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## **Architectural Review Board Staff Report**

**Project Type:** Amended Architectural Elevations

**Meeting Date:** July 14, 2016

**From:** Jessica Henry, AICP  
Project Planner

**cc:** Aimee Nassif, Planning & Development Services Director

**Location:** 158 Long Road

**Applicant:** Edison Real Estate, LLC

**Description:** **Monarch Center, Lot A (Edison Express):** Amended Architectural Elevations for a 2.62 acre tract of land zoned “PC” Planned Commercial District located on the northeast corner of the intersection of Long Road and Edison Avenue.

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### **PROPOSAL SUMMARY**

The request is for Amended Architectural Elevations for an 11,932 square foot convenience store, gas station, carwash, and fast food restaurant located at the northwest quadrant of the intersection of Long and Edison Roads. The current request for Amended Architectural Elevations is for a paint color change to the building’s cornice, the addition of fabric awnings, and an updated gas station pump island canopy. This building is currently under construction.

The request was presented for review by the Architectural Review Board (ARB) at the December 2013 and January 2014 meetings. The project was subsequently reviewed by the Planning Commission and Planning and Public Works Committee before receiving final approval from the City Council in September of 2014.

### **HISTORY OF SUBJECT SITE**

On February 5, 2007, the City of Chesterfield approved Ordinance 2334 which rezoned the property from “NU” Non-Urban District to “PC” Planned Commercial District. Ordinance 2334 was repealed on August 5, 2013, when the City of Chesterfield approved Ordinance 2753 to allow for the addition

of a 0.85 acre parcel of land zoned "M-3" Planned Industrial District to an existing "PC" Planned Commercial District resulting in a new "PC" Planned Commercial District totaling 10.94 acres. Ordinance 2753 also amended various building and parking setbacks and made modifications, such as a slight increase in the allowable floor area permitted within the development, to account for the addition of land. The subject site, Lot A, comprises 2.62 acres of the Monarch Center Development, with Lot B, the Wildhorse Dental site to the north, and Lot C, awaiting future development, to the east.

