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Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: May 30, 2012

From: Kristian Corbin, Project Planner

Location: Spirit Trade Center, Lot 12A

Applicant: Feeler Scheer Architects

Description: **Spirit Trade Center, Lot 12A (Club Dog)**: Amended Architectural Elevations and Amended Architect's Statement of Design for a 2.01 acre "LI" Light Industrial District – zoned property located a half mile southwest of the intersection of Chesterfield Airport Road and Trade Center Boulevard.

PROPOSAL SUMMARY

Feeler Scheer Architects has submitted Amended Architectural Elevations for your review. The request is for approval of said elevations which entails changes to the materials and color palette. No other amendments to the site are requested. The exterior building materials will be comprised of stone veneer, vinyl siding, and fiberglass shingles. The mansard roof will be comprised of fiber glass architectural shingles.

May 14, 2012 MEETING OF THE PLANNING COMMISSION

The Amended Architectural Elevations were presented to the Planning Commission on May 14, 2012. At that meeting the Commission raised concerns regarding the allocation of stone veneer around the base of the building. The concern expressed by members of the Commission was that the stone appeared "unbalanced" and did not seem to be placed in an organized manner at the ends of each elevation. Comments were also made regarding the stone veneer and whether it should line up with the edges of the windows. The Commission directed those concerns to Mr. McLain who was the General

Contractor for Club Dog and representing the Owner at the meeting. Mr. McLain expressed concerns about the construction of the mansard roof along the west elevation as recommended by the Architectural Review Board and asked if there were any options to have it removed. It was noted during the meeting several times that Staff had been working with the Owner and had not been informed of any concerns regarding the roof.

After much discussion, a motion was made to return the Amended Architectural Elevations to the Architectural Review Board with the Owner's and Builder's comments. It was also recommended that the Owner and Builder attend the meeting to present their submittal and to voice any concerns to the Board. This motion was approved by a vote of 8-0.

At the meeting, several issues were raised by the General Contractor which Staff had never heard before. Therefore, we met with the Owners who informed us that they had serious concern with what was stated to the Planning Commission. They advised Staff that they fully intended to comply with the Architectural Review Board's recommendations.

Staff has worked with the Applicant and enclosed please find revised elevations and renderings per Planning Commission's comments as well as from the Architectural Review Board recommendations.

ARCHITECTURAL REVIEW BOARD SUMMARY

The recommendations from the April 12, 2012 Architectural Review Board were as follow:

1. Eliminate the stone from the upper portion of the walls along the front elevation.
 - The applicant has elected to remove the stone from the upper portion of the front (south) elevation reducing it down to the wainscot height.
2. Stone should be added at wainscot height on all four sides of the building but at least on both corners of the north, south and west elevations.
 - The applicant has added stone to all four sides of the building using the material to wrap each of the corners at wainscot height.
3. Revise the roof on the west elevation to mimic the appearance of the original roof design and incorporate visual screening of the planned rooftop mechanical equipment.

- The applicant has added the mansard roof back on the western elevation to give the appearance of the original roof design and to screen rooftop mechanical equipment. The west mansard roof will have a one (1) inch gap for sheet drain purposes.

On May 21, 2012, Planning and Development Services Director Aimee Nassif contacted the Architectural Review Board Chair and forwarded the new elevations to him for comment. The Architectural Review Board Chair advised that the elevations, as now presented, fully meet what the Board was looking for. In addition, the Chair advised the Director that they had purposely left it up to the architect to determine the most logical point of termination for the stone veneer.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and found the proposal to be in conformance with the site specific ordinance and all other applicable Zoning Ordinance requirements. The applicant has addressed the comments formulated by the Architectural Review Board on April 12, 2012, along with concerns raised by the Planning Commission on May 14, 2012. Staff recommends approval on the proposal as presented.

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 for Spirit Trade Center, Lot 12A (Club Dog)."
- 2) "I move to approve the Amended Architectural Elevations for Spirit Trade Center, Lot 12A (Club Dog), with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning, Public Works, and Parks
Aimee Nassif, Planning and Development Services Director

Attachments: Architect's Statement of Design
Architectural Elevations

Architectural Statement

Changes to the previous ARB submittal package include the roof mansard on the west / back elevation will be modified to allow the roof to sheet drain to a gutter or scupper system on the back of the building to reduce cost. The roof mansard will be elevated on tubes to allow the water to drain between the mansard and roof membrane. The roof mansard will look like the other three mansards with a 1'-0" plus gap at the bottom. The use of vinyl siding will be used in lieu of E.I.F.S. siding on all elevations. Also the Stone veneer base has been reduced on the north and south elevations. The stone veneer base has been added to all corners of the building. The stone veneer has been removed above from all elevations above the stone base height. No changes have been made to the site development and landscaping plan.

