



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

# Architectural Review Board Staff Report

- Project Type: Amended Architectural Elevations
- Meeting Date: June 13, 2019

From: Andrew Stanislav, Planner

Location: East corner of the intersection of Olive Boulevard and Chesterfield Parkway.

**Description:** Equilon Shell (Circle K) 2<sup>nd</sup> Amended Architectural Elevations: Amended Architectural Elevations for a 0.77 acre tract of land zoned "C-8" Planned Commercial District located on the east corner of the intersection of Olive Boulevard and Chesterfield Parkway (18S520624).

## **PROPOSAL SUMMARY**

Municipal Resolutions, on behalf of Spirit Energy, LLC, has submitted a request to modify the Architectural Elevations of the convenience store, carwash, and gas canopy of the Circle K location at the intersection of Olive Boulevard and Chesterfield Parkway.

As part of a rebranding effort, the applicant is remodeling the façade of these structures with replacement ACM panels at the top of each structure as well as exterior paint colors. Signage is a separate process and will be reviewed to comply with all applicable regulations.



Figure 1: Subject Site Aerial

## **HISTORY OF SUBJECT SITE**

The subject site was rezoned from "R3" Residence District and "C-2" Shopping District to "C-8" Planned Commercial District in 1986 by St. Louis County, which was later amended on multiple occasions for items relating to hours of operation, road improvements and sidewalks, and temporary signage. The most recent amendment occurred in 1999 to increase the square footage of the convenience store, resulting in City of Chesterfield Ordinance 1512, which is the current governing ordinance for the site.

Various amendments to the Site Development Plan were approved prior to the City's incorporation in relation to the ordinance amendments noted above, with the most recent Amended Site Development Plan recorded in 1999 pertaining to the increased square footage approved for the convenience store. Additionally, architectural elevations were approved in 2009 to allow the existing red and white illuminated bands and color palette for the site as seen in the images below.



Figure 2: Carwash, Convenience Store, and Gas Canopy

Figure 3: Gas Canopy

## **STAFF ANALYSIS**

## Site Relationships

The subject site is located at the east corner of the intersection of Olive Boulevard and Chesterfield Parkway. There are no changes proposed that impact site circulation, access, scale, landscaping, or other site related elements. Modifications to the elevations will not alter the primary orientation of the carwash, convenience store, or gas canopy.

## **Materials and Color**

The existing conditions of the site are depicted in Figures 2 and 3 above. Materials and colors selected for the updated elevations are part of Circle K's rebranding effort as seen throughout the St. Louis region. Proposed changes to the gas canopy, convenience store, and carwash are described in further detail below.

**Gas canopy.** The existing gas canopy fascia is metal with raised illuminated red striping, which is proposed to be refaced with a new skin to coincide with Circle K's updated color palette for the development. Proposed colors include red, white, and tangerine, with the proposed red strip

serving as the primary color element as depicted in the proposed elevations in Figure 4 below. The replacement fascia band element is three (3) feet tall, and there is currently a temporary treatment around the gas canopy reflecting the proposed modifications (as seen in Figures 2 and 3 above). The applicant has also noted that the existing gas canopy columns are painted white with a gray stripe approximately two (2) feet from grade, which is shown as remaining in the proposed elevations.



Figure 4: Existing and Proposed Gas Canopy Fascia

**Convenience Store.** The proposed color palette for the building includes preserving the existing white primary wall color and painting the wall area 30-inches from grade to Nuthatch brown, creating a wainscoting effect. Additionally, red, white, and tangerine color ACM fascia bands are proposed to reface the existing banding around the convenience store building to match that proposed for the gas canopy, which are also three (3) feet tall. Figure 5 below depicts the proposed exterior wall color and ACM fascia band replacement in greater detail.



