



**III.A.**

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## Architectural Review Board Staff Report

**Project Type:** Amended Architectural Elevations

**Meeting Date:** August 11, 2016

**From:** Justin Wyse  
Senior Planner

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

**Location:** South side of Chesterfield Airport Rd., east of First Community Dr.

**Applicant:** inFORM Studio

**Description:** **Chesterfield Commons, Lot 112 (Verizon) AAE:** Amended Architectural Elevations and Architect's Statement of Design for a 1.89 acre tract of land zoned "C-8" Planned Commercial District located on the south side of Chesterfield Airport Rd., east of First Community Dr.

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### PROPOSAL SUMMARY

inFORM Studio, on behalf of Verizon, has submitted a request to modify the existing building on Lot 112 of the Chesterfield Commons, which was most recently occupied by Bandanas BBQ restaurant. The applicant is proposing to remove the existing red standing-seam roof and canopies that were part of the original use of the building as a Bob Evans restaurant.

### HISTORY OF SUBJECT SITE

On November 17, 1997 the City of Chesterfield approved Ordinance 1344, which permitted the development of Chesterfield Commons. On January 4, 1999 the City approved the Concept Plan for the portion of the development located on the south side of Chesterfield Airport Road. The approved plan included both the strip retail center and 15 Outlots. The Site Development Section Plan for the strip retail development was approved at the same time as the Site Development Concept Plan. In March 2003, the Site Development Section Plan for Outlot 12 (Bob Evans) was approved.

The original governing ordinance for The Commons was amended by Ordinances 1600 and 1627. In 2004, the City of Chesterfield approved Ordinance 2081, which repealed 1600 and 1627 and consolidated the governing conditions for the Chesterfield Commons into one ordinance.

The subject site has been occupied as a Bob Evans and Bandanas BBQ restaurant. The only changes to the site since the original development include signage and interior work.



*Figure 1: Aerial of Subject Site*

## **STAFF ANALYSIS**

### **General Requirements for Site Design:**

#### **A. Site Relationships**

The subject site is located between Chesterfield Airport Rd. and THF Blvd., east of First Community Dr. The site improvements will remain largely unchanged with the exception of the building facades. Minimal changes to the site include maintenance items including replacement of sidewalks and restoration of the parking lot.

### B. Circulation System and Access

No changes to the circulation and access are proposed.

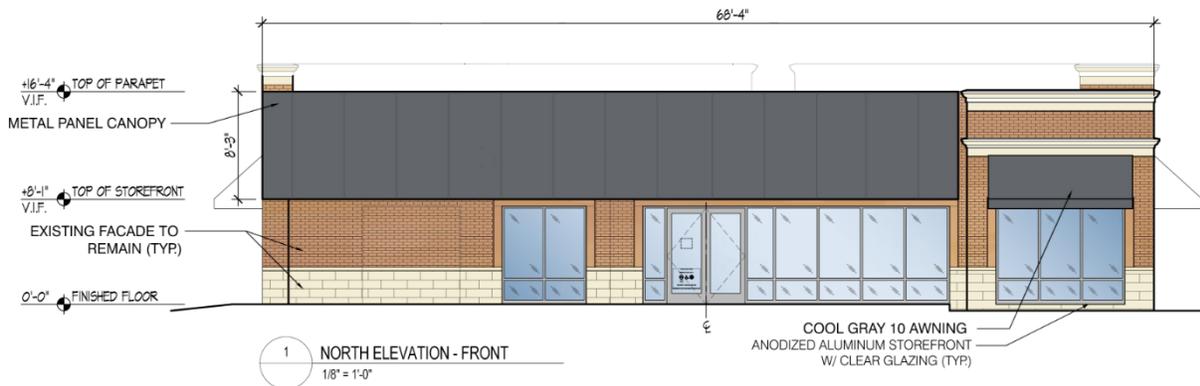
### C. Topography

The existing grade of the property is generally flat. No changes to topography are proposed.

