



VII.C.

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

Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: August 24, 2015

From: Jessica Henry
Project Planner

Location: West side of Boone's Crossing on the north side of North Outer 40 Road.

Applicant: Joe H. Scott Living Trust

Description: **Larry Enterprises – Lynch Hummer, Lot B (Scott Retail)**: Amended Architectural Elevations and an Amended Architect's Statement of Design for a 7.09 acre lot of land zoned "PI" Planned Industrial District located on the west side of Boone's Crossing on the north side of North Outer 40 Road.

PROJECT SUMMARY

The Joe H. Scott Living Trust has submitted Amended Architectural Elevations and an Amended Architect's Statement of Design for the Scott Retail building. In January of 2015 the applicant began applying brick veneer to the exterior of the building; however, the coloration of the brick veneer on the building did not conform to the brick that was presented as part of the Architectural Elevations approved by the Planning Commission. As such, an application for Amended Architectural Elevations was submitted.

This project was reviewed at the Planning Commission meeting held on March 19th, 2015, where the Planning Commission passed a motion to send the project to the Architectural Review Board (ARB) for input. Subsequently, the ARB reviewed the project at the April 9th, 2015 meeting and recommended that the applicant's proposal for staining the brick veneer to correspond with the originally approved brick color be pursued.

Since that time, Staff has worked closely with the applicant as various stain sampling dates were scheduled with the applicant's designated firm, which is located out-of-state. After several attempts, this project is now being scheduled for Planning Commission because a suitable stain sample has been found.

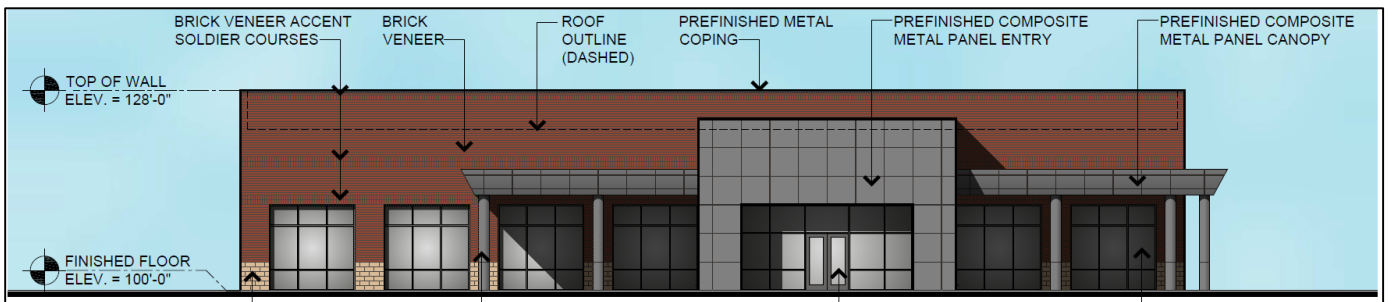
The applicant has submitted Amended Architectural Elevations, an Amended Architect’s Statement of Design reflecting the staining process, and printed photos of the stain sample for the Planning Commission’s review.



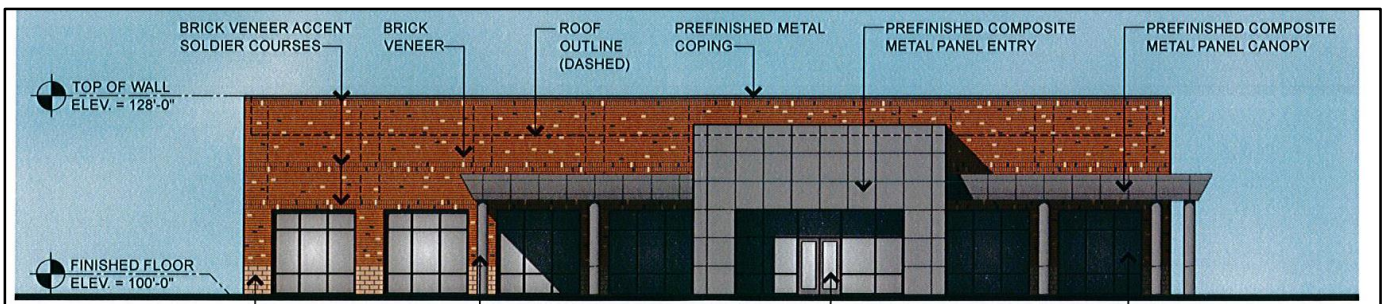
Scott Retail building as constructed.

