



VII. D.

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

March 18, 2009

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

The Planning Commission agenda for **March 23, 2009** will include the following item for your consideration:

New Spirit Energy Convenience Store (14804 Clayton Road): Second Amended Architectural Elevations for a 0.92 acre tract of land zoned "PC" Planned Commercial District and located at 14804 Clayton Road, south of Clayton Road and west of Wildwood Parkway.

Dear Planning Commission:

Mitchell Enloe, of Enloe Aluminum, Inc, on behalf of Circle K, has submitted Second Amended Architectural Elevations for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

BACKGROUND

1. On September 7th, 2005, The City of Chesterfield approved Ordinance 2195 which changed the boundaries of a "C-2" Shopping District for a 0.92 acre of tract of land to a "PC" Planned Commercial District.
2. A Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan were approved by the Planning Commission on April 24, 2006.
3. On August 13, 2007, Amended Architectural Elevations for a change to the elevation of the car wash were approved by the Planning Commission with a vote of 8-0.

SUBMITTAL INFORMATION

This request is before the Planning Commission for review of two items.

Architectural Elevations

The first request is an amendment to the approved architectural elevations for the building. The fascia of the elevation had been approved by Planning Commission with a yellow, orange and red band which was backlit with signage on it. The proposed change is to have red and white stripes along the fascia with a sign

location which would be approved by staff with a sign permit. The existing convenience store is white painted block. The lower portion of the front elevation would be painted with a red and brown paint with the upper portion of the façade remaining the white painted block color.

The lower portion of the gas station elevations, which is currently painted white, is also proposed to match the convenience store with bands of red and brown paint with the upper portion of the façade remaining the white painted block color. Signage on the gas station elevations will be approved by staff with sign permits.

LED Lighting

The second request is due to the petitioner's proposal for LED lighting on the façade of the convenience store. Under City of Chesterfield Ordinance 2228, Planning Commission may approve the use of LED accent lighting per the following:

4. Lighting Fixtures and Usage

- 6) All accent lighting, including Light-Emitting Diodes or LEDs, and lighting used for signage shall be subject to the approval of the City of Chesterfield.

The petitioner is proposing LED accent lighting along the edges of the red bands proposed on the fascia of the building as well as around the face of the proposed signage. The LED lighting is located behind the bands and signage and is not exposed.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Second Amended Architectural Elevations.

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner

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

Attachments:
Amended Site Development Plan
Amended Building Elevations
Photograph of example elevation at night

Chesterfield Planning Commission Review

New Spirit Energy Convenience Store

14804 Clayton Road

Amended Architectural Elevations

(3/4/09 elevation and lighting submittal)

March 23, 2009

CIRCLE K - 1647 CHESTERFIELD, MO

PROPOSED BUILDING SIGNAGE

PRODUCT ROLLUP		
QTY	DESC.	SIZE
1	CIRCLE K SIGN	60" X 60"
1	UPPER RIGHT AIMER	21" X 29'-4"
1	LOWER RIGHT AIMER	21" X 29'-4"
1	UPPER LEFT AIMER	21" X 29'-4"
1	LOWER LEFT AIMER	21" X 29'-4"
2	LEFT-SIDE LED RETRN	21" X 2'
2	RT-SIDE LED RETRN	21" X 2'
4	90° CORNERS (OUT)	

*VERIFY ALL SIZES



EXISTING STORE

LED RETURNS
(LEFT-SIDE, NOT SHOWN)

NON-ILLUMINATED 90° CORNER CAP
(X 4)

