




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: September 13, 2018
From: Cassie Harashe, Planner 
Location: 18491 Outlet Boulevard
Description: **Chesterfield Blue Valley, Lot 1H (Gander Outdoors):** 3rd Amended Architectural Elevations for a retail building on a 6.0 acre tract of land, zoned “PC” Planned Commercial District located on the northeast side of Outlet Boulevard between its intersection with Brasher Street and Blue Valley Avenue (17T130133).

PROPOSAL SUMMARY

DBS Group, LLC, on behalf of National Retail Properties, LP, has submitted a request for Amended Architectural Elevations for a 60,100 square foot retail building located on the northeast side of Outlet Boulevard between its intersection with Brasher Street and Blue Valley Avenue. The request is for the addition of an overhead door to the east elevation in order to allow “Gander Outdoors to merchandise trailers on the interior sales floor.” No other changes are being requested at this time.

HISTORY OF SUBJECT SITE

In 2006, the first planned district was approved for the site and in the years since, the site-specific governing ordinance has been amended several times to include additional land into the planned district and to consolidate several ordinances. The most recent ordinance amendment occurred in 2014, when the City of Chesterfield approved Ordinance 2805 to modify development criteria of the development. Ordinance 2805 is the current ordinance of record. In 2015 the Site Development Section Plan was approved. Earlier this year, Amended Elevations were approved to allow a change from a green accent color to a blue accent color.

Of particular relevance to the current request is the following component of Ordinance Number 2805: “The developer shall submit an overall design package for the development, including, but not limited to architectural elevations, colored renderings and building materials”. This overall design package was approved by the Planning Commission on February 25th, 2013 and expressly states that “the goal is for a coordinated, upscale design theme present in every architectural and landscape feature, including built form, lighting, exterior furniture and landscaping.”

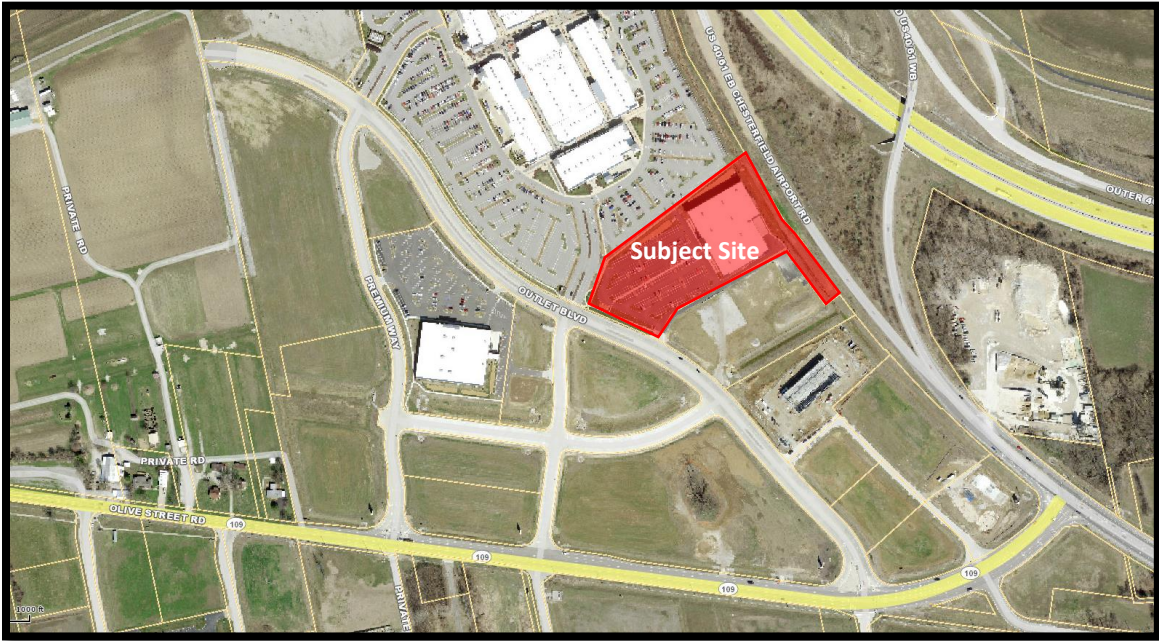


Figure 1: Aerial of Subject Site

STAFF ANALYSIS

A. Materials and Color

The applicant is proposing to add a new overhead door to the east elevation. The door will be painted to match the adjacent wall color, Sherwin Williams Universal Khaki. No other changes to the site are proposed at this time.