### D. Retaining Walls

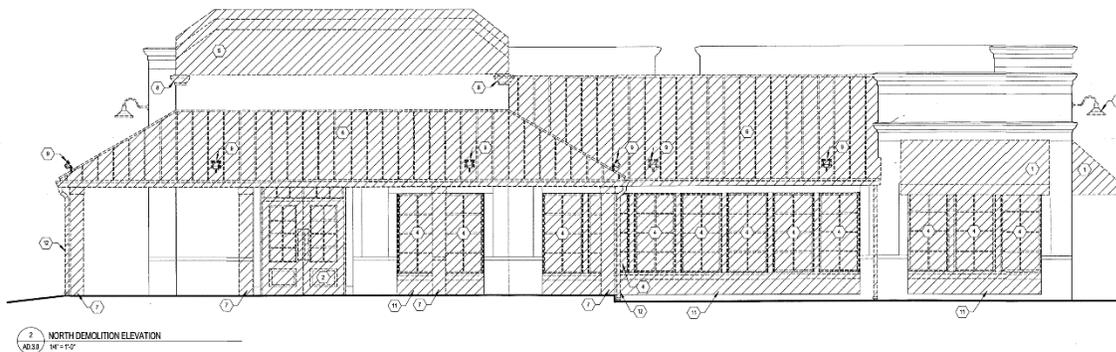
No new retaining walls are proposed on the site.

### General Requirements for Building Design:



### A. Scale

Changes to scale include removal of the existing metal roof and portion of the expanded entrance and matching the parapet height on the remainder of the building.



### B. Design

The design includes existing elements of the building that are common within the Chesterfield Commons development. Most notably, the existing brick utilized throughout the development will remain on the building. Existing landscaping will remain for the site.

A new black metal canopy will replace the existing red metal roof. Existing columns associated with the entrance will be removed.