Figure 5: Existing and Proposed Convenience Store Elevations

**Carwash building.** The proposed color palette for the carwash building matches that proposed for the convenience store, including the Nuthatch brown painted 30-inch band from grade. The applicant is also proposing to reface the existing fascia bands with the red, white, and tangerine replacement proposed for the gas canopy and convenience store. The fascia bands proposed for the carwash are two (2) feet tall, compared to the three (3) foot tall banding proposed for the gas canopy and convenience store and proposed for the gas canopy and convenience store. Figure 6 below depicts the existing and proposed conditions for the carwash building.

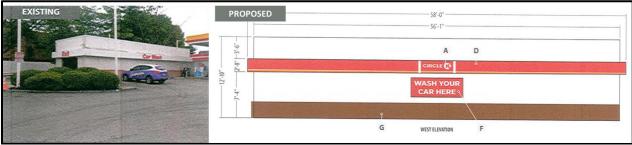


Figure 6: Existing and Proposed Carwash Elevations

## Signage

Signage is approved through a separate process and will be reviewed for compliance with all applicable regulations for this development.

## DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and requests review and recommendation on the 2<sup>nd</sup> Amended Architectural Elevations for Equilon Shell (Circle K).

## MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the 2<sup>nd</sup> Amended Architectural Elevations for Equilon Shell (Circle K) as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the 2<sup>nd</sup> Amended Architectural Elevations for Equilon Shell (Circle K) to the Planning Commission with a recommendation for approval with the following conditions..."

Attachments

1. Architectural Review Packet Submittal



## CIRCLE K | 1651 | CHESTERFIELD, MO | CANOPY PROPOSAL





CUSTOMER Circle K SITE NUMBER 1651

LOCATION Chesterfield, MO ACCOUNT REP Ben DeHayes

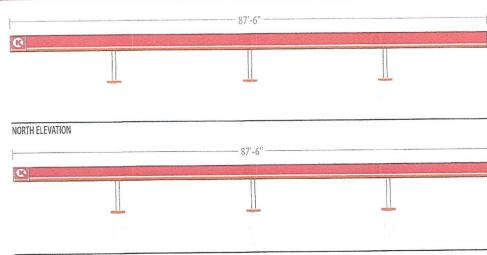
**REVISION** DRAWN BY 01 MH SCALE DATE NTS 03/05/19

CORPORATE ID SOLUTIONS 5563 N Elston Ave. Chicago, IL 60630 P: 773-763-9600 | F: 773-763-9606 www.CorporatelDSolutions.com

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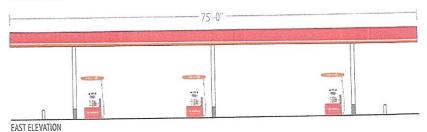
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## CIRCLE K | 1651 | CHESTERFIELD, MO | CANOPY PROPOSAL



#### - 75'-0" -(K) Construction of the 1 12 13 100 Π

WEST ELEVATION



SOUTH ELEVATION

## LEVEL C

#### ARTWORK REFLECTS CURRENT SURVEY

and the second second	NORTH ELEVAT	ION		
Gas Island Canopy Fascia	3'-0" x 87'-6"	262.5 58	2.9%	
Illuminated Circle K Totem	36" + 30"	7.5 SF	of available space	
	SOUTH ELEVAT	ION		
Gas Island Canopy Fascia	3'-0" × 0'-0"	262.5 SF	2.9%	
Illuminated Grcle K Totem	36" + 30"	7.5 SF	of available space	
	WEST ELEVAT	ION		
Gas Island Canopy Fascia	3'-0" x 75'-0"	225 SF	3.3%	
Illuminated Circle K Totem	36" + 30"	7.5 SF	of available space	
	EAST ELEVAT	ION		