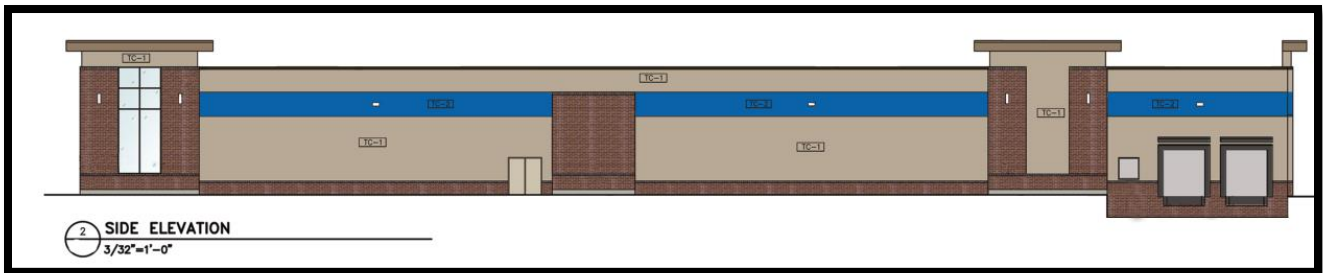


Figure 2: Existing East Elevations

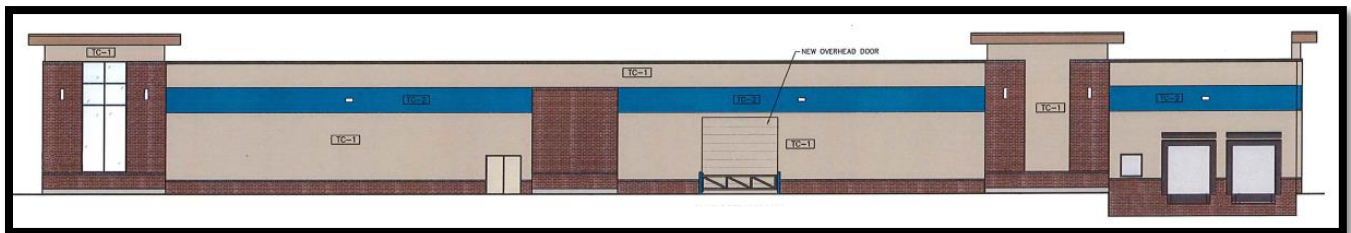


Figure 3: Proposed East Elevations

As mentioned at the outset of this report, the Chesterfield Blue Valley development is subject to a comprehensive design package that was approved by the Planning Commission in 2013. While the City’s Unified Development Code requires that the design of fencings, sound walls, carports, trash enclosures, rooftop screening, and similar site elements be integrated into the building design and constructed with similar materials, the Chesterfield Blue Valley design package provides even more specific language on how loading areas should be screened:

Screen Walls: Decorative screen walls are to be architectural in nature and provide a visual barrier for well-maintained utilities, service devices, compactor and loading areas.

The impacted elevation currently faces an undeveloped lot and is visible while traveling northwest along Outlet Boulevard and westerly along Chesterfield Airport Road, as shown in the following images.



Figure 4: View from Outlet Boulevard



Figure 5: View from Chesterfield Airport Road

Given the prominent location of the Gander Outdoors building and frontage along a major roadway, loading bays with overhead doors near the rear of the building are recessed and screened with a screening wall, as shown in Figure 6 below. This design intentionally seeks to limit views into unsightly areas reserved for loading and trash receptacles in accordance with the Chesterfield Blue Valley design package.