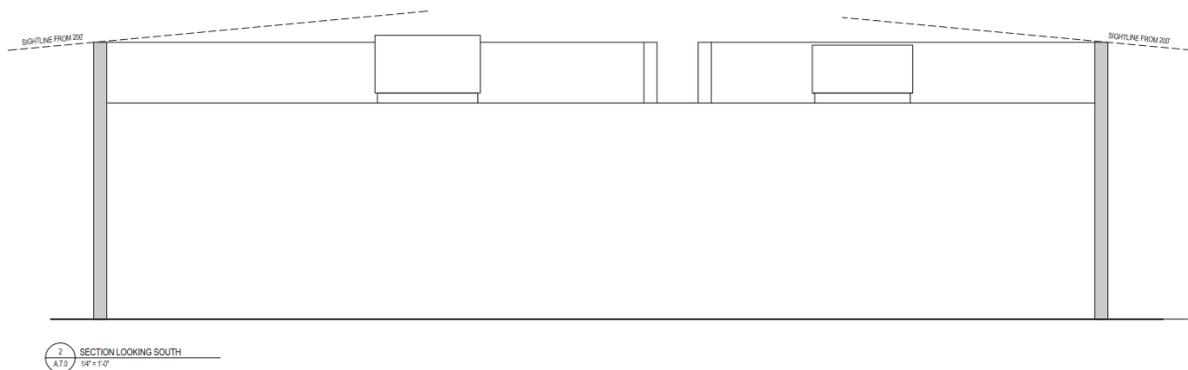
**C. Materials and Color**

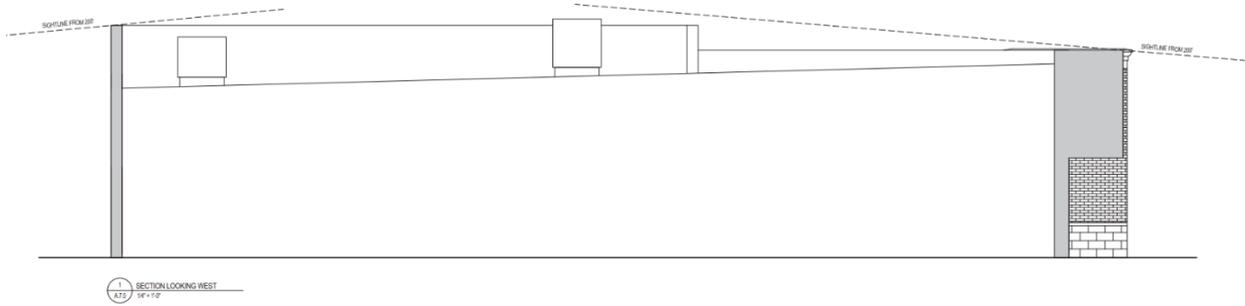
The new canopy will be a black metal canopy. The proposal also includes replacing existing windows and storefront with a new system. All other materials and colors will remain unchanged.



**D. Landscape Design and Screening**

No changes to the landscaping, dumpster enclosure, or mechanical equipment screening are proposed. Existing mechanical equipment will remain screened by the parapet.





### **E. Lighting**

Light fixtures associated with the existing red roof will be removed. No other changes to site lighting are proposed.

### **DEPARTMENTAL INPUT**

Staff is requesting recommendations from the ARB on the Amended Architectural Elevations for Chesterfield Commons, Lot 112 (Verizon).

### **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 and Architect's Statement of Design for Chesterfield Commons, Lot 112 (Verizon) as presented, with a recommendation for approval (or denial) to City Staff."
- 2) "I move to forward the Amended Architectural Elevations and Architect's Statement of Design for Chesterfield Commons, Lot 112 (Verizon) to City Staff with a recommendation for approval with the following conditions..."

### **Attachments**

1. Architectural Review Packet Submittal



**ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist**

**Date of First Comment Letter Received from the City of Chesterfield** 07-13-2016

**Project Title:** Verizon - Chesterfield Valley **Location:** 17164 Chesterfield Airport Road

**Developer:** THF Chesterfield **Architect:** inFORM Studio **Engineer:** inFORM Studio

**PROJECT STATISTICS:**

**Size of site (in acres):** 1.44 **Total Square Footage:** 5227 **Building Height:** 18'5"

**Proposed Usage:** Mercantile

**Exterior Building Materials:** Metal Panel, Brick Veneer, Block veneer, Storefront Glass System

**Roof Material & Design:** Flat , membrane roof

**Screening Material & Design:** Solid veneer brick walls

**Description of art or architecturally significant features (if any):** The building has a portion of existing sloped standing-seem metal roof that we are replacing with a metal panel canopy.

**ADDITIONAL PROJECT INFORMATION:**

**Checklist:** Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

## Architectural Statement of Design

**inFORM Studio**  
235 E. Main St., Ste. 102B  
Northville, MI 48167

**Verizon Wireless Retail Store**  
17164 Chesterfield Airport Road  
Chesterfield, MO 63005

**Date:** 07.27.2016  
**Project No.** 2015.2259.00

This is an existing building. The changes implemented are meant to improve the aesthetic of the space as well as remove its architectural branding as a former 'Bob Evans'.

**Category:**  
Mercantile Store

**Access:**  
Truck deliveries are to be done via the existing drive on the south side of the store.

**Exterior Elements:**  
The building is existing. The footprint and square footage will remain the same. The removal of the existing red standing-seam roofs/canopies is meant to allow the building to be more neutral. The existing roofs are an archetype to the previous tenant and the intent is to replace the roof/canopies with a simple flat faced metal panel canopy to allow for signage and cover.

**Landscaping and Screening:**  
The site will remain mostly the same. There will be a small portion of new sidewalk to the front door and the existing small trees will be removed. The new mechanical units will be located in the existing locations as the existing parapet walls provide sufficient cover for the larger existing units.

**Scale:**  
The scale of the existing building is to remain. We are removing a portion of the parapet in order for it to match the height of the parapet walls adjacent to it.

