

## Planning Commission Staff Report

**Project Type:** Amended Architectural Elevations

**Meeting Date:** July 8, 2019

**From:** Andrew Stanislav, Planner *AS*

**Location:** 15530 Olive Boulevard

**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.

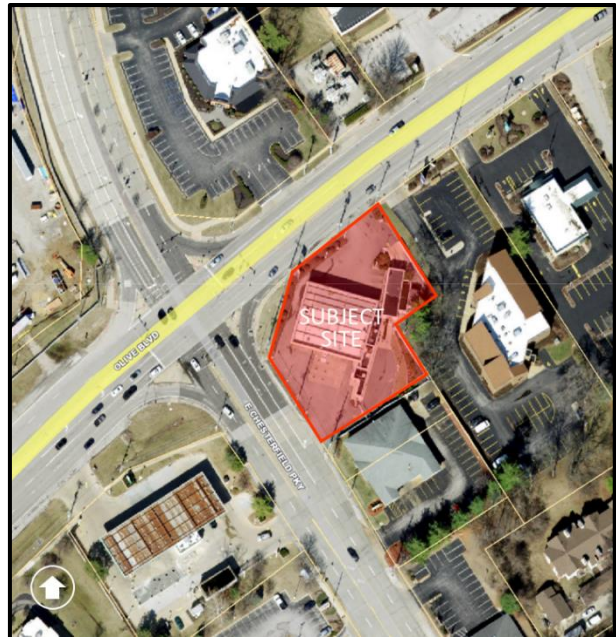


Figure 1: Subject Site Aerial

## **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 on the previous page). 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.

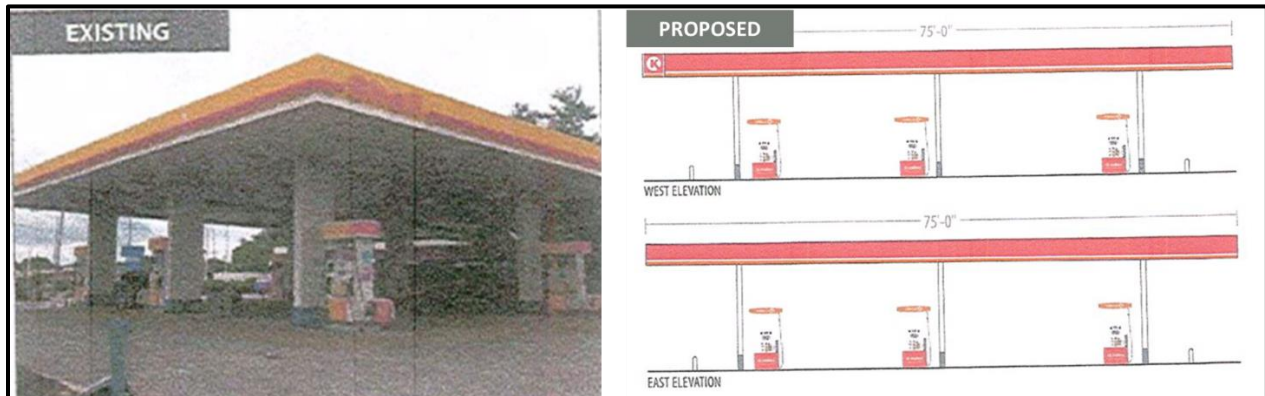


Figure 4: Existing and Proposed Gas Canopy Fascia

**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. Figure 6 below depicts the existing and proposed conditions for the carwash building.

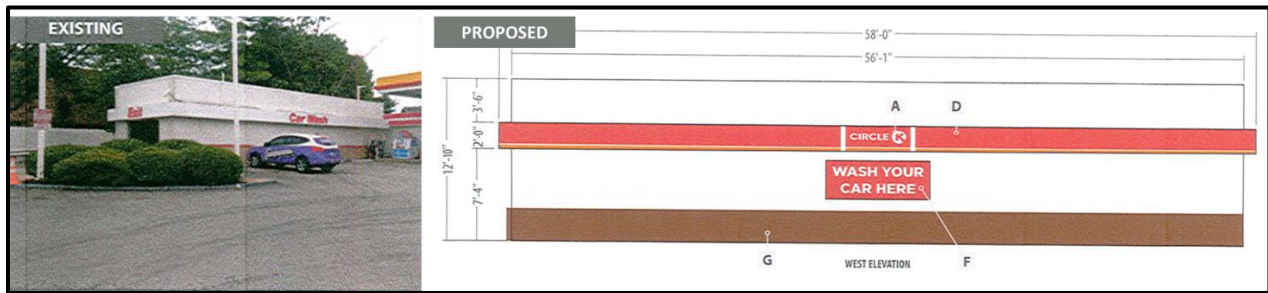


Figure 6: Existing and Proposed Carwash Elevations

### **Signage**

Signage is approved through a separate process and will be reviewed for compliance with all applicable regulations for this development at such time an application is received.