Non-illuminated Red, White, and Orange ACM panels

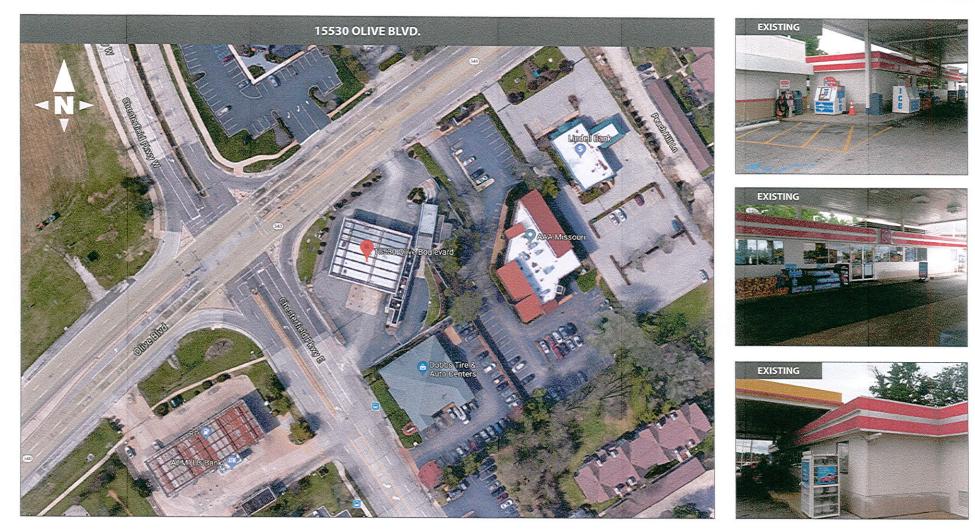


CUSTOMER ACCEPTANCE REVISION CORPORATE ID SOLUTIONS LOCATION DRAWN BY CUSTOMER CORPORATE 01 5563 N Elston Ave. Chesterfield, MO MH Circle K Chicago, IL 60630 **IDENTIFICATION** SCALE DATE P: 773-763-9600 | F: 773-763-9606 ACCOUNT REP SITE NUMBER SOLUTIONS DATE\_ www.CorporateIDSolutions.com 03/05/19 NTS SIGNATURE\_ 1651 8en DeHayes

# 30" ++ 3" 3"-+-

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1651   CHESTERFIELD, MO   STOREFRONT PROPOSAL	City of Chesterfield Department of Public Services	<b>PG</b> 1/4

#### CIRCLE K | 10





CUSTOMER Circle K SITE NUMBER 1651

LOCATION Chesterfield, MO ACCOUNT REP Ben DeHayes

DRAWN BY MH DATE 08/27/18

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## CIRCLE K | 1651 | CHESTERFIELD, MO | STOREFRONT PROPOSAL

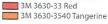


## LEVEL C ARTWORK REFLECTS CURRENT SURVEY

		HEIGHT	FROM	1T	SIDES
B	UILDING INFO	10'-6"	98'-6	5"	15'-0"
I	FASCIA INFO	3'-0"	100'-	6"	17'-0"
	SIGN DE	SCRIPTION	QTY	SIZE	AREA
A	Reface existing v	wall sign	1	3'-1" x 3'-1"	9.5 SF
В	ACM Fascia Ban	ds	1	3'-0" tall	135 LF
c	Puilding Painton	to Match Circle	K Daint Cab		

Building Painted to Match Circle K Paint Schedule C

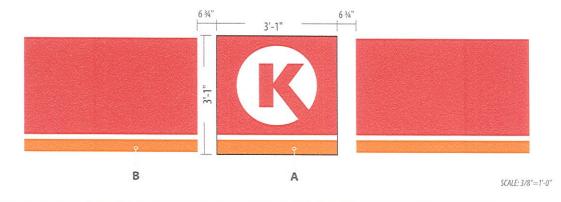
#### CIRCLE K VINYL COLORS PAINT SCHEDULE (SEMI-GLOSS FINISH)



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.







CUSTOMER Circle K SITE NUMBER

1651

LOCATION Chesterfield, MO ACCOUNT REP Ben DeHayes

DRAWN BY MH 00 DATE SCALE 08/27/18 As Noted

REVISION

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#### CIRCLE K | 1651 | CHESTERFIELD, MO | STOREFRONT PROPOSAL



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1	FASCIA INFO	3'-0"	100'-	5"	17'-0"
	SIGN DE	SCRIPTION	QTY	SIZE	AREA
A	Reface existing	wall sign	1	3'-1" x 3'-1"	9.5 SF
в	ACM Fascia Ban	ds	1	3'-0" tall	135 LF
c	Building Painte	d to Match Circle	K Paint Sche	edule	

Building Painted to Match Circle K Paint Schedule

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

#### PAINT SCHEDULE (SEMI-GLOSS FINISH)

1651

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.





