




690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: May 30, 2018

From: Cassie Harashe, Project Planner 

Location: Southeast side of the intersection of Clayton Rd. and Wildwood Pkwy.

Description: **New Spirit Energy Convenience Store (Circle K) 3rd Amended Architectural Elevations**: Amended Architectural Elevations and Project Narrative for a 0.84 acre tract of land zoned “PC” Planned Commercial District located on the southeast side of the intersection of Clayton Rd. and Wildwood Pkwy.

PROPOSAL SUMMARY

Municipal Resolutions, on behalf of Spirit Energy, LLC, has submitted a request to modify the Architectural Elevations on the car wash of the Circle K located at 14804 Clayton Road. As part of a rebranding effort, the applicant is remodeling the façade of the car wash with new paint colors. The existing exterior building materials include EIFS, brick, stone, and glass. The request is for modifications to the car wash building only. The convenience store and gas pump canopies will remain unchanged.

HISTORY OF SUBJECT SITE

On September 7, 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. Ordinance 2195 includes the following requirement: “The developer shall submit architectural elevation and building materials. Architectural information is to be reviewed by the Architectural Review Board prior to submission to the Planning Commission.” A Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan were approved by the Planning Commission in April 2006. Then in August 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. In 2009, Second Amended Architectural Elevations were approved by City Council.



Figure 1: Aerial of Subject Site

STAFF ANALYSIS

Site Relationships

The subject site is located between Wildwood Parkway and Baxter Road, southeast of Clayton Road. No changes that affect the circulation system, access, scale, landscaping, screening or lighting are proposed for the site. Changes to the elevations will not change the primary orientation of the car wash.



Figure 2: Subject Site from Wildwood Parkway

Materials and Color

The existing conditions shown in the applicant's proposal show the previously-approved elevations. On a site visit on March 26, 2018, Staff found the changes to the exit signage and that some repainting work had already commenced. The applicant has been working with Staff to get all necessary approvals and permits. All work on the site has stopped.

The proposed color palette for the building includes removing the painted red brick band approximately 30" from the ground and repainting the area to

Nuthatch brown. Additionally they are proposing to utilize red vinyl appliques along the sides of the car wash entrance, exit and banding at the top of the building.