**Site Design:**  
All site conditions are existing. We will resurface and restripe the lot to improve the look only. Cracked existing sidewalk will be replaced and any existing column locations will be patched.



verizon

verizon

inFORM  
studio

SKV-1  
03.07.2016

VERIZON WIRELESS  
CHESTERFIELD  
PROPOSED ELEVATIONS

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2 WEST ELEVATION - SIDE  
1/8" = 1'-0"



1 NORTH ELEVATION - FRONT  
1/8" = 1'-0"

ISSUED FOR:	DATE	DRAWN	CHECKED
CITY	06.24.2016	MP	KV

PROJECT # 2015.2259.00

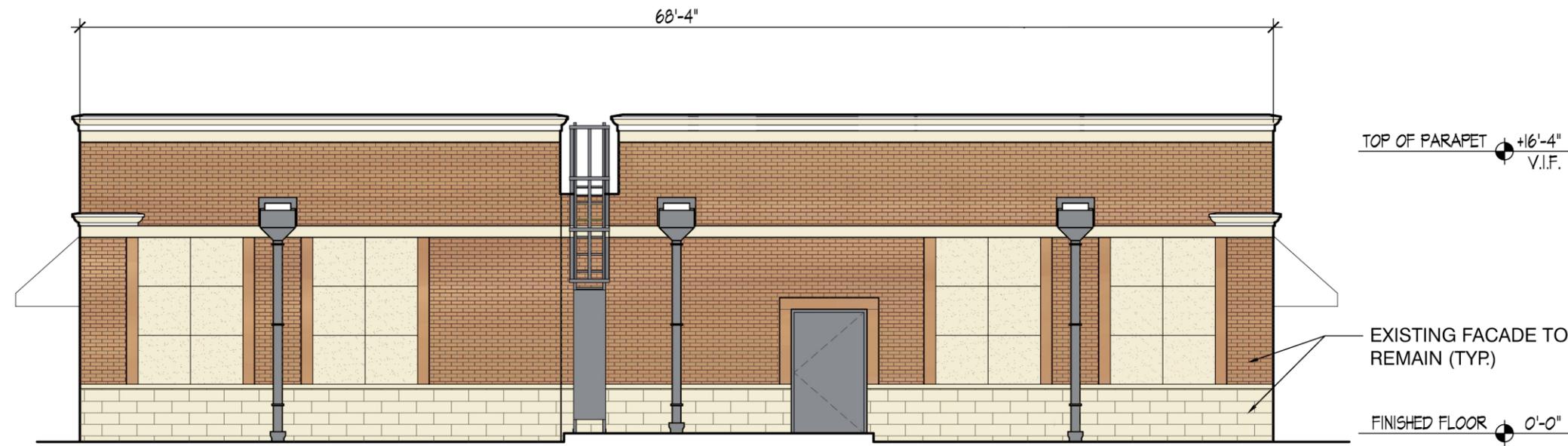
PROJECT #

**Chesterfield Valley**  
17164 Chesterfield Airport Rd  
Chesterfield, MO 63005



**Exterior Elevations**

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4 SOUTH ELEVATION - BACK  
1/8" = 1'-0"



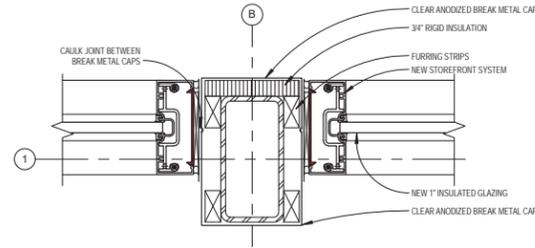
3 EAST ELEVATION - SIDE  
1/8" = 1'-0"