CUSTOMER Circle K SITE NUMBER

LOCATION Chesterfield, MO ACCOUNT REP Ben DeHayes

DRAWN BY REVISION 00 SCALE

As Noted

MH

DATE

08/27/18

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DATE.



## STORE/CAR WASH BUILDINGS NUTHATCH paint from grade to 30"

above grade starting at entry door. To remain horizontal and may change in elevation from starting point.

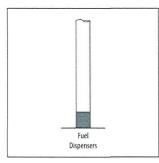
EGRET WHITE paint from 30" above grade to bottom of fascia.



SAFETY RED for bollards along storefront and Car Wash (if applicable).

SHELL WARM WHITE paint from from 12" above grade to top of bollards next to fuel dispensers. Perimeter bollards are painted all white.

SHELL GRAY paint from grade to 12" above grade on bollards next to fuel dispensers.



Perimeter

Bollards

Dispenser

Bollards

Storefront

Bollards

## **CANOPY COLUMNS**

SHELL GRAY paint from grade to 12" above grade for non-diesel fuel dispensers.

SHELL WARM WHITE paint from 12" above grade to bottom of canopy on fuel dispensers.



# 



## LIGHTPOLES

SHELL GRAY paint from grade to 12" above grade for high-level light poles. Low-level light fixtures are painted Shell Gray completely.

SHELL WARM WHITE paint from 12" above grade to top of high-level light poles

## DUMPSTER ENCLOSURE

NUTHATCH paint entire enclosure.

## PAINT COLORS









Semi-gloss finish



SHELL GRAY Paint to match Pantone 431 Semi-gloss finish

## MERCHANDISE DISPLAYS

If there are exterior merchandising displays with previous Circle K branding, then update to the new Circle K branding.

## SIGN COLORS



PRIMARY RED Pantone 485 3M 3630-33 Red



CORPORATE **IDENTIFICATION** SOLUTIONS

CUSTOMER Circle K

SITE NUMBER 1651

LOCATION Chesterfield, MO ACCOUNT REP Ben DeHayes

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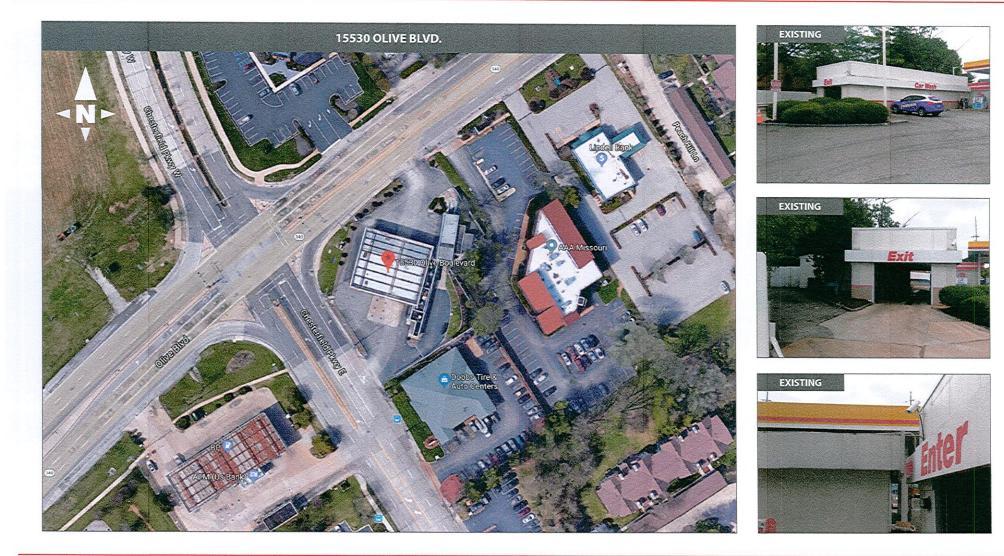
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CUSTOMER Circle K