The Amended Architectural Elevations currently presented for review include a red color brick veneer that conforms to the originally approved Architectural Elevations, and the Architect’s Statement of Design has been amended to reflect the brick staining process. Additionally, the Amended Architectural Elevations include a rear overhead door that was enlarged during construction to match the other overhead doors in the loading area.

Below are images comparing the brick color on the front façade of the building presented on the original/currently proposed Architectural Elevations to the previously proposed Amended Architectural Elevations with the multi-color brick that was used in the construction of the building.



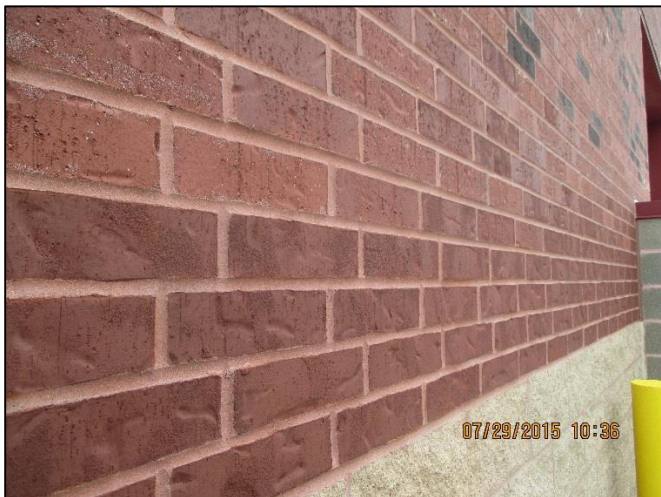
Scott Retail currently proposed Architectural Elevation with solid red brick color achieved through staining.



Scott Retail Elevation with multi-color brick used in building construction.

If approved, the applicant will be required to complete the staining of the entire building prior to the issuance of Occupancy Permits. If this request is denied, this development will remain in violation of the approved architectural elevations and a citation to Municipal Court will be issued. If that occurs, it will be up to the Municipal Court to determine any fines which are levied against the applicant.

Following are Staff's photos of the stain sample area; as shown, the stain will eliminate the color variation in the brick and will result in a solid, red brick that is consistent with the original/currently proposed Architectural Elevations. Also visible in the top two photos are the multi-colored bricks with black and white accent bricks that the building was constructed with.



DEPARTMENTAL INPUT

As is typical, Staff is providing the Planning Commission with motions relative to this request and the Planning Commission may choose to approve this request as is, to approve with modifications, or to deny the request. Staff recommends approval of this project as presented.

