

III. C.

Memorandum Department of Planning & Public Works



To: Planning and Public Works Committee

From: Mara M. Perry, Senior Planner

Date: 4/20/2009

RE: **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.

Summary

At the March 23, 2009 meeting of the City of Chesterfield Planning Commission, a recommendation for approval of the above-referenced matter was approved by a vote of 6-2. This project has Automatic Power of Review.

Attached please find a copy of staff's report and the Second Amended Architectural Elevations.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Site Plan Review

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



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

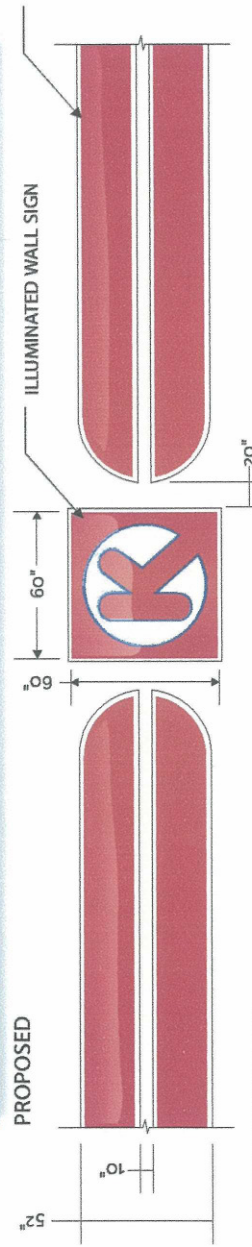
60" X 60" CIRCLE K SIGN

LED RETURNS
(RIGHT-SIDE, NOT SHOWN)

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

FASCIA INFO:
72" H }
67" W } V.I.F.
24" D }

PROPOSED



CONCEPTUAL ARTWORK ONLY

| CUSTOMER ACCEPTANCE | | DATE: | |
|--|----------|-----------------|------------------|
| <p>THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC., CHICAGO, ILLINOIS, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMERS AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC. BY WAY OF LOAN. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.</p> | | | |
| CUSTOMER | CIRCLE K | LOCATION | Chesterfield, MO |
| STORE # | 1647 | CIS ACCOUNT REP | Ben DeHayes |
| DRAWN BY | | REVISION | MT |
| SCALE | | R1 | NTS |
| DATE | | 07/02 | 3/2/09 |
| NOTES: | | | |

CORPORATE IDENTIFICATION SOLUTIONS, INC.
5008 N. MORTON STREET, 11TH FLOOR
CHICAGO, IL 60630
772-785-2602 / 773-938-3608



CIRCLE K - 1647 CHESTERFIELD, MO
PROPOSED BUILDING SIGNAGE



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

Enter

CAR WASH INFO:
 26' W x 50' L

7125-63 GERANIUM RED VINYL
 "Enter" APPLIED DIRECTLY
 TO FASCIA ("Exit" NOT SHOWN)
 BUILDING PAINTED ALL SIDES
 TO MATCH NEW CIRCLE K
 PAINT SCHEDULE

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

PROPOSED LAYOUT OF
 CAR WASH BUILDING
 GRAPHICS

Car Wash 20"
Enter
Exit

CUSTOMER ACCEPTANCE
 THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC. CHICAGO, ILLINOIS, AND CONTAINS
 PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMER AND SUPPLIERS OF
 MATERIALS AND CONTRACTORS FOR THE PROJECT. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED,
 COPIED, OR IN ANY MANNER DISCLOSED OR TRANSMITTED TO ANY OTHER PARTY
 OR PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.
CUSTOMER ACCEPTANCE: _____ DATE: _____

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

CORPORATE ID SOLUTIONS
 5300 N. NORTHWEST HWY
 773-763-9000 / 773-763-8065



CONCEPTUAL ARTWORK ONLY