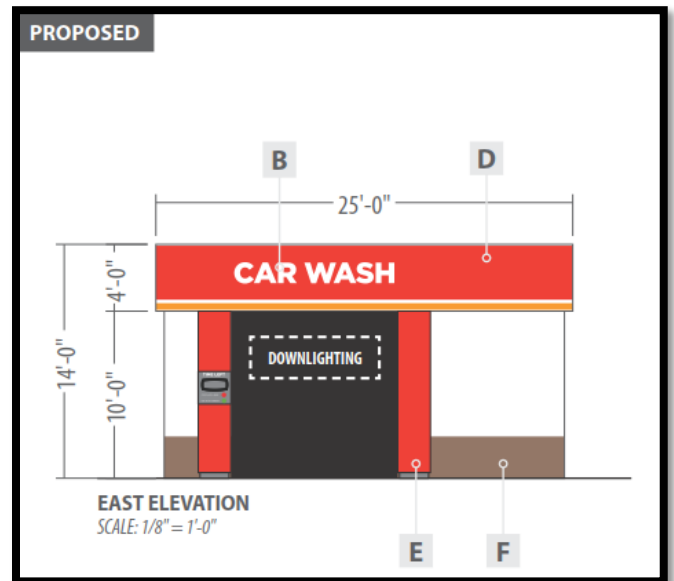


Figure 3: Existing and Proposed Car Wash Entrance

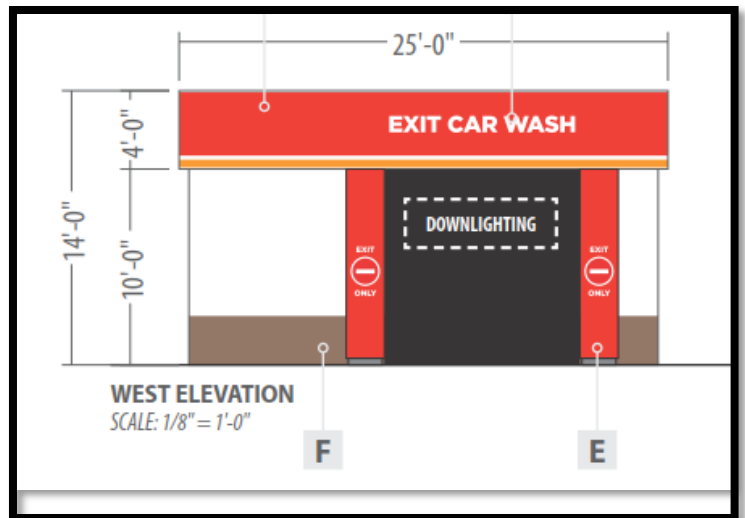


Figure 4: Existing and Proposed Car Wash Exit

ARCHITECTURAL REVIEW BOARD

On May 10, 2018 this application was reviewed by the City of Chesterfield's Architectural Review Board. At that time, the Board made a motion to recommend approval as submitted.

STAFF RECOMMENDATION

Staff has reviewed the Amended Architectural Elevations and Project Narrative and requests action on the 3rd Amended Architectural Elevations for New Spirit Energy Convenience Store (Circle K).

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 Project Narrative for New Spirit Energy Convenience Store (Circle K) as presented."

- 2) "I move to approve the Amended Architectural Elevations and Project Narrative for New Spirit Energy Convenience Store (Circle K)..." (Conditions may be added, eliminated, altered or modified)

Attachments

1. Project Narrative
2. Proposed Elevations



P.O. Box 2552 | Naperville, IL 60567
T 630.978.4110 | F 630.978.4220
support@municipalresolutions.com