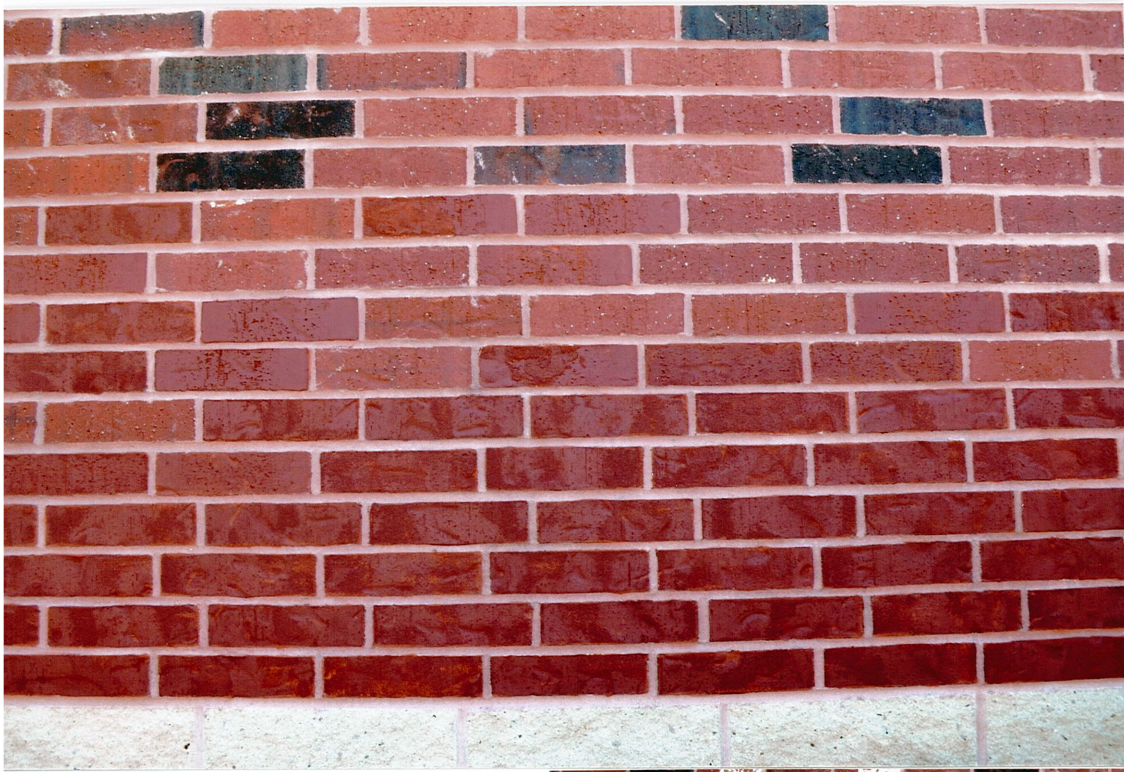
MOTION

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 Amended Architect’s Statement of Design for Larry Enterprises – Lynch Hummer, Lot B (Scott Retail).
- 2) “I move to approve the Amended Architectural Elevations and Amended Architect’s Statement of Design for Larry Enterprises – Lynch Hummer, Lot B (Scott Retail), with the following conditions...”
(Conditions may be added, eliminated, altered or modified)

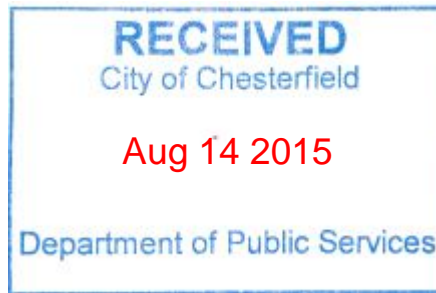
Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Applicant’s Photos of Stain Sample
Architect’s Statement of Design
Amended Architectural Elevations



Stain Sample Photos
Submitted by
Applicant





May 15, 2013 – Original Submittal
March 2, 2015 – Revised Submittal
July 30, 2015 – Revised Submittal

ACI BOLAND ARCHITECTS – ST. LOUIS
11477 Olde Cabin Road, Suite 100
St. Louis, Missouri 63141
T.314.991.9993
F.314.991.8878

Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63005

Re: Scott Properties - Chesterfield, Missouri
ACI Boland Project No. 213013

Dear Ms. Nassif:

We are pleased to submit the following project to The City of Chesterfield Architectural Review Board for their consideration. We have included in this Statement of Design listed below regarding how we plan to address each of the pertinent design standards as part of the design submittal requirements.

STATEMENT OF DESIGN INTENT

General Requirements for Site Design

Site Relationship

The building is situated on North Outer Forty Road west of Boone's Crossing. The building entrance will face North Outer Forty Road to the south. The entrance to this development will utilize the existing single curb-cut entrance on North Outer Forty Road that is currently being used by Scott Properties' Heavy Duty Equipment and Crown Window building to the east. We are also planning to utilize the previously established cross-access agreement to allow the flow of traffic between developments.

Circulation System and Access

The building is situated in the middle of the site with drive access on all four sides to allow for free circulation and no "dead-end" lanes. The visitor parking is located on the south and east side of the site. The accessible parking spaces are located directly in front of the building allowing easy and safe access without needing to cross any drive lanes. The employee and other remaining parking is located along the north side of the building.

Topography

The existing site is relatively flat and vacant. A portion of the Monarch Levee is located at the northern end of the buildable site. The site has no substantial vegetation worth retaining currently.

Retaining Walls

We are currently not proposing the use or need of any site retaining walls in this project at this time.

May 15, 2013 – Original Submittal
March 2, 2015 – Revised Submittal
July 30, 2015 – Revised Submittal
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General Requirements for Building Design

Scale

This single story building is designed to complement the existing building to the east, also owned by Scott Properties. Since this building is to be smaller in size the scale and proportions have also been reduced to fit better with the adjacent development.

Design

This building will be a single story retail development with brick veneer, masonry bases and glass and aluminum windows. All four faces of the building will be coordinated in regards to the material and detailing. The building will also include an extended parapet to screen the mechanical equipment from the outer road and the highway.

