassif
City of Chesterfield
ACI Boland Proposal No. 213013
Page 3

Signage

We understand that signage review is not part of this process and is will be reviewed at a later date once Scott Properties has secured a tenant for their building. Any signage submitted at that time will be designed to meet the City of Chesterfield Code.

Lighting

We understand that site lighting is not part of the Architectural Review Board submittal and is reviewed through a separate process. We have however included a Site Lighting Plan and fixture cut-sheet for your reference.

Once again, we are please to be continuing our relationship with the City of Chesterfield through the development of your wonderful city. If should need any additional information or have questions, please feel free to call me.

Respectfully Submitted,

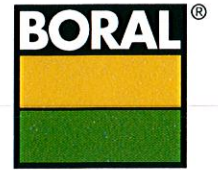
ACI Boland Architects



Kristopher T. Mehrstens, LEED AP
Project Manager

Attachments:
Original Approved Submitted Exterior Elevations & Rendering
Revised Exterior Elevations & Rendering

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REVISED RENDERING

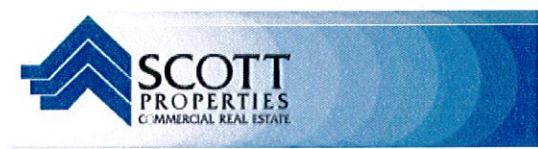


DAVID RUIZ ART

EXTERIOR RENDERING
LOOKING NORTHWEST

EXTERIOR RENDERING REVISED
& RESUBMITTED TO REFLECT
BRICK VENEER CHANGE AS
SELECTED BY THE OWNER

RESUBMITTAL - 03.02.2015
213013 - 05.15.2013

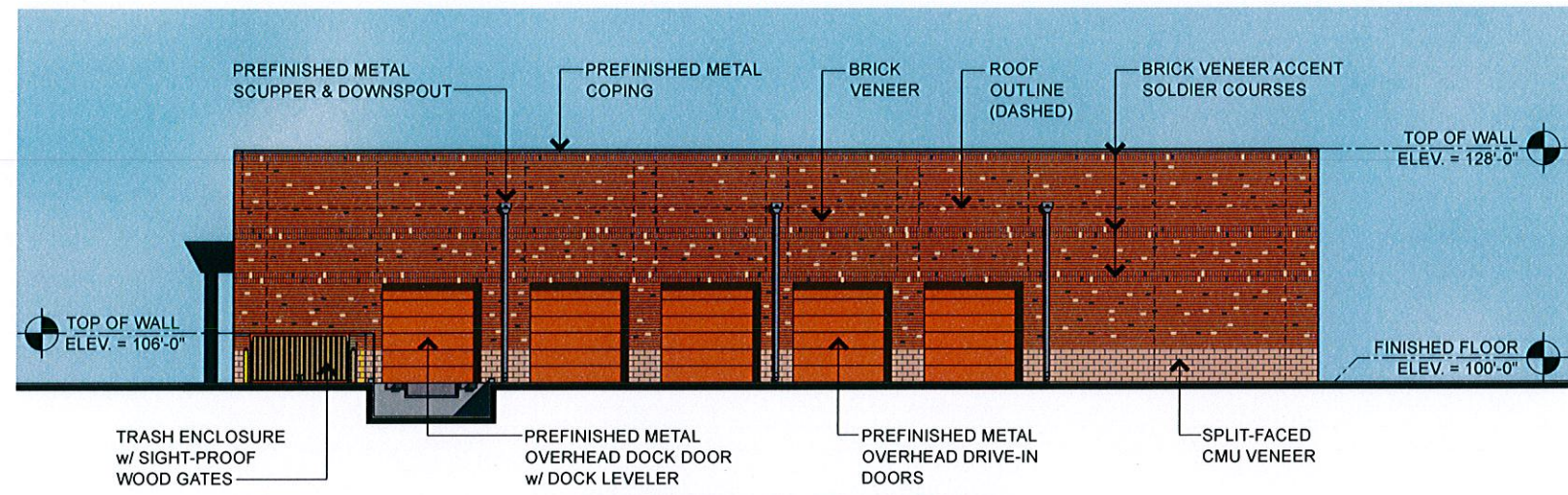


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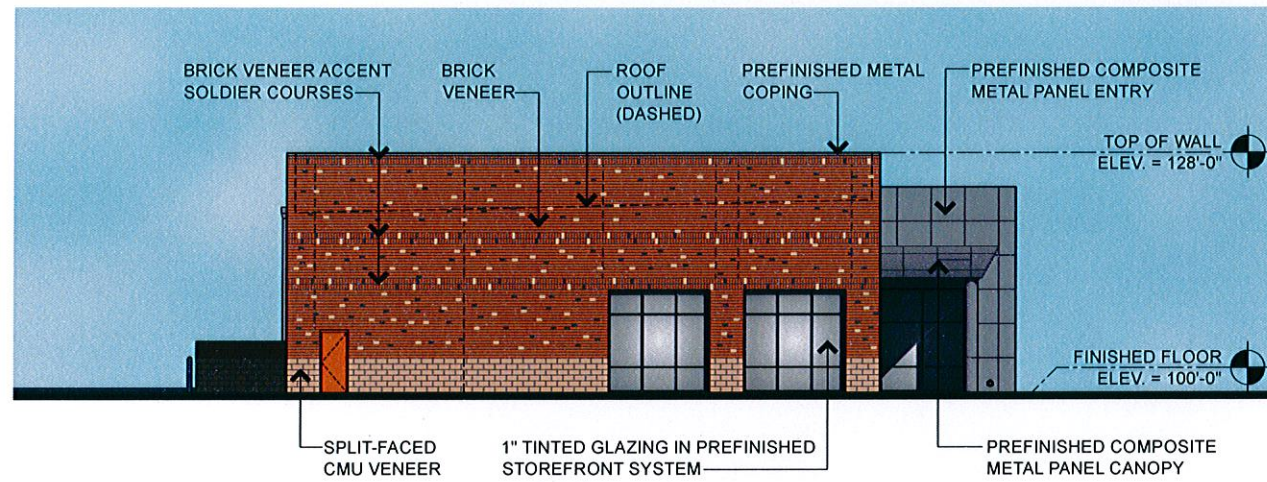


**PROPOSED AMENDED
ARCHITECTURAL
ELEVATION**



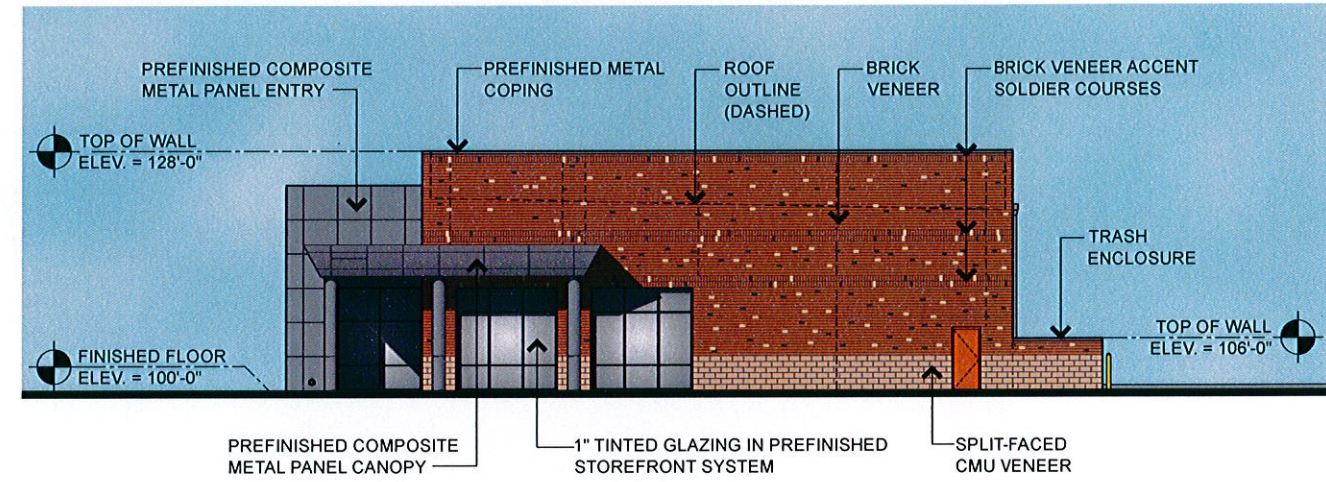
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