### **ARCHITECTURAL REVIEW BOARD**

On June 13, 2019 this application was reviewed by the City of Chesterfield’s Architectural Review Board. At that time, the Board passed a motion to recommend approval as submitted.

It was also noted that the existing landscape plan would be reviewed to determine compliance with what was originally approved.

### **STAFF RECOMMENDATION**

Staff has reviewed the 2<sup>nd</sup> Amended Architectural Elevations for Equilon Shell (Circle K) and recommends approval. Staff requests action from the Planning Commission.

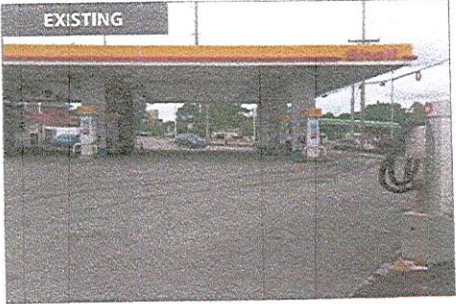
### **MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the 2<sup>nd</sup> Amended Architectural Elevations for Equilon Shell (Circle K) as presented.”
- 2) “I move to approve the 2<sup>nd</sup> Amended Architectural Elevations for Equilon Shell (Circle K) with the following conditions ...” (Conditions may be added, eliminated, altered or modified)

Attachments: Amended Architectural Elevations Submittal

**RECEIVED**  
**MAR 14 2019**  
 City of Chesterfield  
 Department of Public Services



**CORPORATE IDENTIFICATION SOLUTIONS**

CUSTOMER  
Circle K  
SITE NUMBER  
1651

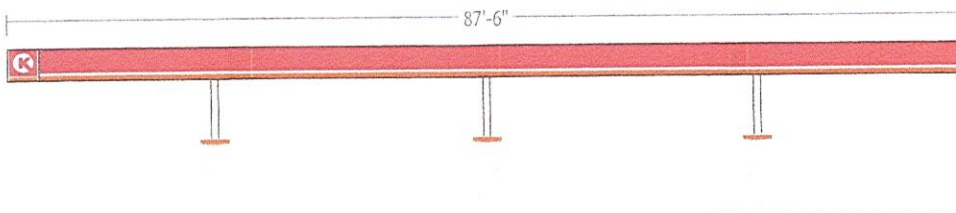
LOCATION  
Chesterfield, MO  
ACCOUNT REP  
Ben DeHayes

DRAWN BY  
MH  
DATE  
03/05/19

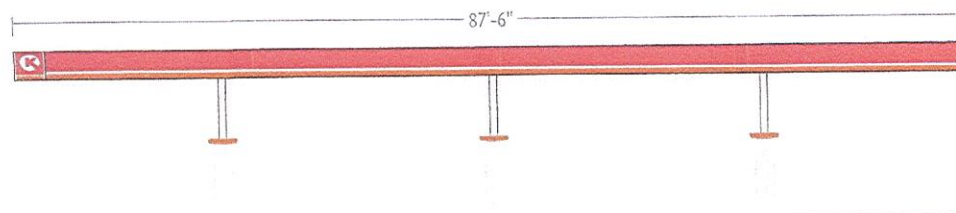
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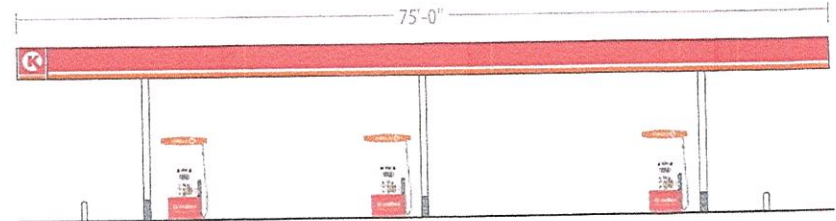
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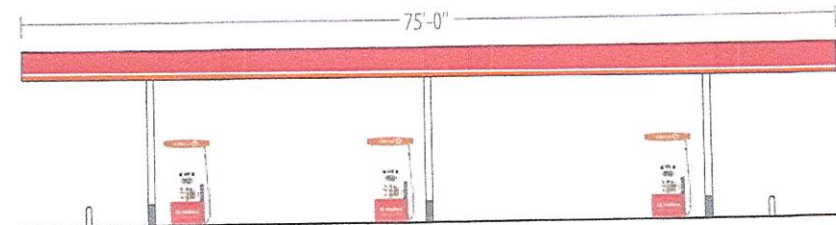
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