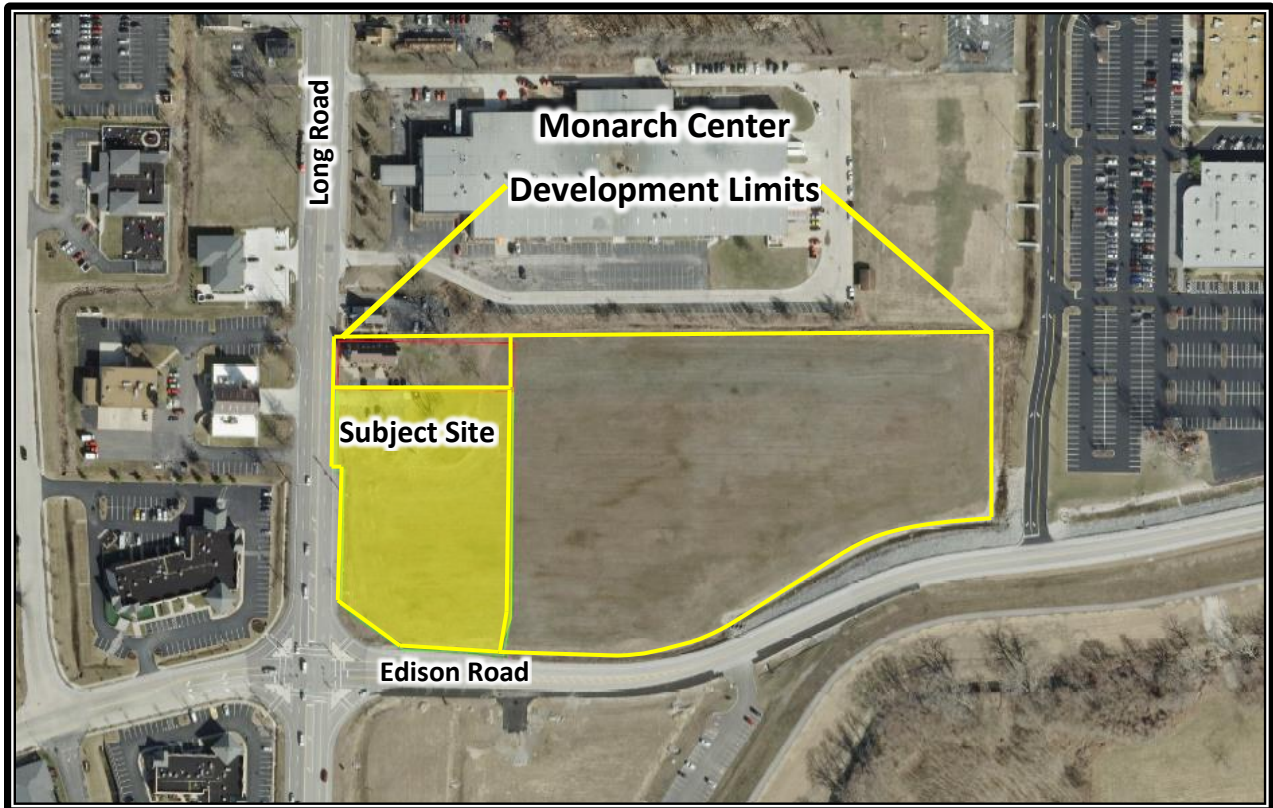


Figure 1 –Aerial Image of Subject Site

### **STAFF ANALYSIS**

A minor amendment to the building was administratively approved to permit for a small expansion of the drive-thru mechanical equipment room. In order to ensure that this minor amendment did not diverge from the approved architectural elevations, the same materials, color, and design were carried over.

### **Main Building**

The building is primarily comprised of brick, stone veneer, wood plank siding, and EIFS; additional materials proposed are tinted glass windows with anodized aluminum window frames, pre-fabricated cornices and parapets with prefinished metal caps. All materials are to remain in place, and the only requested changes to the building are the cornice paint color and the addition of

awnings. The cornice was approved with an off-white paint color, and the applicant is proposing to change to a taupe color from the approved off-white cornice color.

The proposed fabric awnings are to accommodate a tenant in the fast-food restaurant portion of the building. A comparison of the previously approved and currently proposed Architectural Elevations for the north side of the building follows below.