ISSUED FOR:	DATE	DRAWN	CHECKED
CITY	06.24.2016	MP	KV

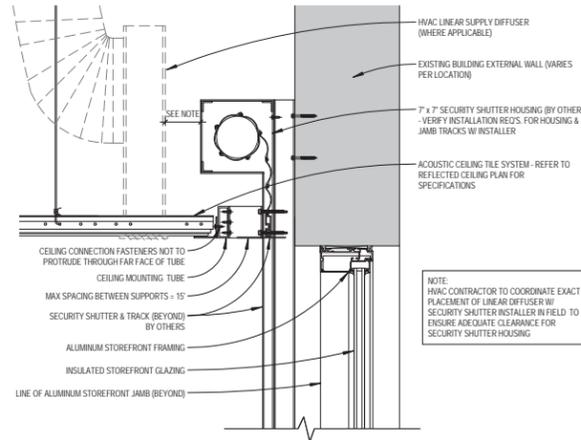
PROJECT # 2015.2259.00

**Chesterfield Valley**  
17164 Chesterfield Airport Rd  
Chesterfield, MO 63005

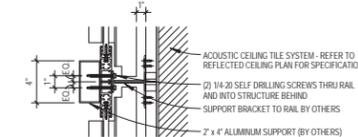




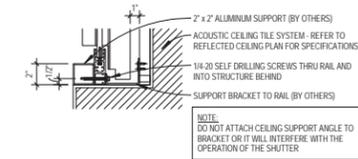
7 Storefront Column Detail  
A5.0 3" = 1'-0"



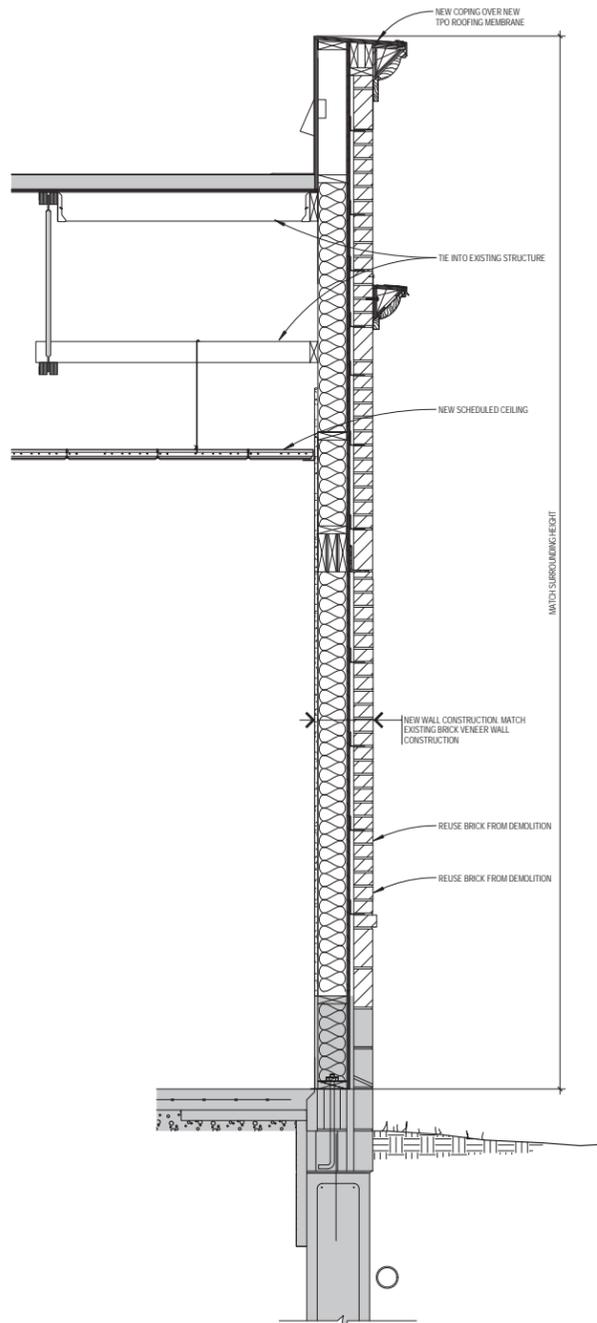
6 TYPICAL SECURITY SHUTTER SECTION  
A5.0 1 1/2" = 1'-0"