**LEVEL C**  
ARTWORK REFLECTS CURRENT SURVEY

**NORTH ELEVATION**

Gas Island Canopy Fascia	3'-0" x 87'-6"	262.5 SF	2.9%
Illuminated Circle K Totem	36" + 30"	7.5 SF	of available space

**SOUTH ELEVATION**

Gas Island Canopy Fascia	3'-0" x 0'-0"	262.5 SF	2.9%
Illuminated Circle K Totem	36" + 30"	7.5 SF	of available space

**WEST ELEVATION**

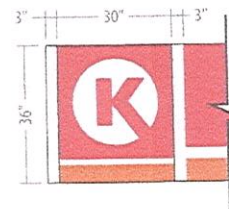
Gas Island Canopy Fascia	3'-0" x 75'-0"	225 SF	3.3%
Illuminated Circle K Totem	36" + 30"	7.5 SF	of available space

**EAST ELEVATION**

Non-illuminated Red, White, and Orange ACM panels

**COLUMN PAINT SCHEDULE (SEMI-GLOSS FINISH)**

- SW #7570 Egret White - From gray to bottom of canopy
- SW #6236 Grays Harbor - From grade to 24" above grade



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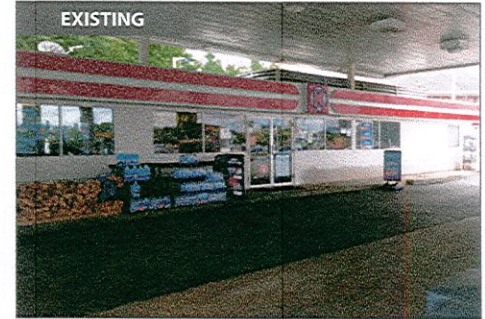
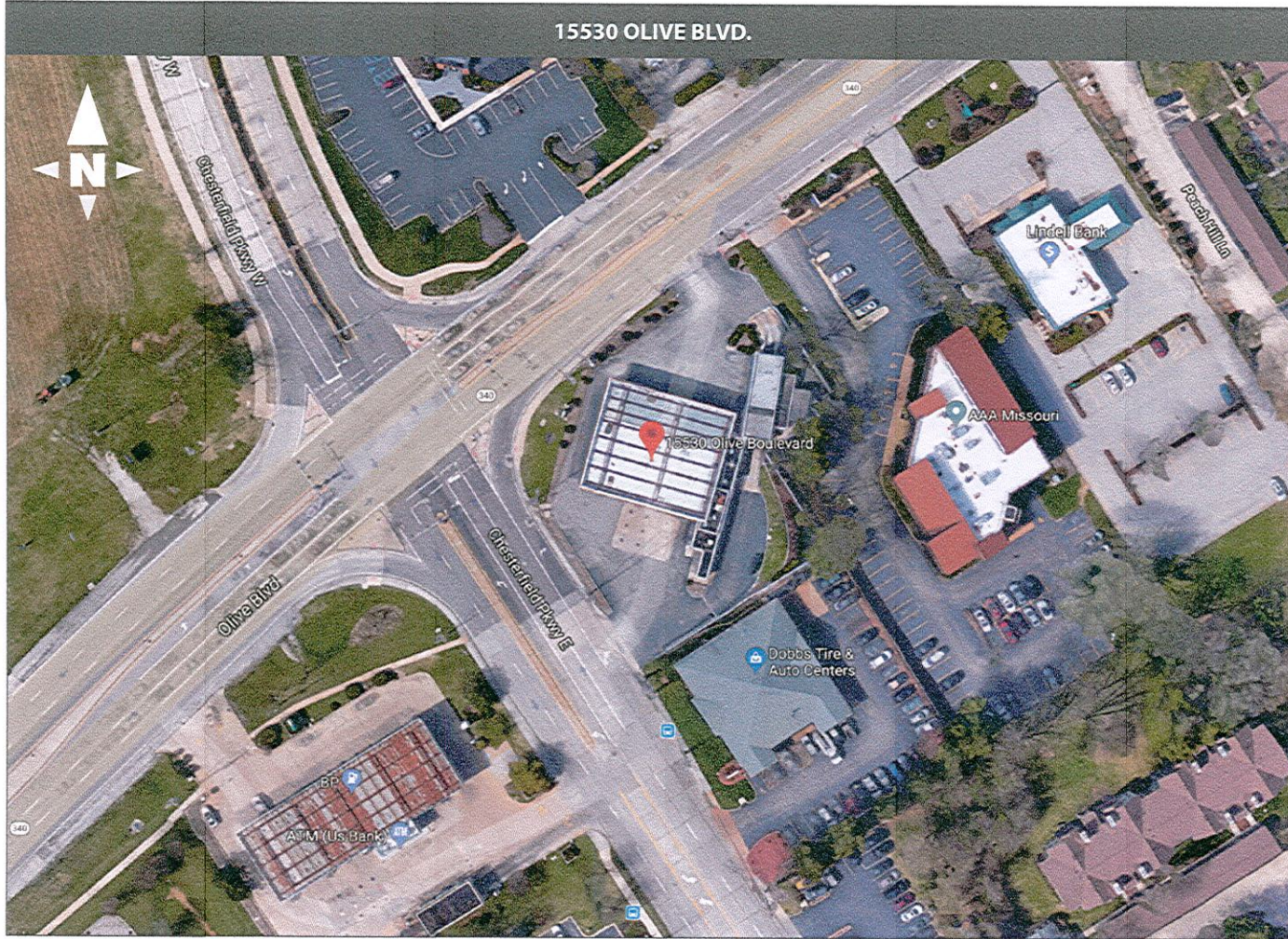
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DRAWN BY  
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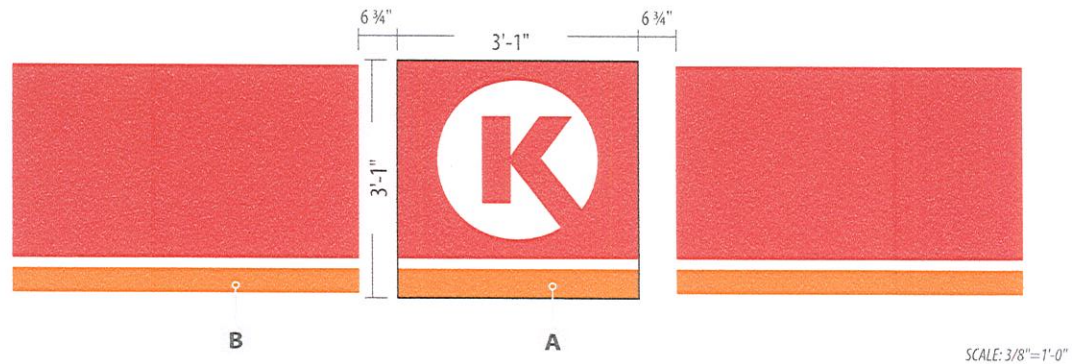