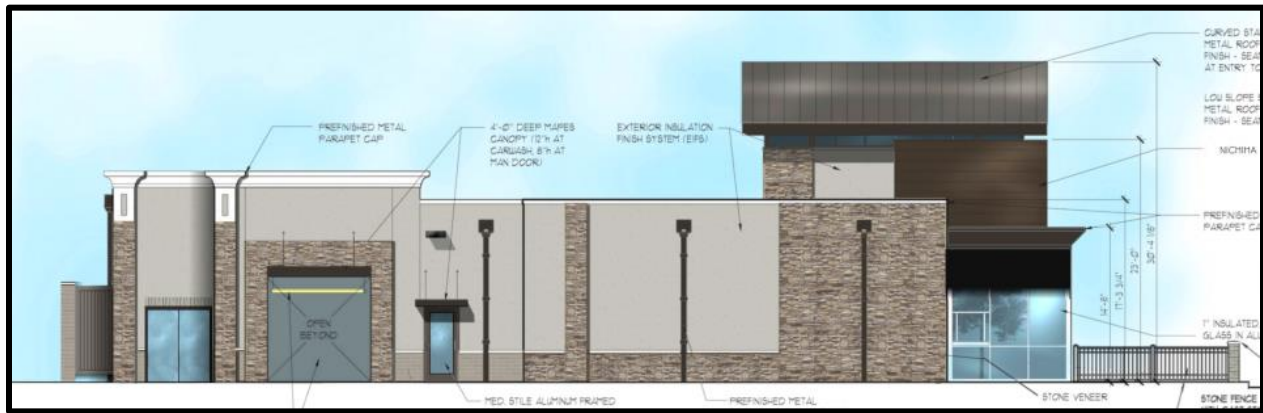


Figure 2— Approved Architectural Elevation



Figure 3— Proposed Amended Architectural Elevation

### Gas Station Canopy

The revisions to the gas pump island canopy is to update the previous approval, first reviewed in 2013, to reflect the gasoline supplier's current model. The canopy will maintain the same brick and stone veneer columns that match the main building. The size and location of the canopy are unchanged; however, the currently proposed canopy does include substantial accent lighting that will be discussed in the following section of this report. A comparison of the approved and proposed gas station canopy follows.

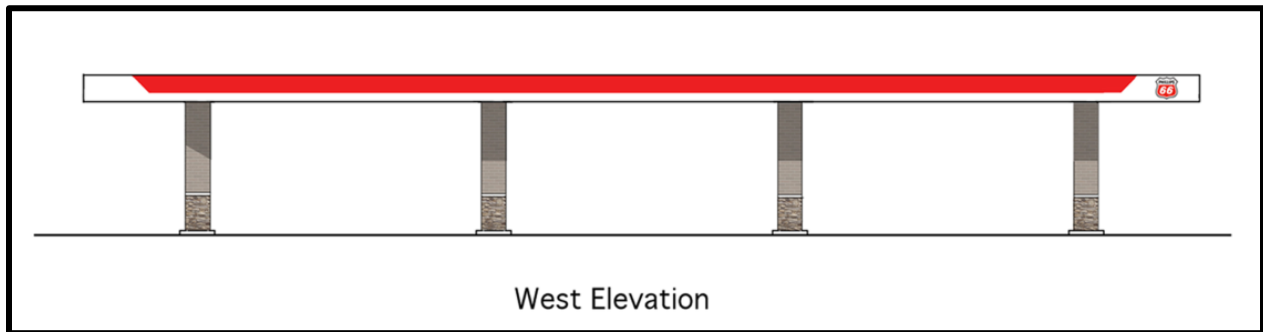


Figure 4—Approved gas station canopy

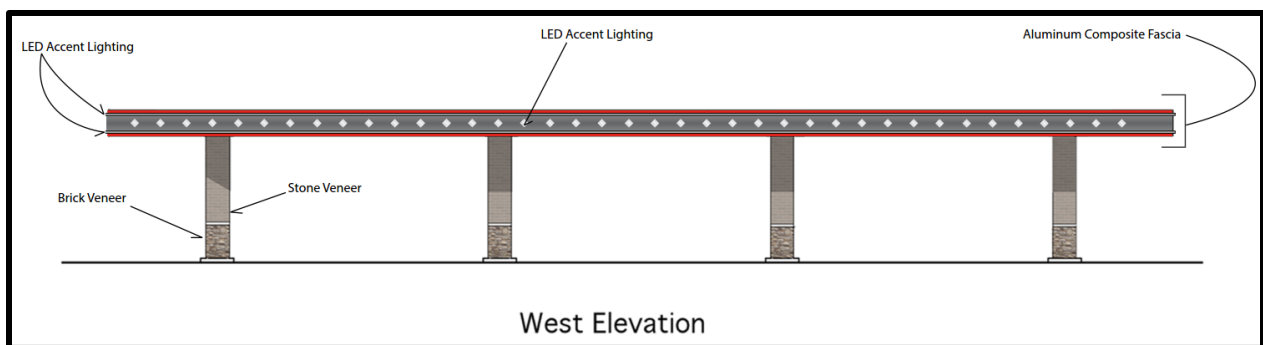


Figure 5—Proposed gas station canopy

### Lighting

In addition to the already approved recessed canopy lights, new LED accent light fixtures are proposed on the exterior of the canopy. This accent lighting consists of projections of two red and two white bands around the canopy. In between the bands are diamond LED lights. A light fixture cut sheet was provided for the LED band fixtures and is in the packet. The Amended Architectural Elevation of the proposed canopy and accent lighting includes a reference photo. Note that the reference shows signage which is not within the ARB's purview and is under review as part of a separate Sign Package project. Regarding such lighting, the Unified Development Code states the following:

- *Exterior building lighting shall be architecturally integrated with the building style, material, and color. The color of exterior lamps shall be consistent with that on surrounding buildings.*
- *All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.*



Figure 6—Reference photo of proposed canopy with LED accent lighting

### **DEPARTMENTAL INPUT**

Staff is requesting recommendations from the ARB on the Amended Architectural Elevations for Monarch Center, Lot A (Edison Express).

### **MOTION**

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

- 1) "I move to forward the Amended Architectural Elevations for Monarch Center, Lot A (Edison Express), as presented, with a recommendation for approval (or denial) to City Staff."
- 2) "I move to forward the Amended Architectural Elevations for Monarch Center, Lot A (Edison Express), to City Staff with a recommendation for approval with the following conditions..."

### Attachments

1. Approved Architectural Elevation—Main Building
2. Amended Architectural Elevation—Main Building
3. Amended Architectural Elevation—Gas Pump Canopy
4. Light Fixture Cut Sheet—Gas Pump Canopy LED Bands

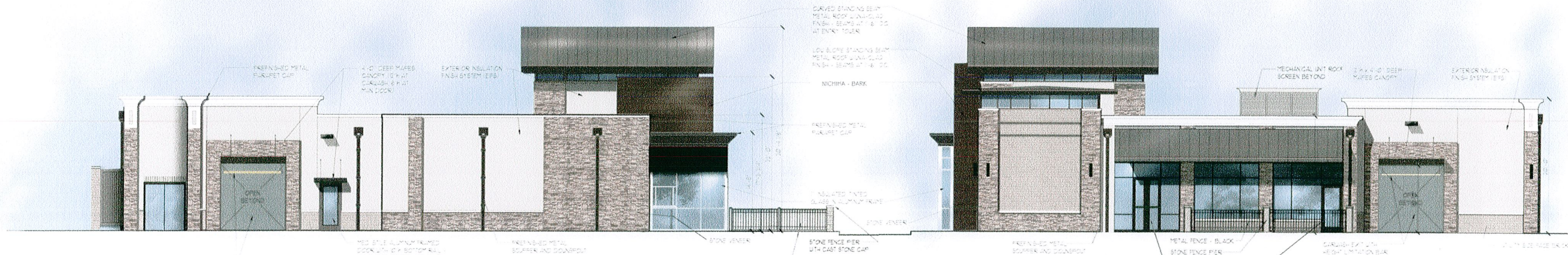
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 JUN 24 2016  
 City of Chesterfield  
 Department of Public Services

General Contractor:

Structural Engineer:

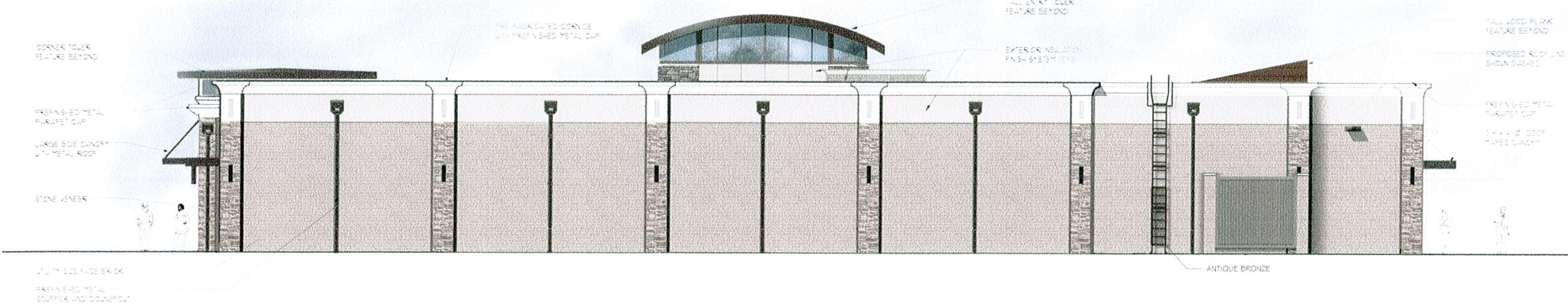


WEST ELEVATION  
 18'-11" 0"



NORTH ELEVATION  
 4'-11" 0"

SOUTH ELEVATION  
 8'-11" 0"



EAST ELEVATION  
 18'-11" 0"

New C-Store for:  
**Edison Express**  
 Address  
 Chesterfield, MO 63005



DAVID W. DIAL ARCHITECTS, P.C.  
 14368 Manchester Road  
 Suite 300  
 Manchester, Missouri 63011  
 Phone (636) 236-0400  
 Fax (636) 236-0401  
 www.dialarchitects.com

02.25.16 - ELDORADO ALERWOOD STACKED STONE, INTERSTATE BRICK - PLATINUM

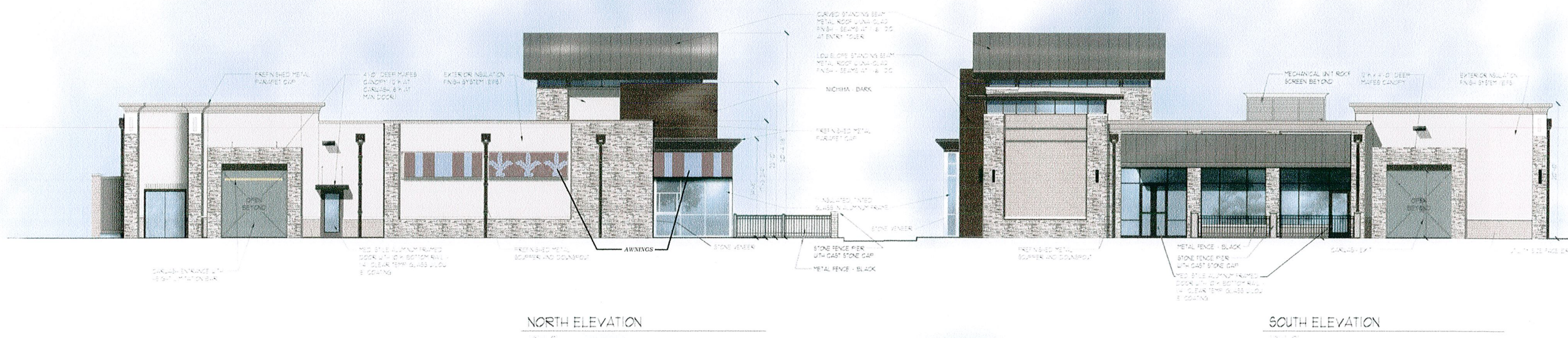
ELEVATIONS

General Contractor:

Structural Engineer:



WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

New C-Store for:  
**Edison Express**  
 Address  
 Chesterfield, MO 63005



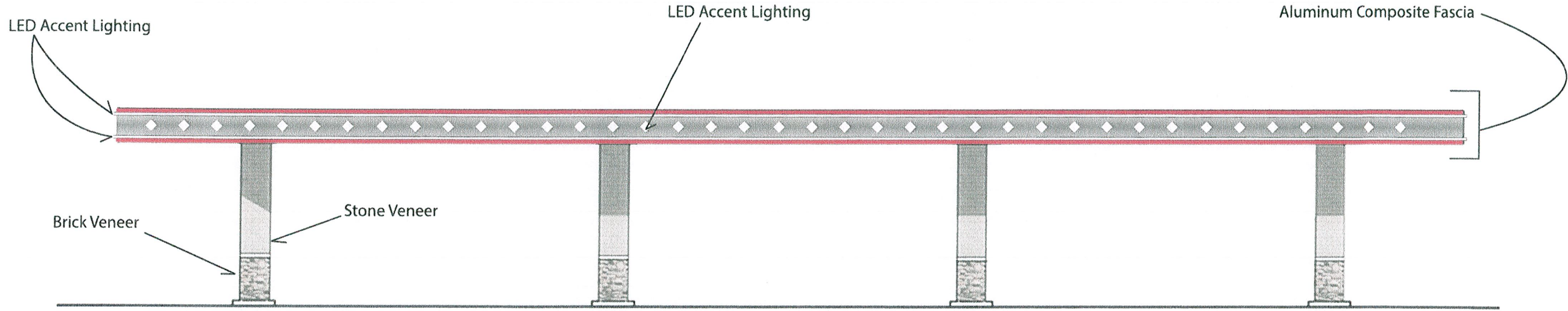
DAVID W. DIAL ARCHITECTS, P.C.  
 14368 Manchester Road  
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 Manchester, Missouri 63011  
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 www.dialarchitects.com



06.02.16 - BORAL ECHORIDGE STONE, INTERSTATE PLATINUM BRICK

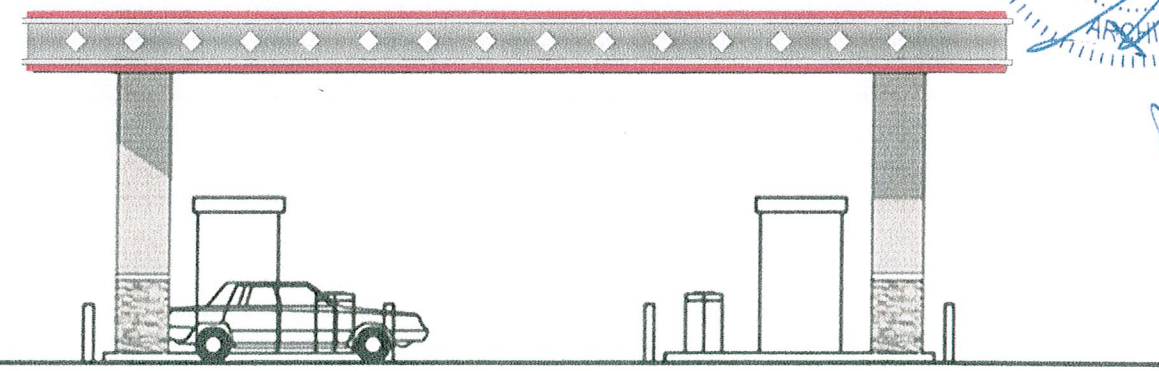
ELEVATIONS

# Edison Express



West Elevation

JUL 07 2016  
 STATE OF MISSOURI  
 DAVID WILLIAM DIAL  
 NUMBER A-7331  
 ARCHITECT  
*Aesthetics only*