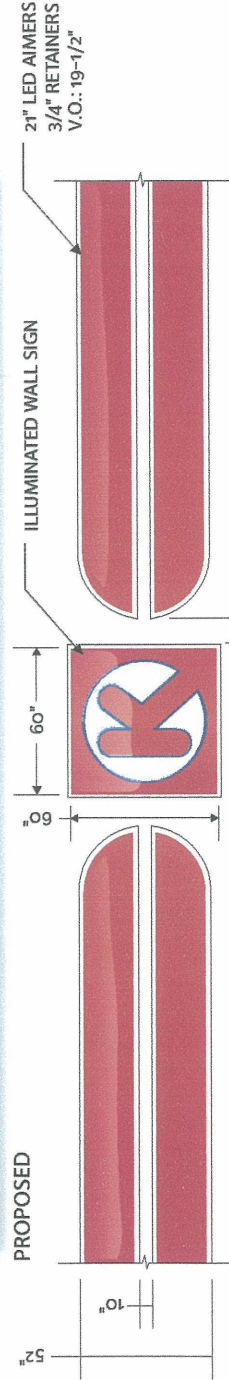
BUILDING PAINTED
FRONT AND BOTH SIDES
TO MATCH NEW CIRCLE K
PAINT SCHEDULE

60" X 60" CIRCLE K SIGN

LED RETURNS
(RIGHT-SIDE, NOT SHOWN)

21" X 29'-4" LED AIMERS ON BOTH SIDES
OF CIRCLE K CABINET SIGN

PROPOSED



20"

21" LED AIMERS
3/4" RETAINERS
V.O.: 19'-1/2"

ILLUMINATED WALL SIGN

CUSTOMER ACCEPTANCE: _____ DATE: _____

CUSTOMER ACCEPTANCE: _____ DATE: _____

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CUSTOMER	LOCATION	SHEET	DATE	NOTES
CIRCLE K	Chesterfield, MO	01/02	3/2/09	
STORE #	CIS ACCOUNT REP	REVISION	SCALE	
1647	Ben DeHayes	MT	NTS	

CUSTOMER: CIRCLE K
1647

LOCATION: Chesterfield, MO

DATE: 01/02

SCALE: NTS

REVISION: MT

DRAWN BY: Ben DeHayes

CIS ACCOUNT REP: Ben DeHayes

CUSTOMER ACCEPTANCE: _____ DATE: _____

CORPORATE IDENTIFICATION SOLUTIONS, INC.
CHICAGO, IL 60603
773-399-9502 / 773-399-9505

CONCEPTUAL ARTWORK ONLY

corporateidsolutions.com



CIRCLE K - 1647 CHESTERFIELD, MO
PROPOSED BUILDING SIGNAGE



7125-63 GERANIUM RED VINYL
 "Car Wash" APPLIED DIRECTLY
 TO FASCIA

Enter

7125-63 GERANIUM RED VINYL
 "Enter" APPLIED DIRECTLY
 TO FASCIA ("Exit" NOT SHOWN)

BUILDING PAINTED ALL SIDES
 TO MATCH NEW CIRCLE K
 PAINT SCHEDULE

CAR WASH INFO:
 26' W x 50' L

PROPOSED LAYOUT OF
 CAR WASH BUILDING
 GRAPHICS

Car Wash 20'
Enter
Exit

PRODUCT ROLLUP		
QTY	DESC.	SIZE
1	Car Wash VINYL LTRS	20" x 10'-2"
1	Exit VINYL LTRS	20" x 4'-5"
1	Enter VINYL LTRS	20" x 6'-2"

*VERIFY ALL SIZES

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CUSTOMER ACCEPTANCE: _____ DATE: _____

CUSTOMER	CIRCLE K	LOCATION	Chesterfield, MO	SHEET	02/02	DATE	3/2/09	NOTES:
STORE #	1647	CIS ACCOUNT REP	Ben DeHaves	DRAWN BY	MT	SCALE	NTS	
				REVISION	R1			

CIS
 CORPORATE IDENTIFICATION SOLUTIONS
 5388 N. NORTHWEST HWY
 773-762-9600 / 773-762-8896
 corporateidsolutions.com