**LEVEL C**  
ARTWORK REFLECTS CURRENT SURVEY

	HEIGHT	FRONT	SIDES
<b>BUILDING INFO</b>	10'-6"	98'-6"	15'-0"
<b>FASCIA INFO</b>	3'-0"	100'-6"	17'-0"

	SIGN DESCRIPTION	QTY	SIZE	AREA
<b>A</b>	Reface existing wall sign	1	3'-1" x 3'-1"	<b>9.5 SF</b>
<b>B</b>	ACM Fascia Bands	1	3'-0" tall	<b>135 LF</b>
<b>C</b>	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)**  
■ 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.



SCALE: 3/8" = 1'-0"



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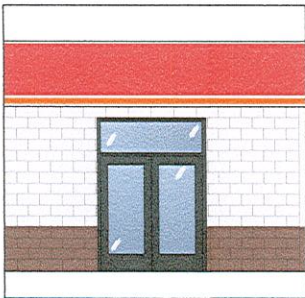
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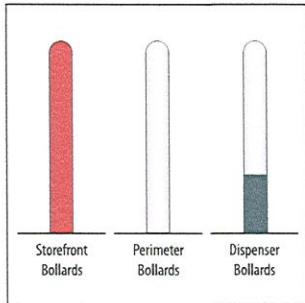
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**STORE/CAR WASH BUILDINGS**

**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.

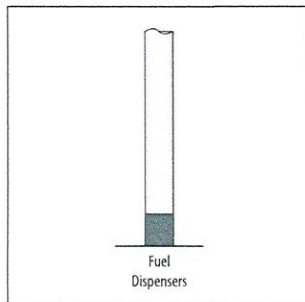


**BOLLARDS**

**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.

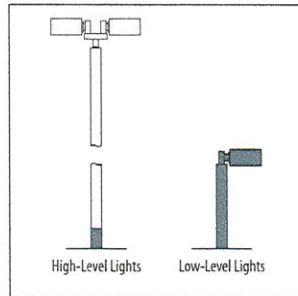
**SHELL GRAY** paint from grade to 12" above grade on bollards next to fuel dispensers.