SITE NUMBER 1651

LOCATION Chesterfield, MO ACCOUNT REP Ben DeHayes

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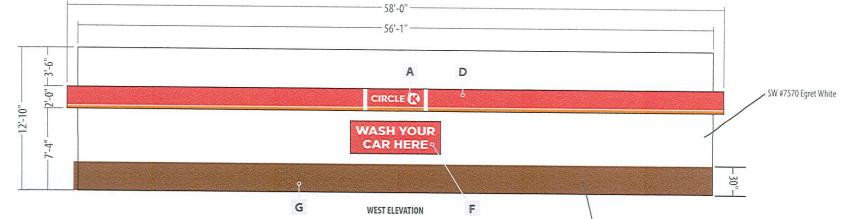
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#### CIRCLE K | 1651 | CHESTERFIELD, MO | CAR WASH PROPOSAL

1651

Ben DeHayes

#### PROPOSED





SIGNATURE\_

#### ARTWORK REFLECTS CURRENT SURVEY SIGN DESCRIPTION AREA OTY SIZE A Vinyl Circle K Decal 2'-0" x 5'-0 7/8" 10.1 SF B Vinyl Car Wash Decal 7 3/8" x 4'-9 1/8" 2.9 SF $4^{1/2"} +$ - 5'-0 7/8" --- 4 1/2" C Vinyl Exit Car Wash Decal 10" x 9'-6" 7.9 SF D Fascia Bands 2'-0" high 101 LF CIRCLE 2'-0" -Ε Car Wash Portal Legs 12'-0 x 23 5/8" 23.6 SF 4 ÷ F Call to Action Banner 1 3'-0" x 8'-0" 24 SF G Building, Bollards & Clearance Sign Painted to Match Circle K Paint Schedule CIRCLE K VINYL COLORS PAINT SCHEDULE (SEMI-GLOSS FINISH) Ģ 3M 3630-33 Red SW #6088 Nuthatch - Grade to 30" above grade starting at 2" 4" 3M 3630-3540 Tangerine front entry door. Gray to be remain horizontal and may change on fascia D A in elevation from starting point. SCALE: 3/4" = 1'-0" SW #7570 Egret White - 30" above grade to bottom of fascia. CUSTOMER LOCATION DRAWN BY REVISION CORPORATE ID SOLUTIONS CUSTOMER ACCEPTANCE CORPORATE THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC. CHICAGO, HLINOIS, AND CONTAINS PROPERT ARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMESA AND SUPPLIES OF CORPORATE LIBERTHER ATION SOLUTIONS, INC. BY WAY OF LOADS, THIS DRAWING WAY NOT BE COPIED OR REPRODUCED, IN WEBLIC DRAWING IS THE PROPERTIES OF THE INFORMATION IT CONTAINS BE DISCLOSED OR TRANSFERRED TO ANY OTHER PARTY OF REPORTS WITHING THE MEDIAN OF WHITH COMMAN OF CORPORATE IDENTIFICATION SOLUTIONS, INC. Circle K Chesterfield, MO JR 02 5563 N Elston Ave. **IDENTIFICATION** Chicago, IL 60630 SITE NUMBER ACCOUNT REP DATE SCALE SOLUTIONS P: 773-763-9600 | F: 773-763-9606

03/26/19

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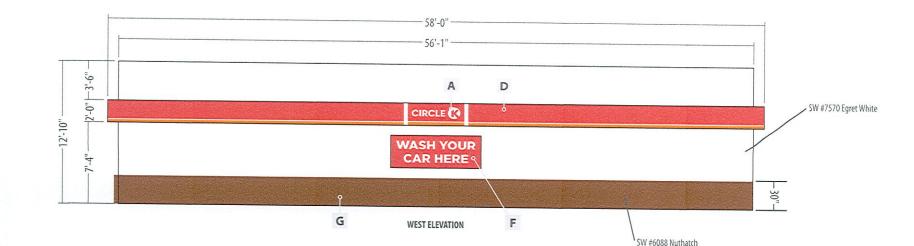
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DATE\_