Figure 6: Loading dock with screen wall

While some sites within the Chesterfield Blue Valley Development do not have overhead loading doors, those that do utilize screen wall design to limit visibility of these areas and maintain a retail rather than industrial character within the development. Again, this provides the “visual barrier” of loading areas as stipulated in the development’s design package. Burlington’s loading area is to the east of the building and the building is oriented to prevent views into the loading area from streets external to the Chesterfield Blue Valley development.



Figure 7: View from Outlet Boulevard



Figure 8: View from Premium Street

The St. Louis Premium Outlet has multiple loading areas around the outer perimeter of the buildings, and like the other buildings within Chesterfield Blue Valley, these areas are screened with decorative walls that match the primary building materials and limit views into these areas.



Figure 9: St. Louis Premium Outlets

DEPARTMENTAL INPUT

Staff requests review and recommendation on the 3rd Amended Architectural Elevations for Chesterfield Blue Valley, Lot 1H (Gander Outdoors).

MOTION

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

- 1) "I move to forward the 3rd Amended Architectural Elevations for Chesterfield Blue Valley, Lot 1H (Gander Outdoors), as presented, with a recommendation for approval (or denial) to Staff."
- 2) "I move to forward the 3rd Amended Architectural Elevations for Chesterfield Blue Valley, Lot 1H (Gander Outdoors), to Staff with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



August 13, 2018

Cassie Harashe, AICP
City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield, MO 63017

Re: Amended Architectural Elevations for Gander Outdoors, 18491 Outlet Blvd.

Dear Cassie:

On August 9, 2018, DBS Group, LLC received an email attachment requesting response to the following comments for the above referenced project. DBS Group, LLC has reviewed and responded, as noted below and attached.

1. Elevations should be labeled directionally to help better identify where the changes are being made in relation to the site.
 - a. Corrections have been made, please reference the attached Elevation Drawings.
2. Section 31-04-01.D.4 states that screening materials for the exterior trash and storage area, service yards, loading docks and ramps, wood service poles, electric and gas meters, irrigation back flow prevention devices, and transformers should be substantial, durable, opaque, and well designed. The design of fencings, sound walls, carports, trash enclosures, rooftop screening, and similar site elements should be integrated into the building design and constructed with similar materials. Provide information on any screen proposed for the new overhead door.
 - a. DBS Group, LLC proposes to paint the new overhead door, matching adjacent paint colors. See the attached Elevation Drawings for reference.
3. Signage review is a separate permitting process and is not within the purview of the Architectural Review Board. Accordingly, all signage be removed from the Architectural Elevations.
 - a. Corrections have been made, please reference the attached Elevation Drawings. There are not any proposed changes to existing signage.
4. Be advised that expansion of any new use to the exterior of the building will require the submittal of an application for an Amended Site Development Section Plan reflecting any proposed modifications, including those required to meet development criteria contained within Ordinance 2805:
<http://www.chesterfield.mo.us/webcontent/ordinances/2014/ord2805.pdf>
 - a. There are not any proposed changes to the use of the exterior of the building. The new overhead door will allow Gander Outdoors to merchandise trailers on the interior Sales Floor.
5. This will be required to go before the Architectural Review Board, should the ARB provide significant comments or recommend denial, Staff reserves the right to refer this project to the Planning Commission.
 - a. Confirmed.

If the City of Chesterfield has any further comments or questions, please feel free to contact me at 608-461-0402 or mstedlacek@dbsg.com