**CANOPY COLUMNS**

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

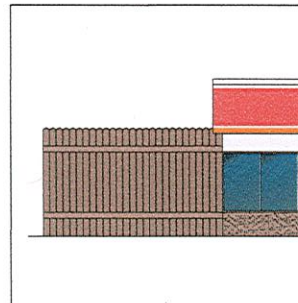
**SHELL WARM WHITE** paint from 12" above grade to bottom of canopy on fuel dispensers.



**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.



**MERCHANDISE DISPLAYS**

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

**PAINT COLORS**

 **SAFETY RED**  
SW #4081  
Semi-gloss finish

 **SHELL WARM WHITE**  
RAL9016  
Semi-gloss finish

 **EGRET WHITE**  
SW #7570  
Semi-gloss finish

 **NUTHATCH**  
SW #6088  
Semi-gloss finish

 **SHELL GRAY**  
Paint to match Pantone 431  
Semi-gloss finish

**SIGN COLORS**

 **PRIMARY RED**  
Pantone 485  
3M 3630-33 Red

 **PRIMARY ORANGE**  
Pantone 144  
3M 3630-3540 Tangerine



**CORPORATE IDENTIFICATION SOLUTIONS**

CUSTOMER  
Circle K

SITE NUMBER  
1651

LOCATION  
Chesterfield, MO

ACCOUNT REP  
Ben DeHayes

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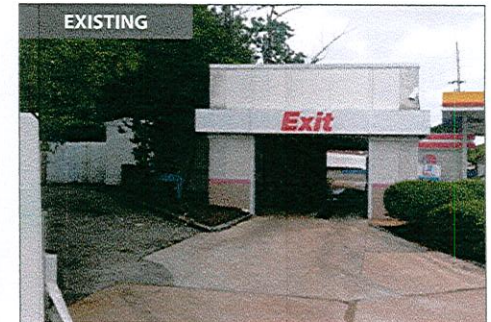
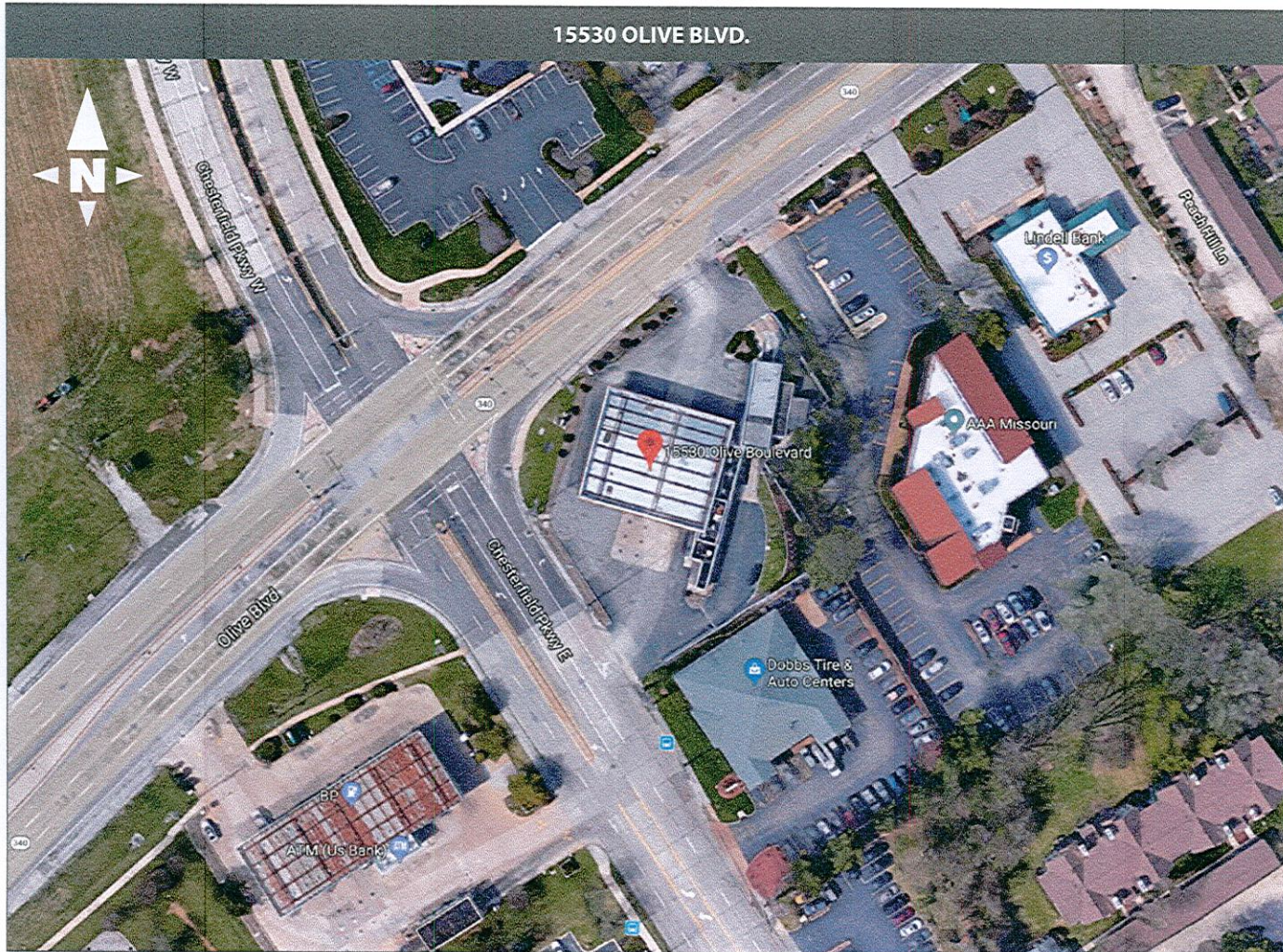
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JR