North Elevation



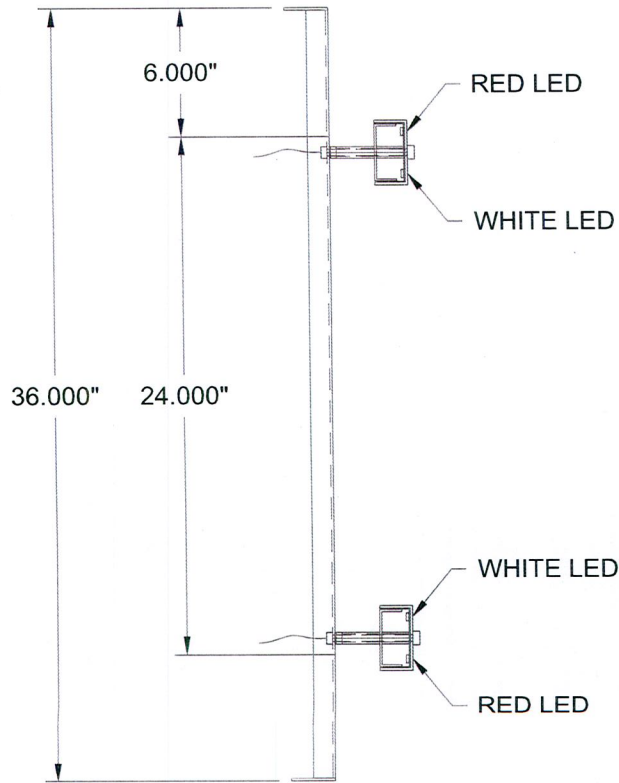
Night View

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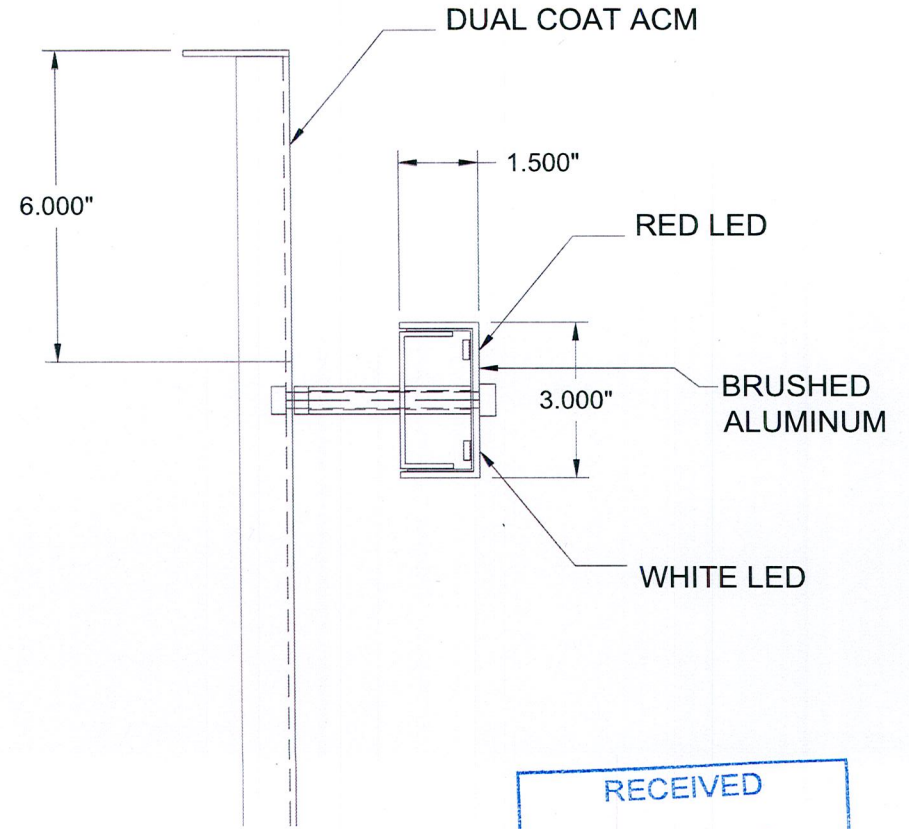
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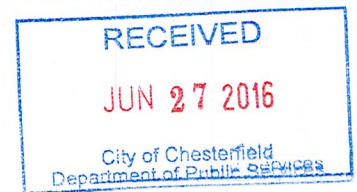


**B**CANOPY REFACE

RAIL SYSTEM OVERVIEW



CLOSE-UP



project name	882274
CONVERSION - 66	created by
customer	A. EISBRENER
Phillips 66	date
revision	05_21_2015
R1	page #
ecc's	5 OF 8
NA	



approval signature

I have reviewed the visuals within this document and I approve the designs and scope of work listed within.

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