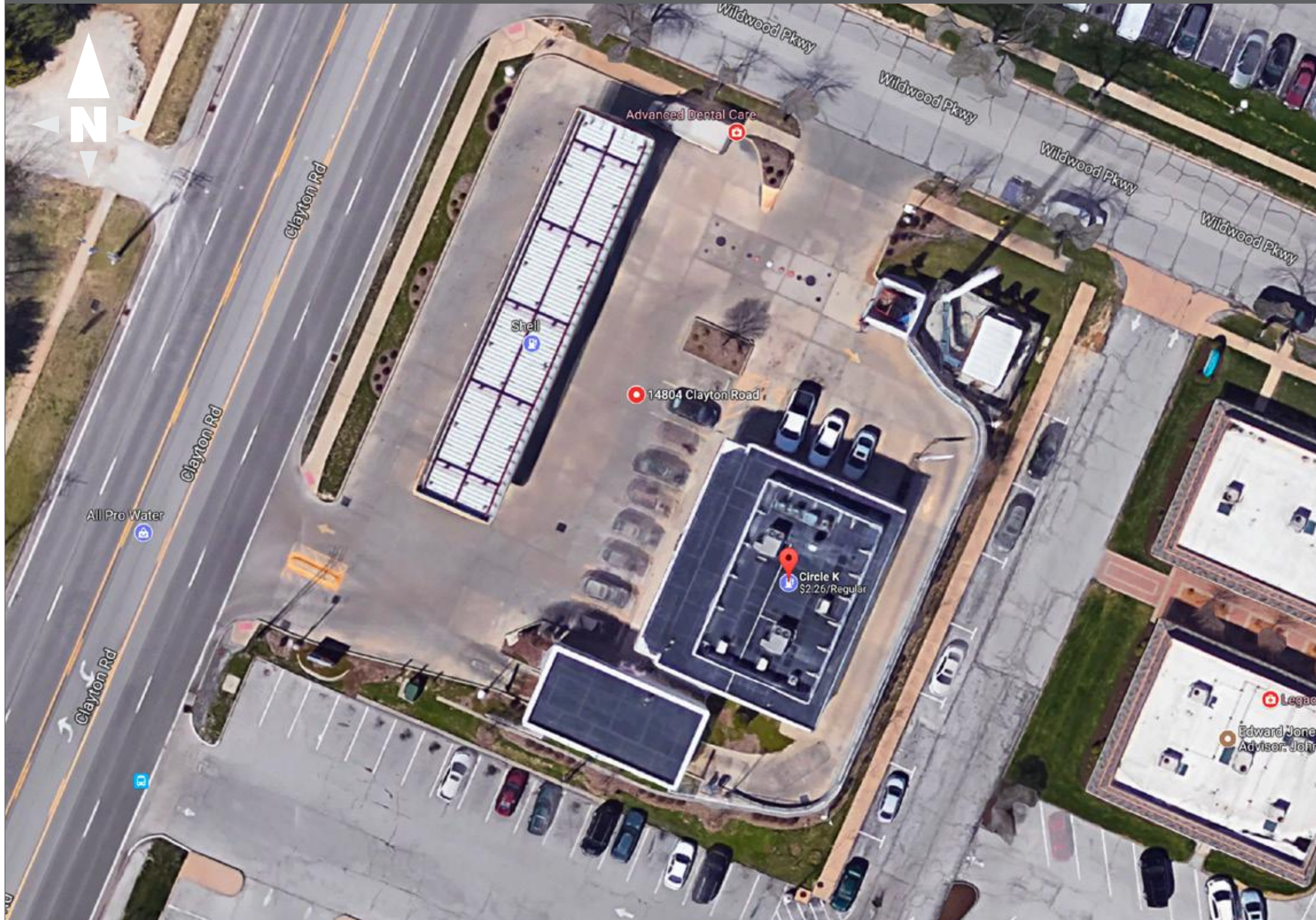


Circle K is updating their Car Wash building image with an updated, modern look. The clean, simple lines & color scheme on the Car Wash building fascia are in keeping with Circle K's new branding image. The Circle K red entrance & exit portal legs are intended to help guide customers to the Entrance & to help clearly mark the exit of the Car Wash bay. A menu/instructional sign is proposed at the entrance, next to the pay machine unit to help facilitate ease of ordering for the Car Wash services. The proposed directional signage are meant to aid the customer journey to the Car Wash entrance. Circle K is making a significant investment in improving the aesthetics & cleanliness of their Car Wash program with this reimage.