Materials and Colors

The exterior design will be predominantly brick veneer *as selected by the owner* while incorporating split-face masonry bases into the overall look of the building to be complimentary to the existing adjacent development to the east, this material selection of masonry and brick will continue around all four sides of the building. *The brick veneer will be stained to match the color that was applied to a portion of the building on Tuesday, July 28, 2015 in the presence of and with input by City of Chesterfield Staff and as presented in the photographs submitted for review by the Planning Commission.* We are also planning to use prefinished aluminum composite panels at the entry element and the exterior canopies. The full-height window openings along the south, west and east side will be insulated tinted glass in prefinished aluminum storefront. Again, the materials and color palette of this building will match and complement the existing building to the east.

Please refer to the exterior rendering and the larger material samples to be submitted at the Architectural Review board meeting.

Landscape Design and Screening

The site has been carefully landscaped with trees and other scrubs/plantings to compliment the scale and reduce the impact of the parking area and building to North Outer Forty Road. We have also considered the existing site to the east in our selections of plant material to create a consistent look of the two developments. The building will also include a landscaped area near the front doors to create an inviting plaza area for the patrons. We have also landscaped the Metropolitan Sewer District's required water quality sand bed filter on the south-side of the site to compliment the entire development and pleasing to the passing vehicular traffic. Unfortunately, the north side of our site is located inside the Monarch Levee underseepage berm easement so we are unable to plant any landscaping within this area.

Please refer to the submitted Landscape Plan for more information.

The building's trash container will be screened from vision by the use of an integral enclosure to the building. The enclosure will be constructed as part of the building to give the feel of a unified consistent appearance through the use of matching materials. The enclosure will have wood sight-proof swing gates that will face the north, away from all of the major pedestrian and vehicle traffic to the south.

May 15, 2013 – Original Submittal
March 2, 2015 – Revised Submittal
July 30, 2015 – Revised Submittal
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Signage

We understand that signage review is not part of this process and is will be reviewed at a later date once Scott Properties has secured a tenant for their building. Any signage submitted at that time will be designed to meet the City of Chesterfield Code.

Lighting

We understand that site lighting is not part of the Architectural Review Board submittal and is reviewed through a separate process. We have however included a Site Lighting Plan and fixture cut-sheet for your reference.

Once again, we are please to be continuing our relationship with the City of Chesterfield through the development of your wonderful city. If should need any additional information or have questions, please feel free to call me.