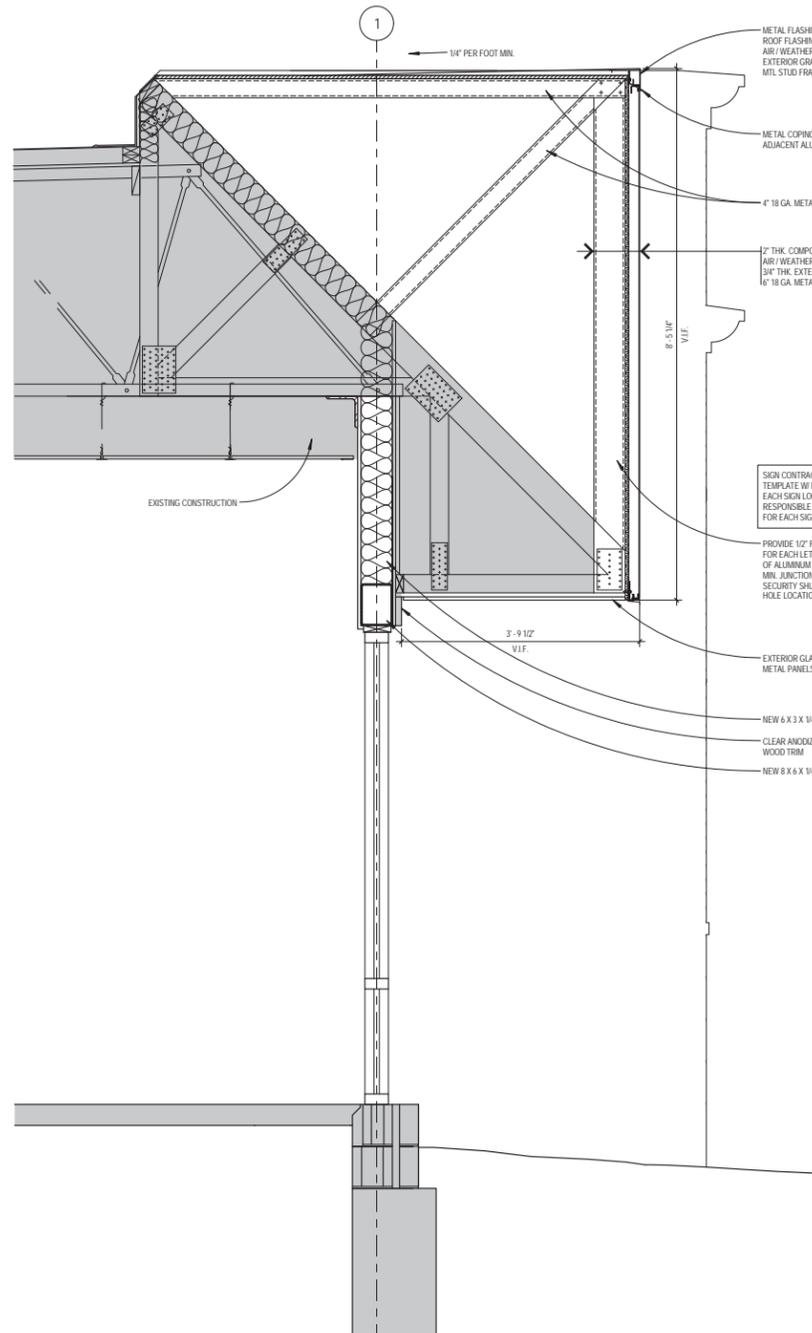
5 SECURITY SHUTTER - SIDE BY SIDE @ CEILING  
A5.0 1 1/2" = 1'-0"