Mar 15 2018

Department of Public Services

14804 Clayton Rd. Chesterfield, MO 63017



EXISTING



EXISTING



EXISTING



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K
SITE NUMBER
1647

LOCATION
Chesterfield, MO
ACCOUNT REP
Mike Shelly

DRAWN BY
HH MH
DATE
01/12/18

REVISION
02
SCALE
As Noted

CORPORATE ID SOLUTIONS
5563 N Elston Ave.
Chicago, IL 60630
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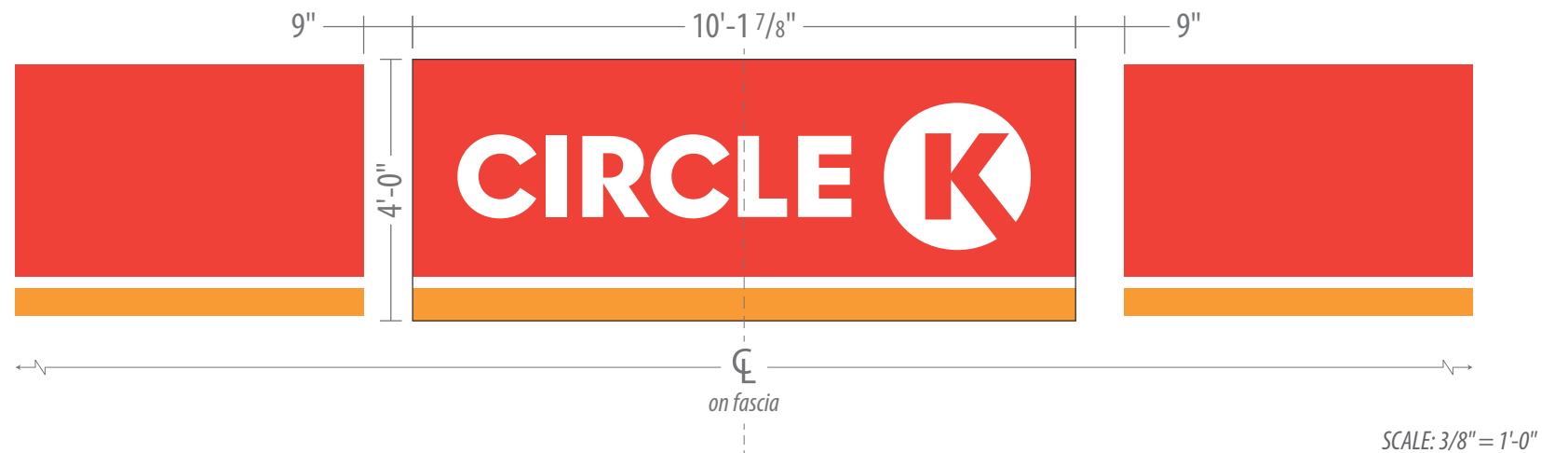
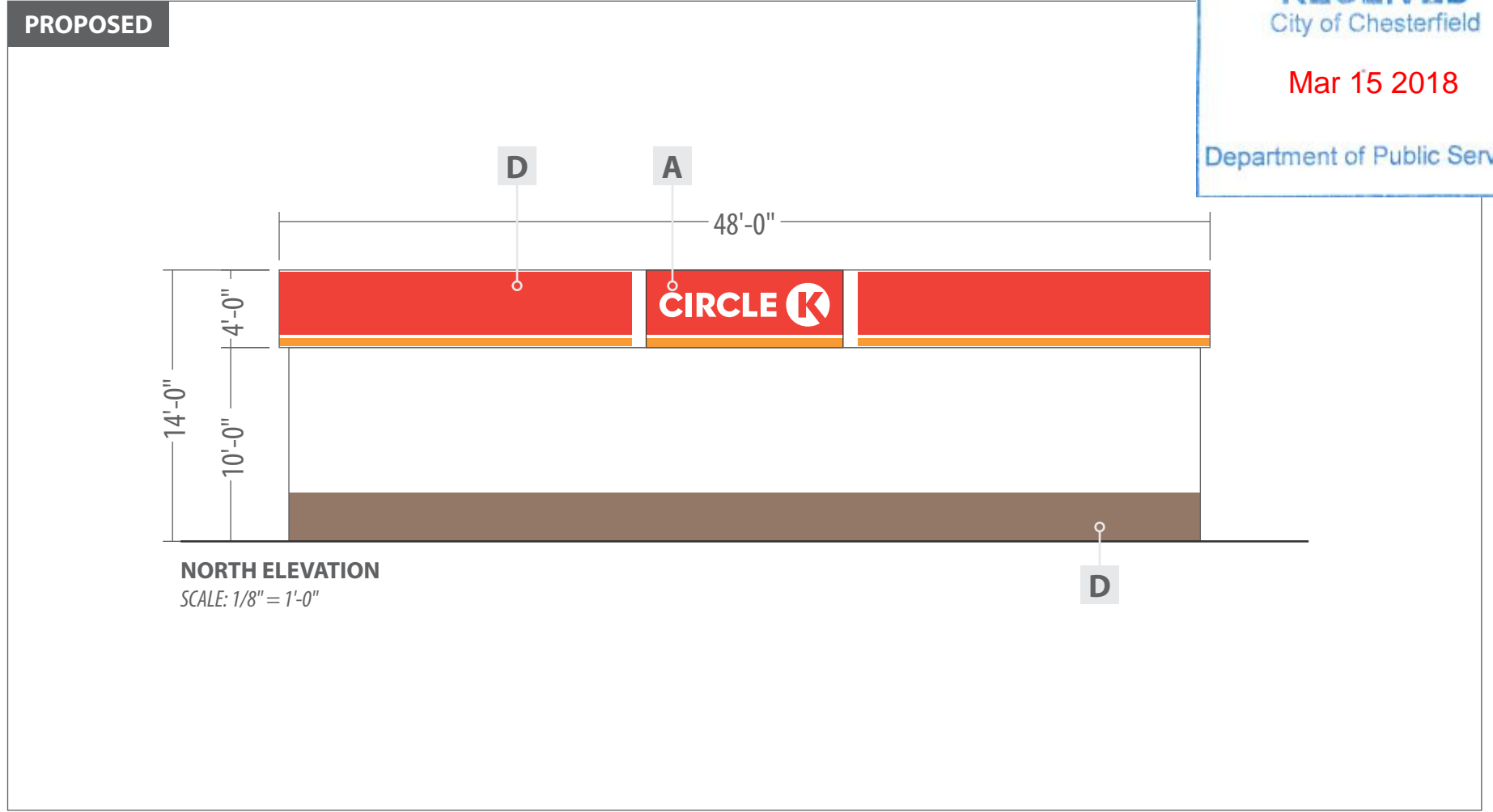
ARTWORK REFLECTS CURRENT SURVEY