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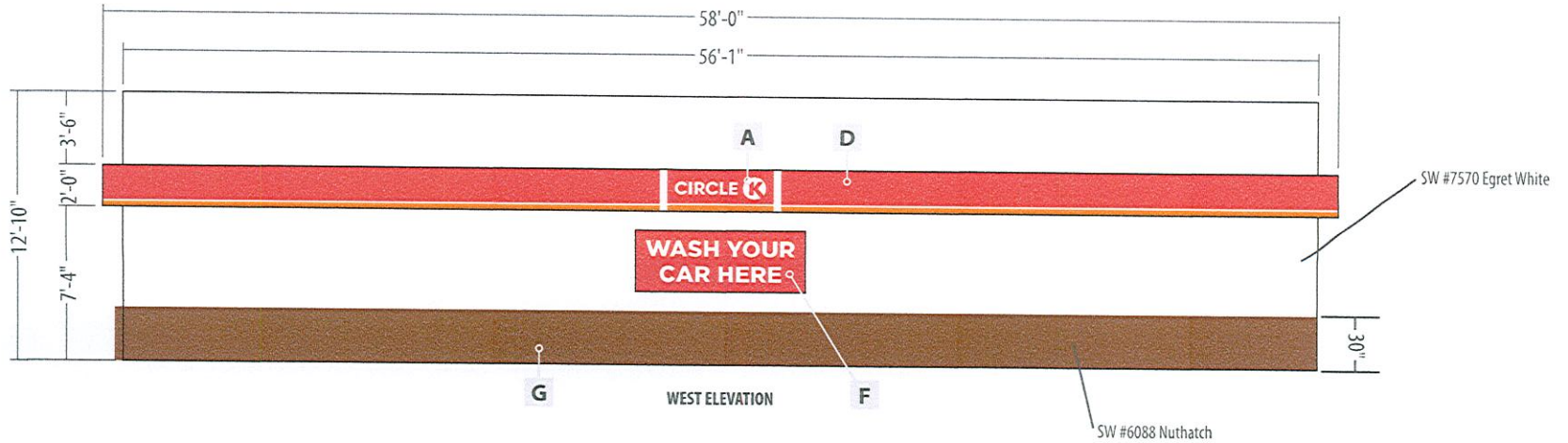
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PROPOSED