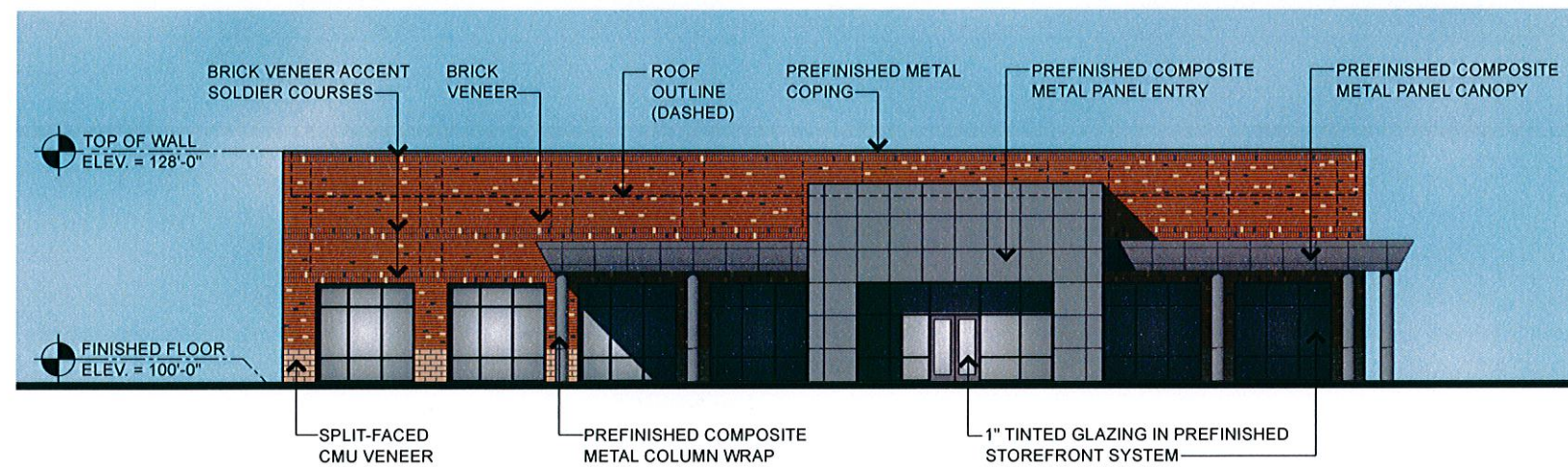
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS REVISED
& RESUBMITTED TO REFLECT
BRICK VENEER CHANGE AS
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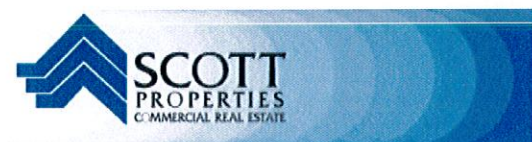
ORIGINAL RENDERING