	HEIGHT	ENTER/EXIT	DEPTH
BUILDING INFO	14'-0"	25'-0"	48'-0"
FASCIA INFO	4'-0"	25'-0"	48'-0"

	SIGN DESCRIPTION	QTY	SIZE	AREA
A	Vinyl Circle K Decal	2	2'-3" x 8'-9 5/8"	19.8 SF
B	Vinyl Car Wash Decal	1	1'-2 7/8" x 9'-7 1/4"	11.9 SF
C	Vinyl Exit Car Wash Decal	1	10" x 9'-6"	7.9 SF
D	Fascia Bands	1	4'-0" high	146 LF
E	Car Wash Portal Legs	4	10'-0" x 23 5/8"	19.7 SF
F	Building, Bollards & Clearance Sign Painted to Match Circle K Paint Schedule			

CIRCLE K VINYL COLORS
■ 3M 3630-33 Red
■ 3M 3630-3540 Tangerine

PAINT SCHEDULE (SEMI-GLOSS FINISH)
■ SW #6088 Nuthatch - Grade to 30" above grade starting at front entry door. Gray to be remain horizontal and may change in elevation from starting point.
□ SW #7570 Egret White - 30" above grade to bottom of fascia.
■ SW #4081 Safety Red - Bollards & Clearance Sign



CUSTOMER
 Circle K

SITE NUMBER
 1647

LOCATION
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ACCOUNT REP
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DRAWN BY
 HH MH