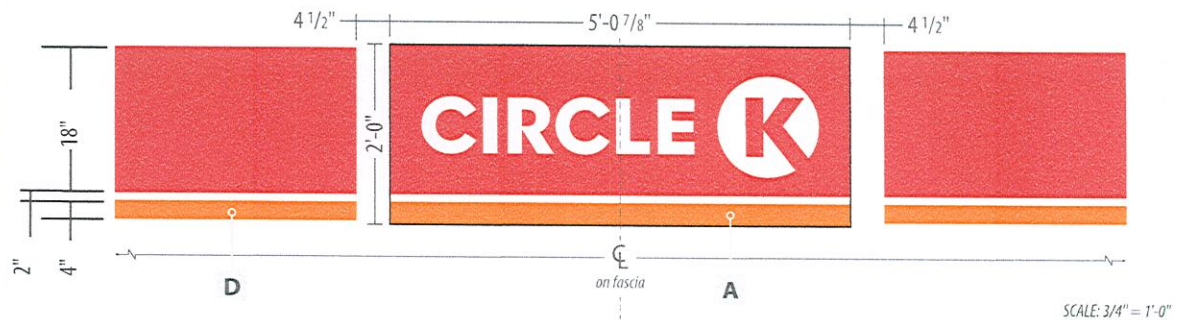


ARTWORK REFLECTS CURRENT SURVEY

	SIGN DESCRIPTION	QTY	SIZE	AREA
A	Vinyl Circle K Decal	1	2'-0" x 5'-0 7/8"	10.1 SF
B	Vinyl Car Wash Decal	1	7 3/8" x 4'-9 1/8"	2.9 SF
C	Vinyl Exit Car Wash Decal	1	10" x 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			

**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.



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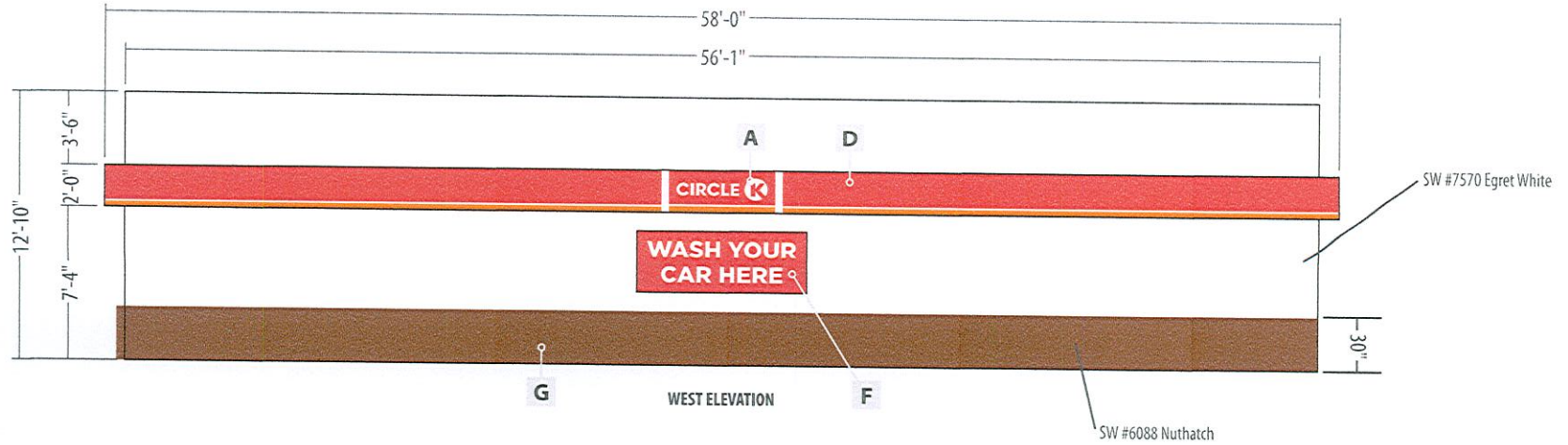
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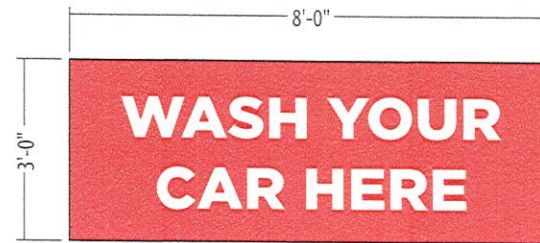
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**PROPOSED**