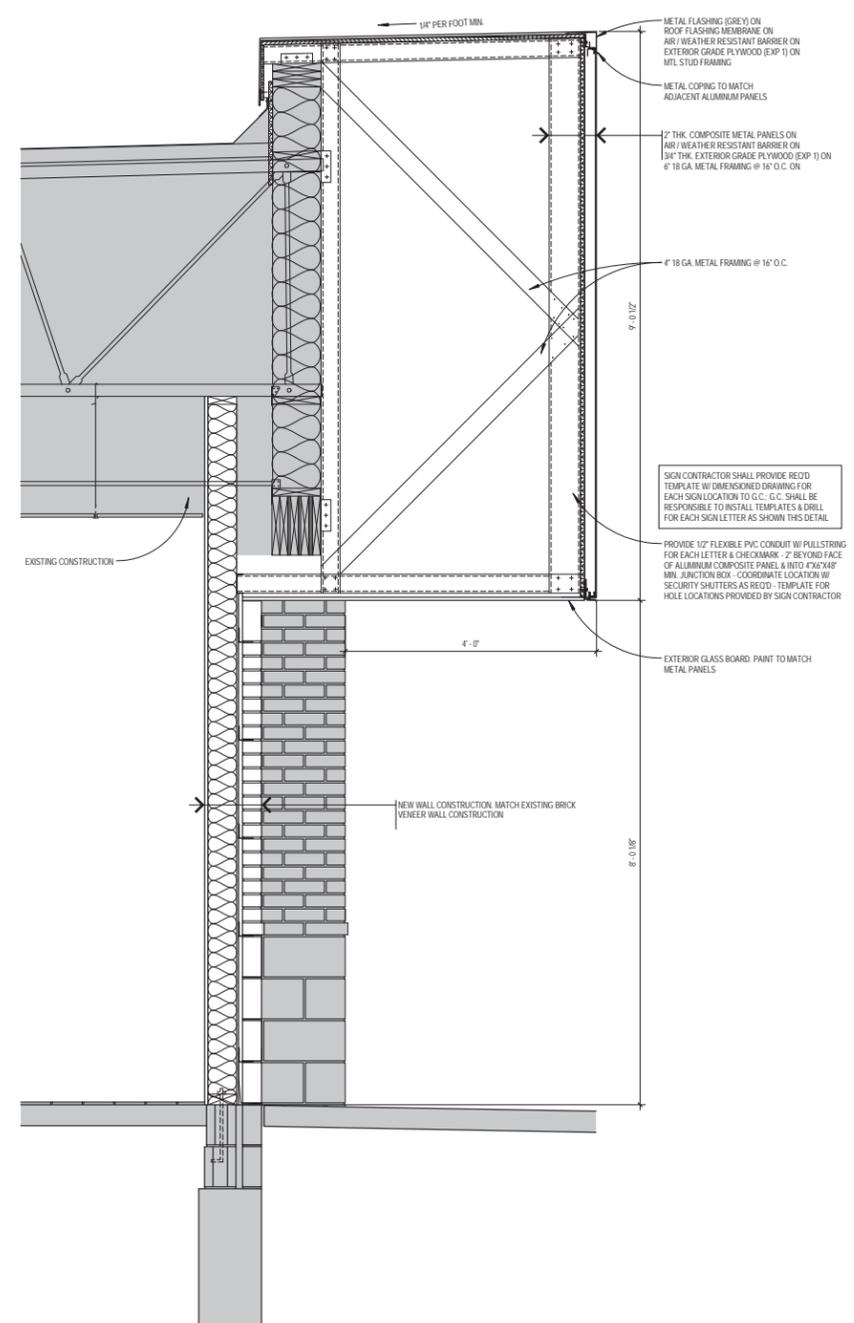
4 SECURITY SHUTTER - END CONDITION @ CEILING  
A5.0 1 1/2" = 1'-0"



3 WEST WALL SECTION  
A5.0 3/4" = 1'-0"



2 NORTH WALL SECTION  
A5.0 3/4" = 1'-0"



1 NORTH WALL SECTION  
A5.0 3/4" = 1'-0"

Revision table with columns for NO., DATE, and DESCRIPTION.

OWNER  
VERIZON WIRELESS  
MELISSA ADcox  
10740 N. Hwy  
Sk-400  
Lawwood, KS 66211

PROJECT  
VERIZON  
RETAIL STORE  
Chesterfield Valley  
17164 Chesterfield Airport Rd  
Chesterfield, MO 63005

SHEET TITLE  
Architectural Details