CONCEPTUAL ARTWORK ONLY



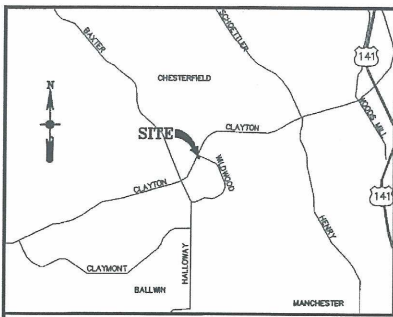
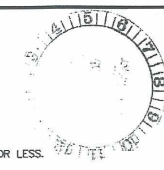
NEW SPIRIT ENERGY CONVENIENCE STORE #243

A TRACT OF LAND IN SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST

CITY OF CHESTERFIELD

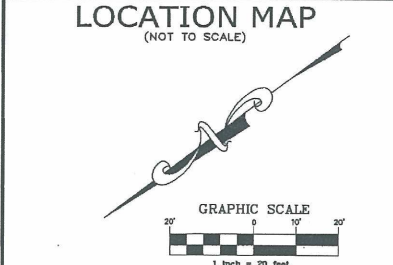
ST. LOUIS COUNTY, MISSOURI

ZONING DISTRICT: "PC" PLANNED COMMERCIAL



APPROVED SITE DEVELOPMENT PLAN
 CONCEPT SECTION LANDSCAPE
 CITY OF CHESTERFIELD DEPT. PLANNING
 6/23/07
 DATE DIRECTOR OF PLANNING

MAP NO. ZONING
 AMENDED Changes to entry of Clayton Road and Wildhorse Parkway



PARKING CALCULATIONS

3 1/2 PARKING SPACES PER 1,000 SQ. FT.
 0.0033 X 3,500 SQ. FT. = 11.65 OR 12 PARKING SPACES REQUIRED
 14 PARKING SPACES PROVIDED

SPIRIT ENERGY, LLC
 IN CONNECTION WITH A CHANGE OF ZONING FOR THE FOLLOWING DESCRIBED PROPERTY FROM "C-2" SHOPPING DISTRICT TO "PC" PLANNED COMMERCIAL P.Z. 04-2005.

A TRACT OF LAND IN SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE EASTERLY MOST CORNER OF A PARCEL DESCRIBED IN DEED TO SPIRIT ENERGY LLC RECORDED IN BOOK 14390 PAGE 1476 IN THE OFFICE OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, ON THE SOUTHWESTERLY LINE OF WILDWOOD PARKWAY, 80 FEET WIDE; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID SPIRIT ENERGY LLC PARCEL, SOUTH 36 DEGREES 27 MINUTES 39 SECONDS WEST 200.00 FEET TO THE SOUTHERLY MOST CORNER OF SAID SPIRIT ENERGY LLC PARCEL; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID SPIRIT ENERGY LLC PARCEL, NORTH 63 DEGREES 32 MINUTES 21 SECONDS WEST 185.00 FEET TO THE SOUTHEASTERLY LINE OF CLAYTON ROAD, AS WIDENED PER DEED RECORDED IN BOOK 9934 PAGE 1512 IN THE OFFICE OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 36 DEGREES 27 MINUTES 39 SECONDS EAST 199.36 FEET TO A POINT ON THE CURVED SOUTHWESTERLY LINE OF SAID WILDWOOD PARKWAY, AND THE CENTER OF SAID CURVE BEARS FROM SAID POINT SOUTH 21 DEGREES 59 MINUTES 00 SECONDS WEST 20.00 FEET; THENCE ALONG SAID CURVED SOUTHWESTERLY LINE OF WILDWOOD PARKWAY, SOUTHEASTERLY 3.05 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF WILDWOOD PARKWAY, 80 FEET WIDE, SOUTH 53 DEGREES 32 MINUTES 21 SECONDS EAST 180.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 36,999 SQUARE FEET MORE OR LESS, OR 0.849 ACRE, MORE OR LESS, ACCORDING TO SURVEY NO. 182423 EXECUTED BY JAMES ENGINEERING & SURVEYING CO., INC. IN MAY, 2005.