The proposed building will set back from the street with a large green space allowing for a fenced in dog yard. The parking has been placed on the south side of the building for safe access into the building. The building will offer a deep overhang that will protect the public from the elements as well as provide solar protection for the lobby as well as assigned bicycle parking.

The proposed building will be a one-story structure with a gable roof, residential type windows, low fences and large overhangs to provide a good balance to human scale. The overall scale will match adjacent structures. The façade will include masonry, vinyl siding, and white accents to coordinate with the adjacent structures as well as windows with similar heights so that all the buildings have similar appearances. There will only be one small visible sign on the building, other than that no advertising will be on the structure. Large overhangs will provide an energy efficient building with protection from the elements. As for roof top equipment, the center of the building will have a flat roof surrounded by gables on three sides so that the equipment will not be seen from the ground and road. The color scheme will consist of warm organic colors that compliment surrounding buildings.

The parking lot which will be located on the south side of the building will have access to the existing curb cut which will feed into the existing parking lots. The building is easily accessed from Trade Center Drive that will allow for public transportation access, using the existing curb cut will minimize disruption on Trade Center Drive. The parking lot will be asphalt to correspond with surrounding buildings, with a concrete entry way to create contrast between pedestrian and automobile areas. The existing site has no trees or landscaping; our design will incorporate grasses, trees, shrubs, fences, pedestrian and dog walkways. The addition of trees and shrubs will also allow for extra buffering from street noise, while the fencing; which will be dark iron and will offer additional seclusion from the street.

The dog yard will be located on the west side of the building and will incorporate a long liner arrangement for access to the entire property. The parking lot and dog park will have lighting that will maintain minimum height with sharp cutoff so no light pollution will be produced. The pedestrian orientation of the porch will face the southeast, but will be visible from the northeast. The overhang with recessed lighting will provide pedestrian protection and recessed lighting for safety at night. The porch will provide a protected open space.

Bicycle parking will be located under the overhang of the building that will allow bicycles to be separated from the automobile parking.

The existing site is currently flat; our design will implement a design that will include rolling hills, walking paths within the dog park, lush landscaping and streamlined fencing. The east end of the site will remain the same. The trash dumpsters will be located in a screened-in enclosure composed of matching building materials and colors so that it is not visible to the public. The electric transformer will be screened with landscape planting to not be visible to the public.



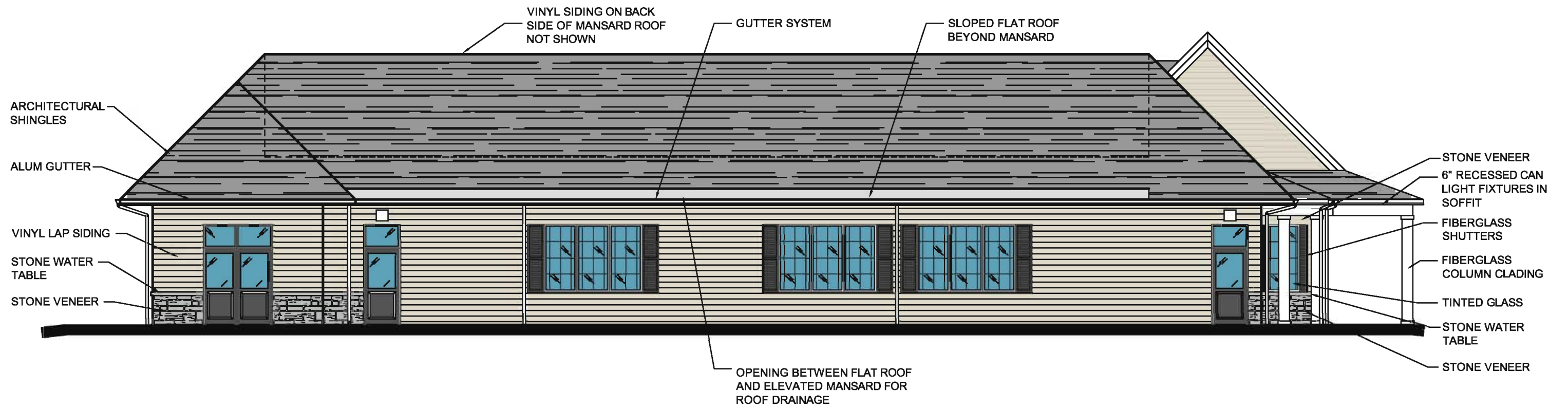
1 SOUTH ELEVATION
 Scale: NTS



4 EAST ELEVATION
 Scale: NTS



3 NORTH ELEVATION
Scale: NTS



2 WEST ELEVATION
 Scale: NTS