Respectfully Submitted,

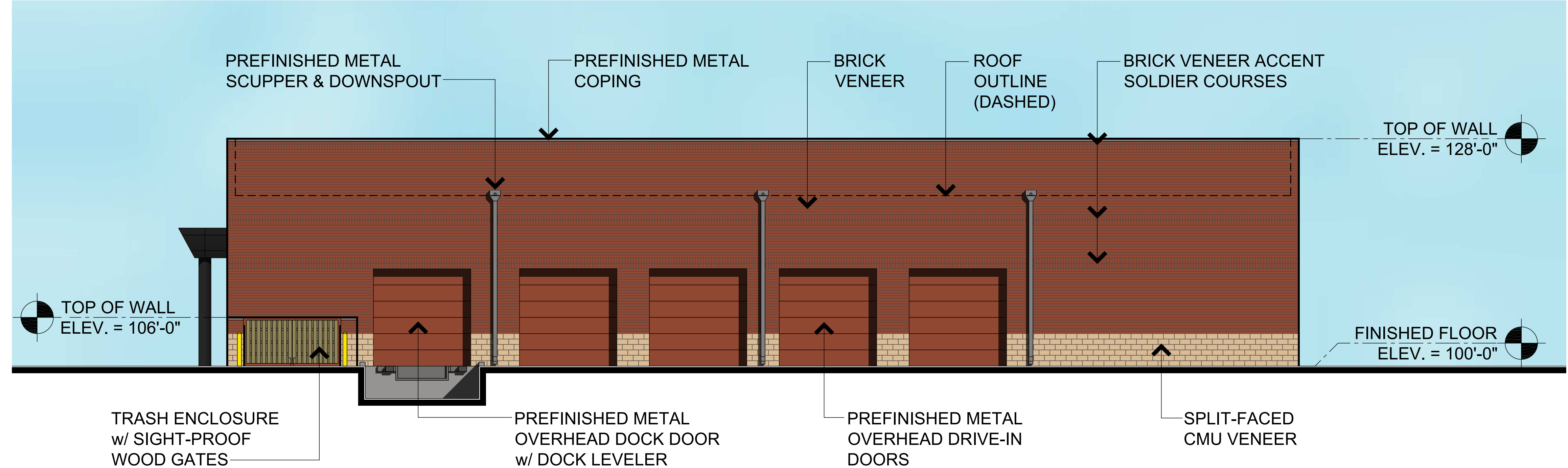
ACI Boland Architects



Kristopher T. Mehrtens, LEED AP
Project Manager

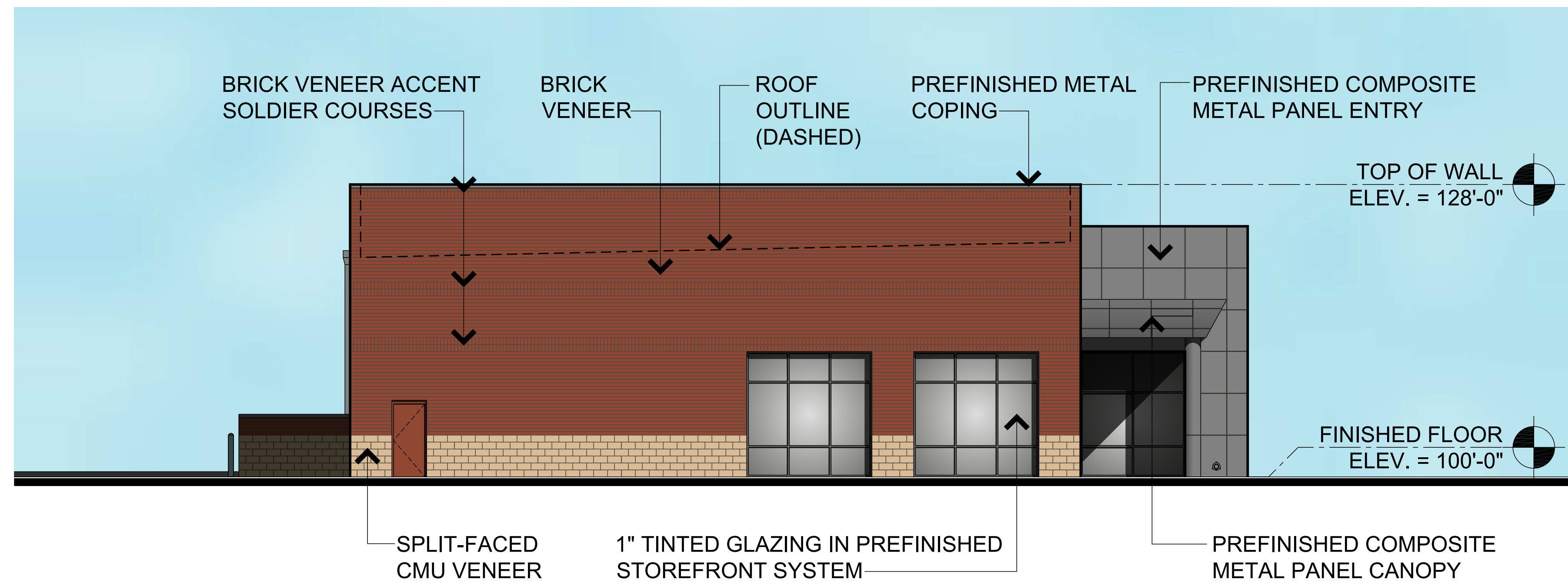
Attachments:
Revised Exterior Elevations