SPIRIT ENERGY, LLC, THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP PROPERTY UNDER THE PROVISIONS OF CHAPTER 1003, "PC" PLANNED COMMERCIAL P.Z. 04-2005 OF THE CITY OF CHESTERFIELD ORDINANCE #624, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE PLANNING COMMISSION, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD.

SPIRIT ENERGY, LLC.
 CHRISTOPHER KEMPH, PRESIDENT

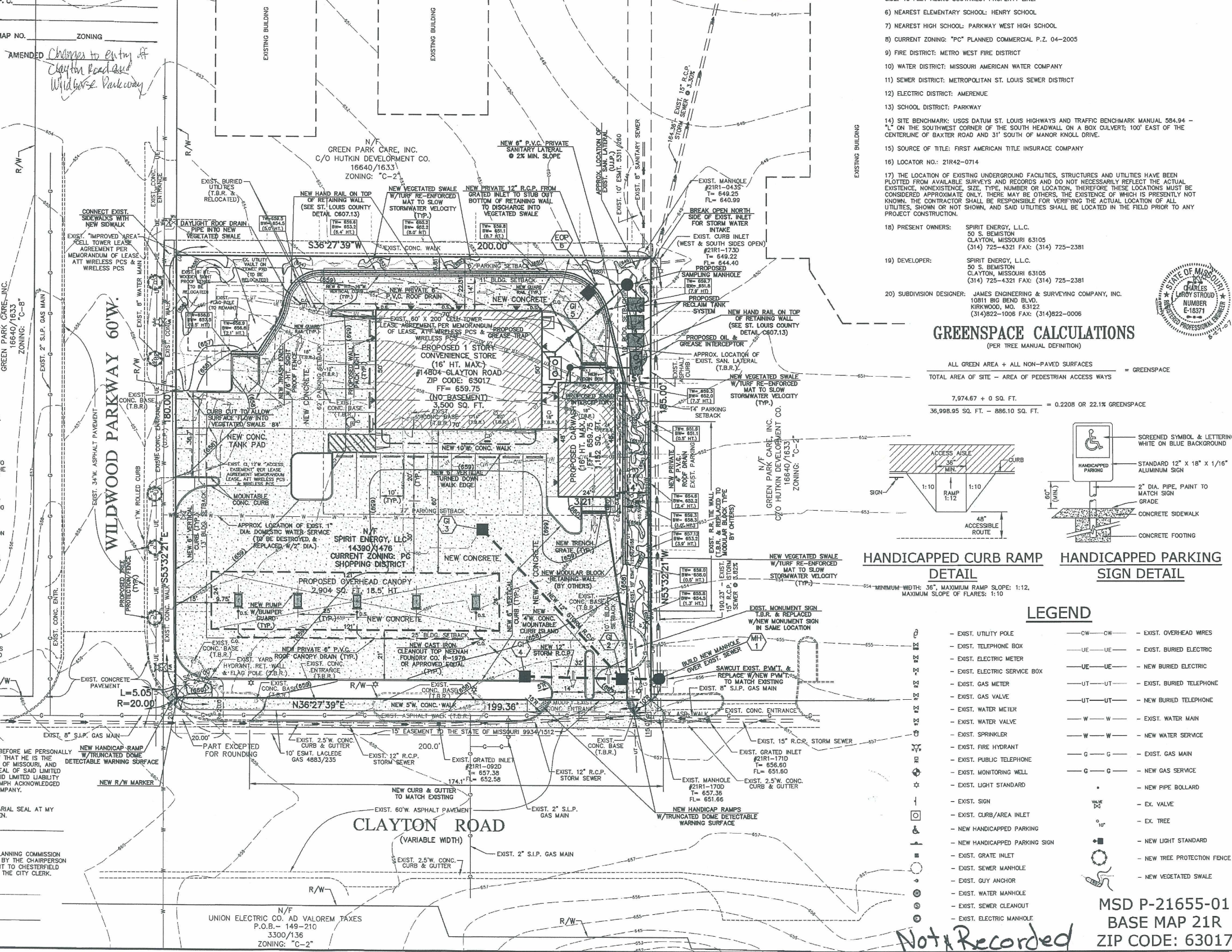
STATE OF MISSOURI)
 COUNTY OF ST. LOUIS) ss.
 ON THIS DAY OF A.D., 2007, BEFORE ME PERSONALLY APPEARED CHRIS KEMPH, TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE PRESIDENT OF SPIRIT ENERGY, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID CHRIS KEMPH ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN ST. LOUIS COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY TERM EXPIRES: NOTARY PUBLIC