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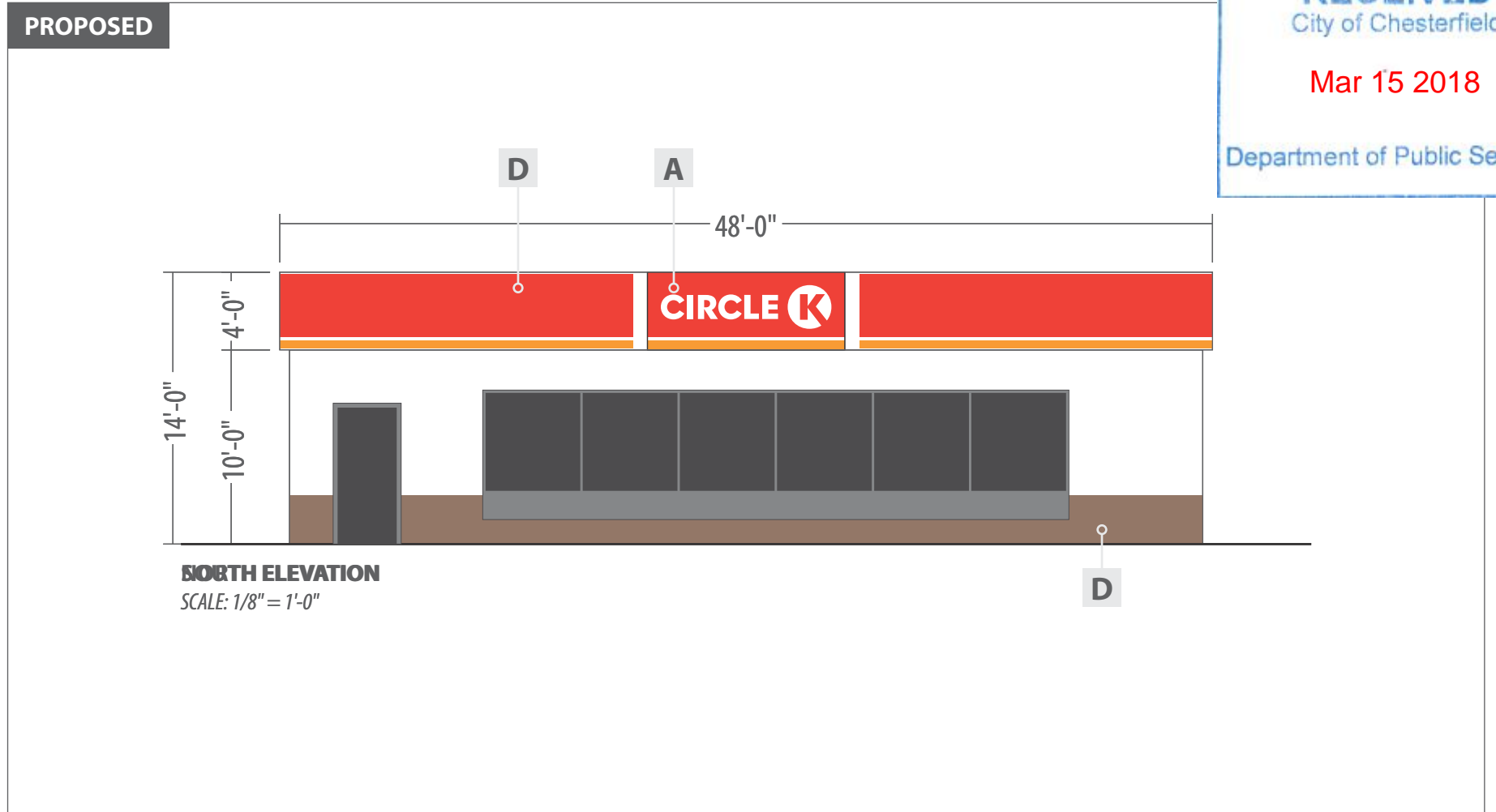
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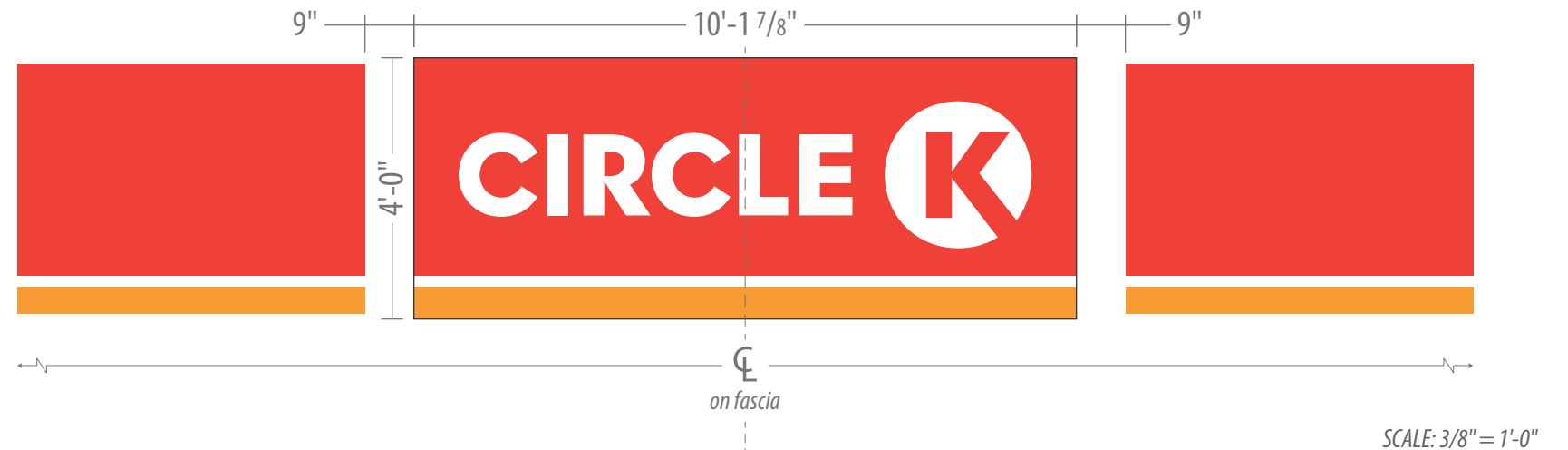
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RECEIVED
 City of Chesterfield
 Mar 15 2018
 Department of Public Services