EXTERIOR RENDERING
LOOKING NORTHWEST

ORIGINAL APPROVED SUBMITTAL

213013 - 05.15.2013

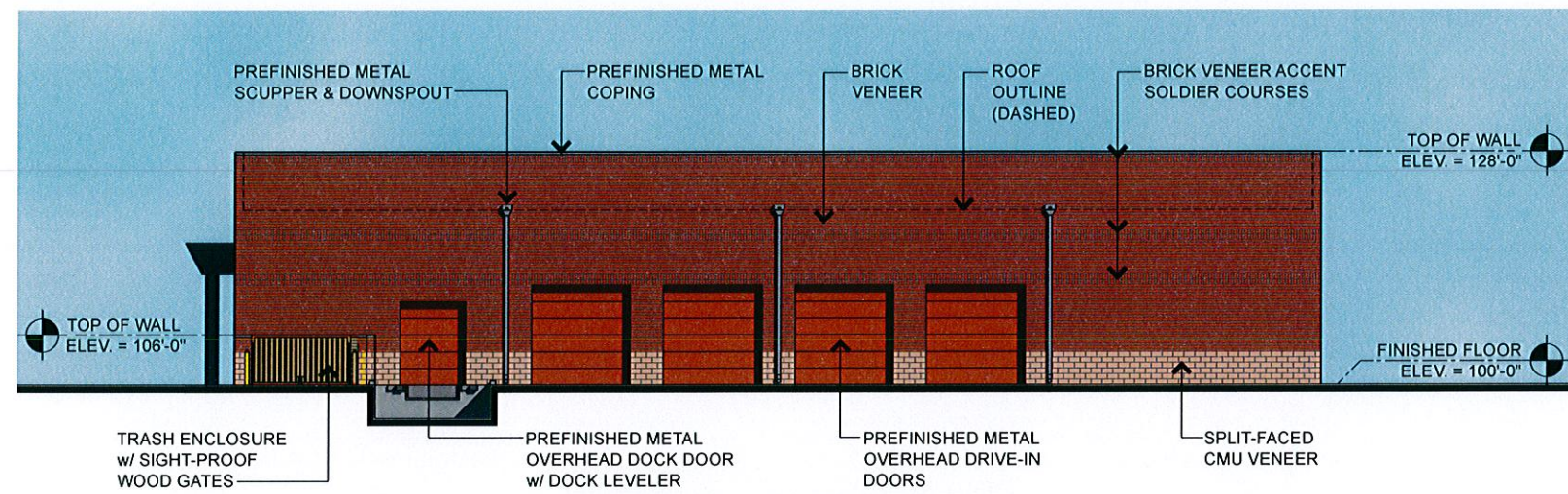


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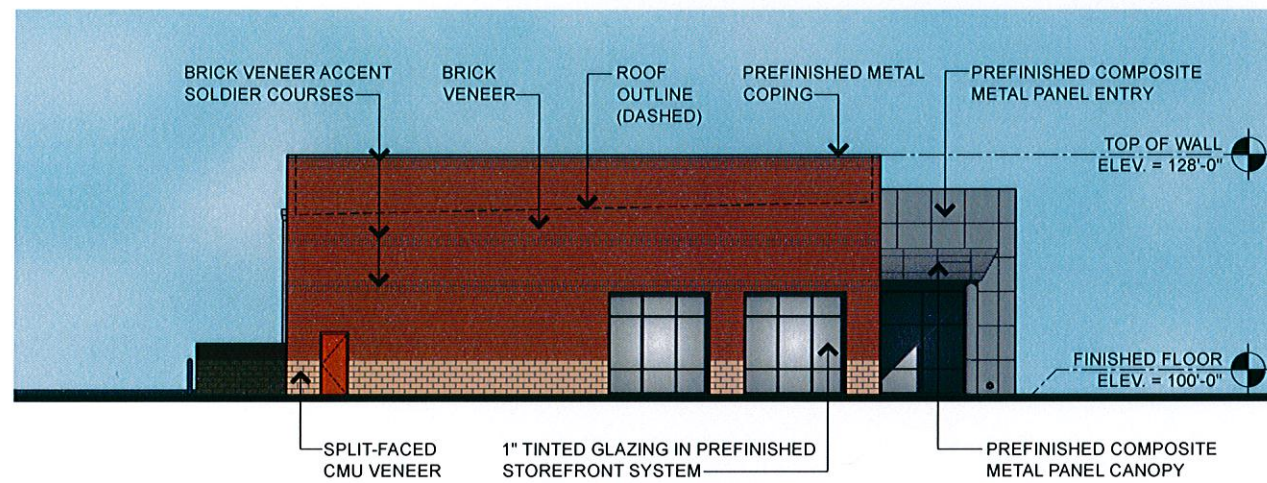