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE DAY OF 2007, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS TESTIFIED TO BY THE DIRECTOR OF PLANNING AND THE CITY CLERK.

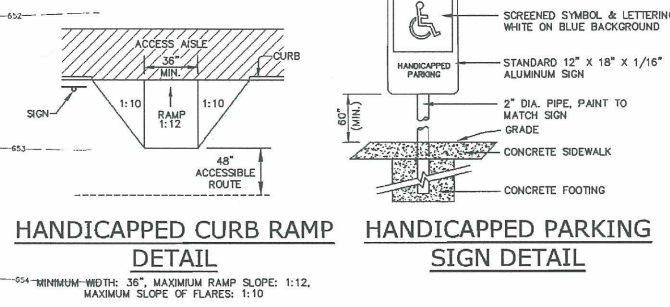
DIRECTOR OF PLANNING
 CITY CLERK



- ### NOTES
- GROSS SITE AREA: 36,999 SQUARE FEET MORE OR LESS, OR 0.85 ACRES, MORE OR LESS.
 - PROPOSED USE OF BUILDING: CONVENIENCE STORE AND CARWASH.
 - PROPOSED CONSTRUCTION TYPE: "TYPE V B"
 - PROPOSED FLOOR AREA = 3,500 SQ. FT.
 - BUILDING SET BACKS: FRONT: 25 FEET; SIDE: 13 FEET ALONG WILDWOOD PARKWAY; REAR: 11 FEET; SIDE: 10 FEET ALONG SOUTHWEST PROPERTY LINE.
 - NEAREST ELEMENTARY SCHOOL: HENRY SCHOOL.
 - NEAREST HIGH SCHOOL: PARKWAY WEST HIGH SCHOOL.
 - CURRENT ZONING: "PC" PLANNED COMMERCIAL P.Z. 04-2005
 - FIRE DISTRICT: METRO WEST FIRE DISTRICT
 - WATER DISTRICT: MISSOURI AMERICAN WATER COMPANY
 - SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DISTRICT
 - ELECTRIC DISTRICT: AMERENUE
 - SCHOOL DISTRICT: PARKWAY
 - SITE BENCHMARK: USGS DATUM ST. LOUIS HIGHWAYS AND TRAFFIC BENCHMARK MANUAL 584.94 - "L" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL ON A BOX CULVERT; 100' EAST OF THE CENTERLINE OF BAXTER ROAD AND 31' SOUTH OF MANOR KNOLL DRIVE.
 - SOURCE OF TITLE: FIRST AMERICAN TITLE INSURANCE COMPANY
 - LOCATOR NO.: 21R42-0714
 - THE LOCATION OF EXISTING UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION, THEREFORE THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY; THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY PROJECT CONSTRUCTION.
 - PRESENT OWNERS: SPIRIT ENERGY, L.L.C.
 50 S. BEMISTON
 CLAYTON, MISSOURI 63105
 (314) 725-4321 FAX: (314) 725-2381
 - DEVELOPER: SPIRIT ENERGY, L.L.C.
 50 S. BEMISTON
 CLAYTON, MISSOURI 63105
 (314) 725-4321 FAX: (314) 725-2381
 - SUBDIVISION DESIGNER: JAMES ENGINEERING & SURVEYING COMPANY, INC.
 10811 BIG BEND BLVD.
 KIRKWOOD, MO. 63122
 (314)822-1006 FAX: (314)822-0006