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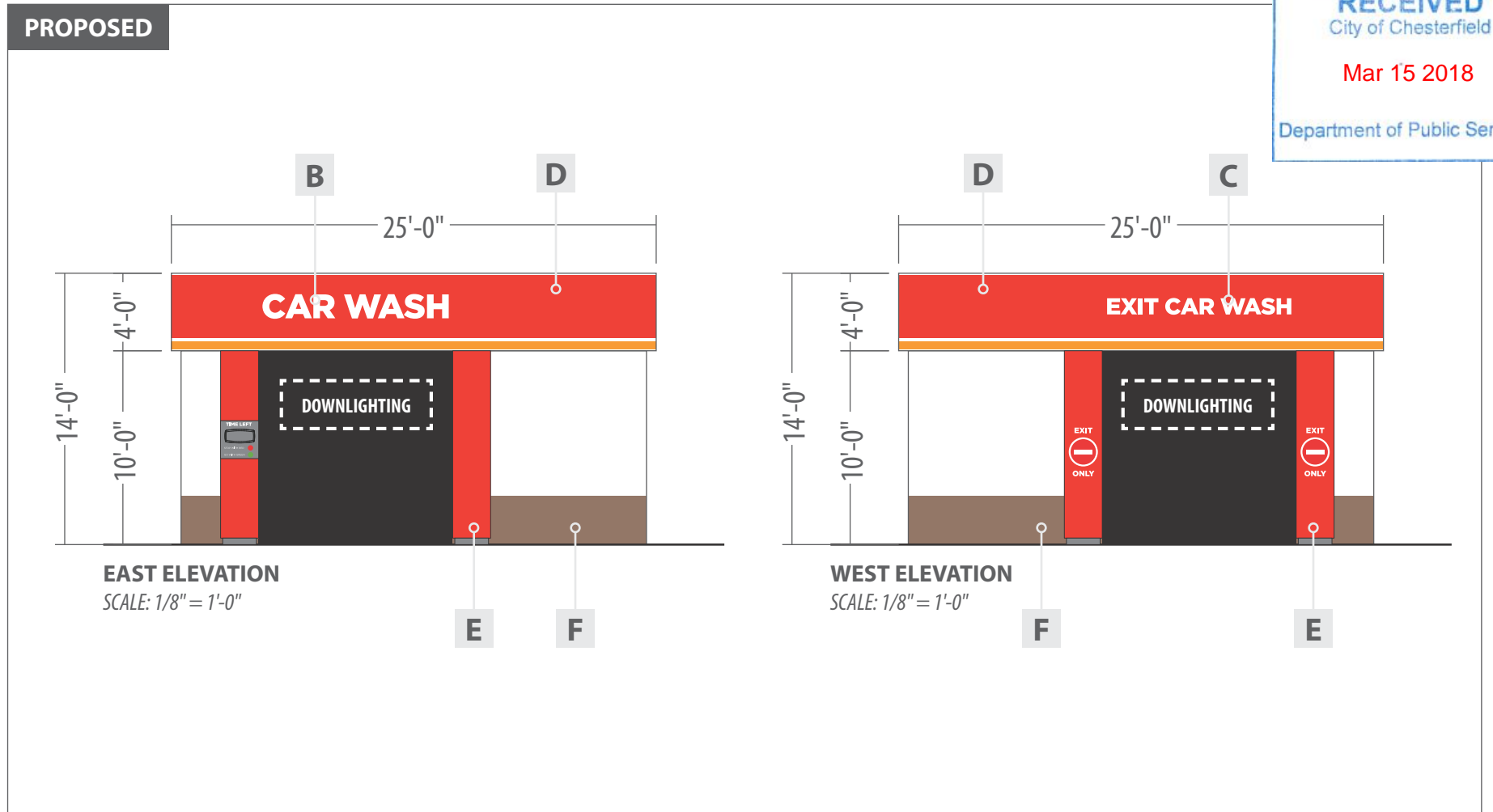
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SCALE: 1/2" = 1'-0"



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