RECEIVED
 City of Chesterfield
 Aug 14 2015
 Department of Public Services



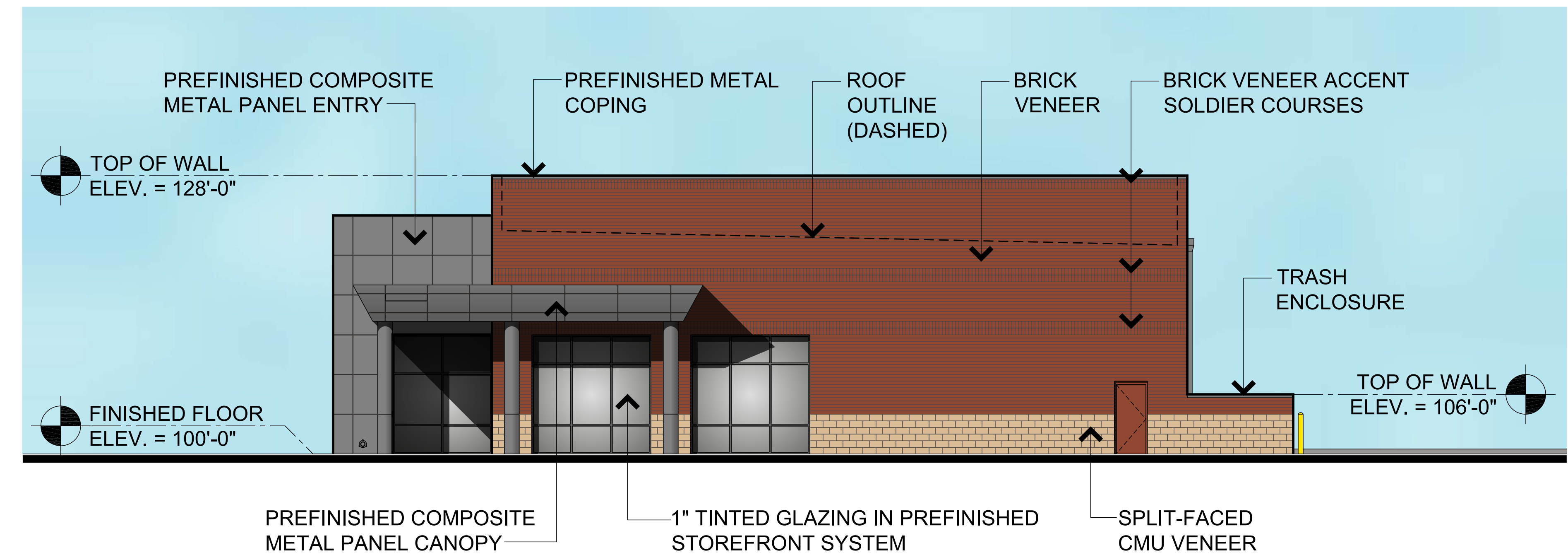
NORTH ELEVATION

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



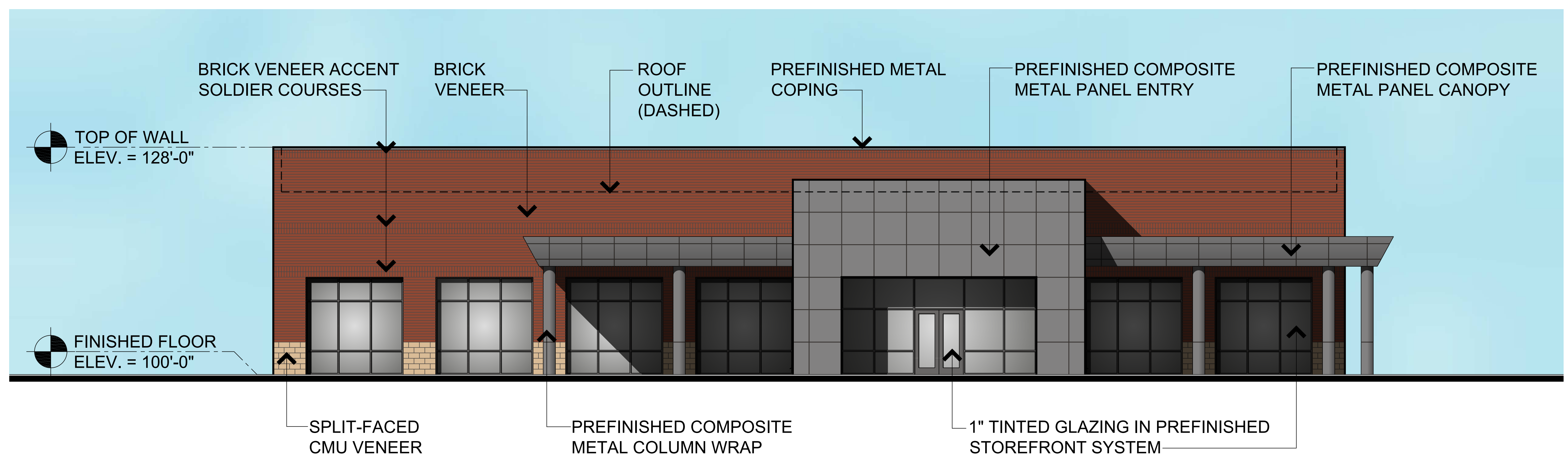
EAST ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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

BRICK VENEER TO BE STAINED
 TO MATCH COLOR SAMPLE
 APPLIED AT PROJECT SITE ON
 JULY 28, 2015

STATE OF MISSOURI
 RICHARD S. CLAWSON
 ARCHITECT
 7/28/15

RESUBMITTAL - 07.30.2015
 RESUBMITTAL - 03.02.2015
 213013 - 05.15.2013