GREENSPACE CALCULATIONS

(PER TREE MANUAL DEFINITION)
 ALL GREEN AREA + ALL NON-PAVED SURFACES = GREENSPACE
 TOTAL AREA OF SITE - AREA OF PEDESTRIAN ACCESS WAYS = 7,974.67 + 0 SQ. FT.
 36,999.95 SQ. FT. - 886.10 SQ. FT. = 0.2208 OR 22.1% GREENSPACE



- ### LEGEND
- EXIST. UTILITY POLE
 - EXIST. TELEPHONE BOX
 - EXIST. ELECTRIC METER
 - EXIST. ELECTRIC SERVICE BOX
 - EXIST. GAS METER
 - EXIST. GAS VALVE
 - EXIST. WATER METER
 - EXIST. WATER VALVE
 - EXIST. SPRINKLER
 - EXIST. FIRE HYDRANT
 - EXIST. PUBLIC TELEPHONE
 - EXIST. MONITORING WELL
 - EXIST. LIGHT STANDARD
 - EXIST. SIGN
 - EXIST. CURB/AREA INLET
 - NEW HANDICAPPED PARKING
 - EXIST. GRATE INLET
 - EXIST. SEWER MANHOLE
 - EXIST. GUY ANCHOR
 - EXIST. WATER MANHOLE
 - EXIST. SEWER CLEANOUT
 - EXIST. ELECTRIC MANHOLE
 - EXIST. OVERHEAD WIRES
 - EXIST. BURIED ELECTRIC
 - NEW BURIED ELECTRIC
 - EXIST. BURIED TELEPHONE
 - NEW BURIED TELEPHONE
 - EXIST. WATER MAIN
 - NEW WATER SERVICE
 - EXIST. GAS MAIN
 - NEW GAS SERVICE
 - NEW PIPE BOLLARD
 - EX. VALVE
 - EX. TREE
 - NEW LIGHT STANDARD
 - NEW TREE PROTECTION FENCE
 - NEW VEGETATED SWALE

NEW SPIRIT ENERGY
 CONVENIENCE STORE #243
 A TRACT OF LAND IN SECTION 26,
 TOWNSHIP 45 NORTH, RANGE 4 EAST
 ST. LOUIS COUNTY, MISSOURI

REV.	DATE	DESCRIPTION
5	8/13/07	JNW REVISED ENTRANCES
4	4/28/06	JNW ADDED SCRIPT & SIGNATURE BLOCK
3	4/18/06	JNW REVISED CLAYTON RD. ENTR. PER MODOU
2	4/7/06	JNW REVS. PER CITY OF CHESTERFIELD
1	3/2/06	JNW REVS. PER CITY OF CHESTERFIELD

SITE DEVELOPMENT PLAN
 PREPARED FOR:
 SPIRIT ENERGY CORPORATION
 50 S. BEMISTON
 CLAYTON, MISSOURI 63105
 PHONE (314)725-4321
 FAX (314) 725-2381
 ATTN.: JAY CHAMBERS

JAMES ENGINEERING & SURVEYING CO., INC.
 ENGINEERS PLANNERS SURVEYORS
 10811 BIG BEND BLVD. KIRKWOOD, MO. 63122
 PHONE (314) 822-1006 FAX (314) 822-0006
 SUR. RS HORIZONTAL SCALE: 1" = 20'
 DRW. JNW VERTICAL SCALE: N/A
 CHKD. JNW SURVEY NO. 182423
 DATE 6/23/07 3:08:44 PM

746
 sub

Not Recorded Plat

MSD P-21655-01
 BASE MAP 21R
 ZIP CODE: 63017