## CIRCLE K | 1651 | CHESTERFIELD, MO | CAR WASH PROPOSAL

#### PROPOSED



#### ARTWORK REFLECTS CURRENT SURVEY

	SIGN DESCRIPTION	QTY	SIZE	AREA
Α	Vinyl Circle K Decal	1	2'-0" x 5'-0 7/8"	10.1 SF
В	Vinyl Car Wash Decal	1	7 3/8" x 4'-9 1/8"	2.9 SF
с	Vinyl Exit Car Wash Decal	1	10" <u>x</u> 9'-6"	7.9 SF
D	Fascia Bands	1	2'-0" high	101 LF
E	Car Wash Portal Legs	4	12'-0 x 23 5/8"	23.6 SF
F	Call to Action Banner	1	3'-0" x 8'-0"	24 SF

G Building, Bollards & Clearance Sign Painted to Match Circle K Paint Schedule

#### PAINT SCHEDULE (SEMI-GLOSS FINISH)

3M 3630-33 Red 3M 3630-3540 Tangerine

CIRCLE K VINYL COLORS

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.



	CUSTOMER	LOCATION	
ION	Circle K	Chesterfield, MO	
IUN	SITE NUMBER	ACCOUNT REP	
	1651	Ben DeHayes	

REVISION	CORPORATE ID SOLUTIONS
02	5563 N Elston Ave.
SCALE NTS	Chicago, IL 60630 P: 773-763-9600   F: 773-763-9606 www.CorporatelDSolutions.com

3'-0"

DRAWN BY

JR

DATE

03/26/19

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CUSTOMER	ACCEPTANCE

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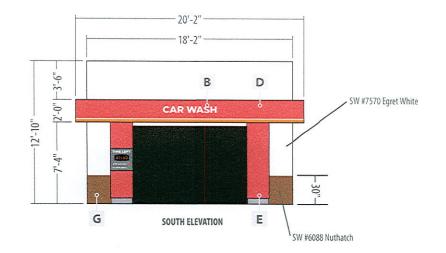
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WASH YOUR

**CAR HERE** 

DATE

PROPOSED



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02

SCALE

NTS

#### ARTWORK REFLECTS CURRENT SURVEY

	SIGN DESCRIPTION	QTY	SIZE	AREA
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G Building, Bollards & Clearance Sign Painted to Match Circle K Paint Schedule

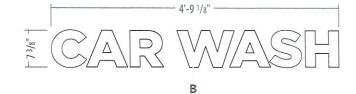
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SW #7570 Egret White - 30" above grade to bottom of fascia.



SCALE: 1" = 1'-0"



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Circle K	Che
SITE NUMBER	ACC
1651	Ben

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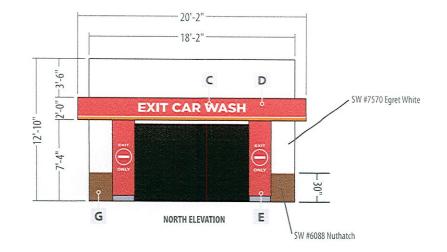
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## CIRCLE K | 1651 | CHESTERFIELD, MO | CAR WASH PROPOSAL

PROPOSED



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G 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.

CORPORATE **IDENTIFICATION** SOLUTIONS

N	CUSTOMER Circle K	
	SITE NUMBER	
	1651	8

LOCATION
Chesterfield, MO
ACCOUNT REP
Ben DeHayes

REVISION CORPORATE ID SOLUTIONS 02 5563 N Elston Ave. Chicago, IL 60630 SCALE P: 773-763-9600 | F: 773-763-9606 NTS www.CorporateIDSolutions.com

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

DATE\_

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