**ORIGINAL APPROVED
ARCHITECTURAL
ELEVATION**



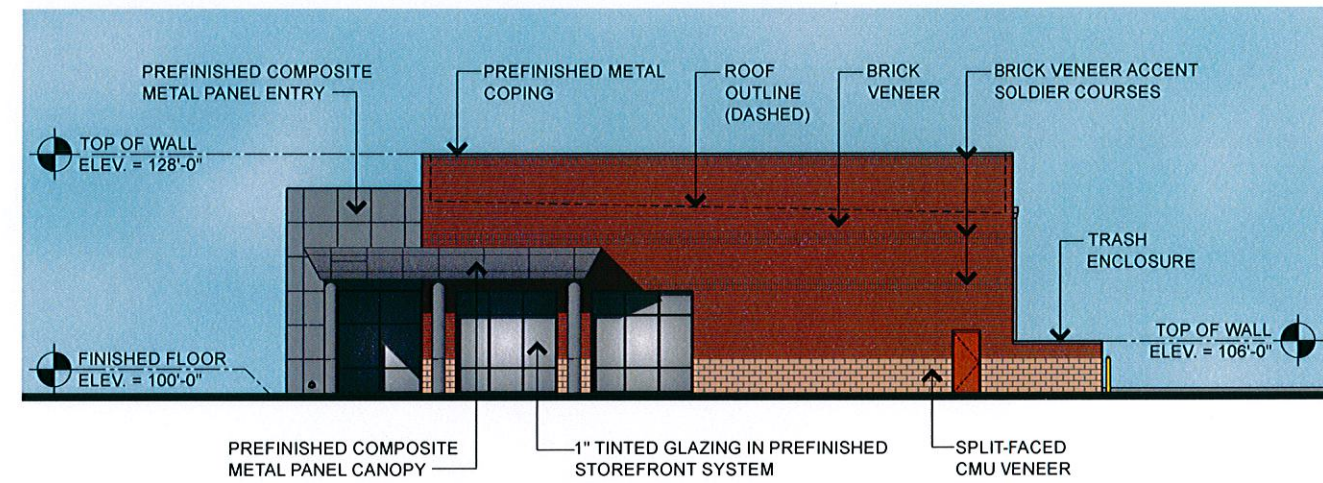
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



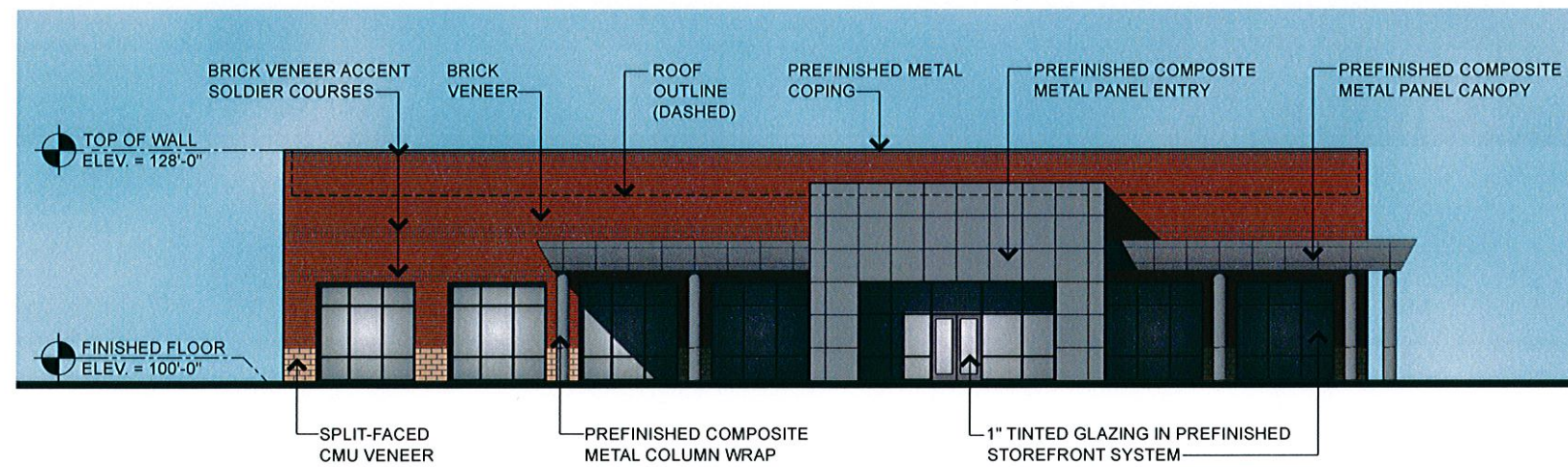
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SOUTH ELEVATION

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ORIGINAL APPROVED SUBMITTAL



213013 - 05.15.2013