Sincerely,

Mason Sedlacek
Project Manager
DBS Group, LLC

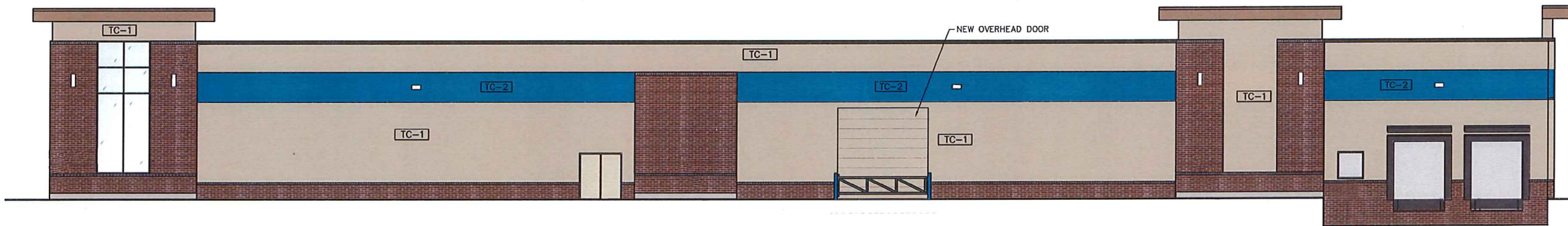
Cc: George Stock, Stock and Associates Consulting Engineers, Inc. (George.stock@stockassoc.com)
Justin Wyse, Director of Planning and Development Services
Ted Anderson, Oppidan Investment Company (ted@oppidan.com)



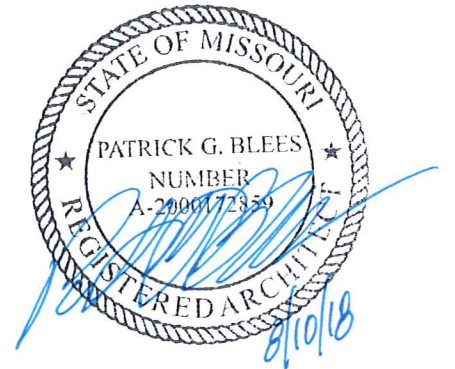
GANDER OUTDOORS
 CHESTERFIELD, MO
 08-10-18
 EXTERIOR ELEVATIONS



1 FRONT ELEVATION (WEST)
 3/32"=1'-0"



2 SIDE ELEVATION (SOUTH)
 3/32"=1'-0"



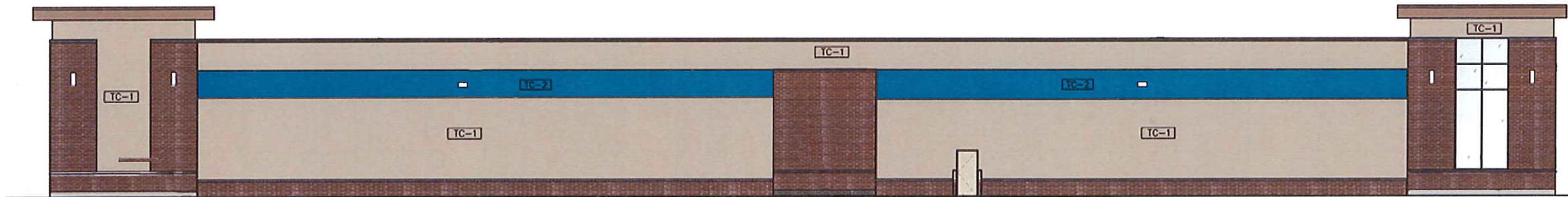
- EXISTING TC-1 SHERWIN WILLIAMS - UNIVERSAL KHAKI
- EXISTING TC-2 SHERWIN WILLIAMS - BLUE CHIP
- EXISTING EIFS CORNICE SHERWIN WILLIAMS - QUIVER TAN
- EXISTING BRICK ENDICOTT - MEDIUM IRONSPOT #77
- EXISTING ACCENT BRICK ENDICOTT - EXECUTIVE IRONSPOT
- EXISTING METAL CANOPY - PAINT SHERWIN WILLIAMS- BLUE CHIP



PATRICK G. BLEES ARCHITECT
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3 REAR ELEVATION (EAST)
3/32"=1'-0"



4 SIDE ELEVATION (NORTH)
3/32"=1'-0"



-  EXISTING TC-1 SHERWIN WILLIAMS - UNIVERSAL KHAKI
-  EXISTING TC-2 SHERWIN WILLIAMS - BLUE CHIP
-  EXISTING EIFS CORNICE SHERWIN WILLIAMS - QUIVER TAN
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