**ARTWORK REFLECTS CURRENT SURVEY**

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

CUSTOMER  
Circle K  
  
SITE NUMBER  
1651

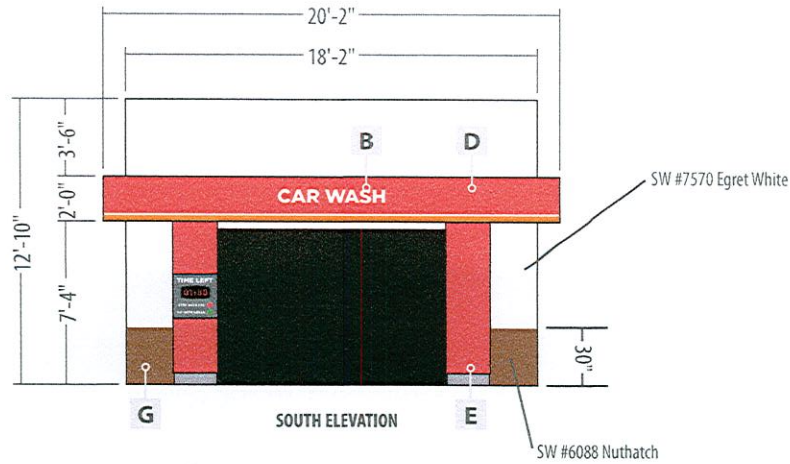
LOCATION  
Chesterfield, MO  
  
ACCOUNT REP  
Ben DeHayes

DRAWN BY  
JR  
  
DATE  
03/26/19  
  
REVISION  
02  
  
SCALE  
NTS

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Chicago, IL 60630  
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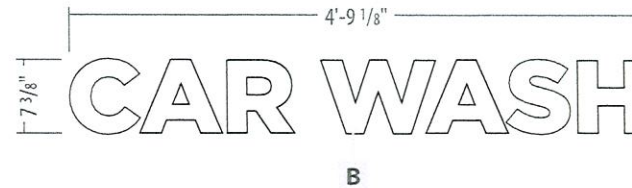
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**PROPOSED**



**ARTWORK REFLECTS CURRENT SURVEY**

	SIGN DESCRIPTION	QTY	SIZE	AREA
A	Vinyl Circle K Decal	1	2'-0" x 5'-0 7/8"	10.1 SF
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**CIRCLE K VINYL COLORS**

- 3M 3630-33 Red
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**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.

SCALE: 1" = 1'-0"



**CORPORATE IDENTIFICATION SOLUTIONS**

CUSTOMER  
Circle K

SITE NUMBER  
1651

LOCATION  
Chesterfield, MO

ACCOUNT REP  
Ben DeHayes

DRAWN BY  
JR

DATE  
03/26/19

REVISION  
02

SCALE  
NTS

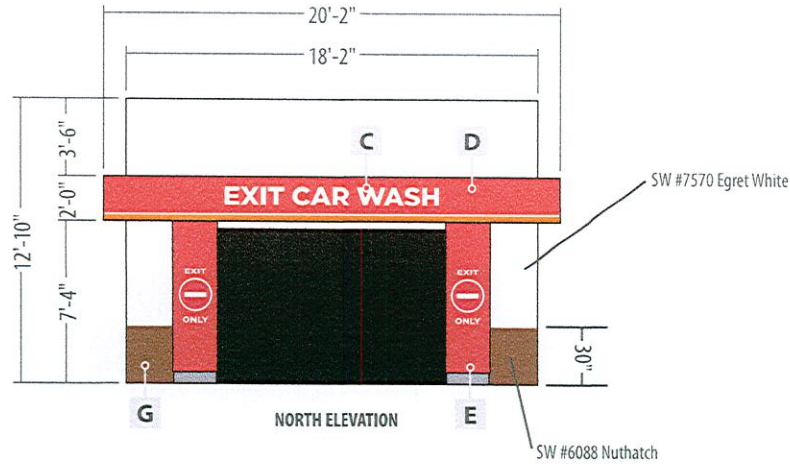
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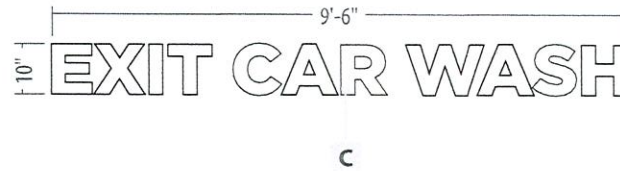
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PROPOSED



ARTWORK REFLECTS CURRENT SURVEY

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**CIRCLE K VINYL COLORS**  
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 3M 3630-3540 Tangerine

**PAINT SCHEDULE (SEMI-GLOSS FINISH)**  
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 SW #7570 Egret White - 30" above grade to bottom of fascia.

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



**CORPORATE IDENTIFICATION SOLUTIONS**

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 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_