




IV. B.

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Architectural Review Board Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: September 13, 2018

From: Cassie Harashe, Planner 

Location: Southeast side of the intersection of Clayton Rd. and Wildwood Pkwy.

Description: **New Spirit Energy Convenience Store (Circle K) 4th Amended Architectural Elevations**: Amended Architectural Elevations and Project Narrative for a 0.84 acre tract of land zoned “PC” Planned Commercial District located on the southeast side of the intersection of Clayton Rd. and Wildwood Pkwy.

PROPOSAL SUMMARY

Municipal Resolutions, on behalf of Spirit Energy, LLC, has submitted a request to modify the Architectural Elevations on the convenience store of the Circle K. As part of a rebranding effort, the applicant is remodeling the façade of the store with new paint colors and signage. The existing exterior building materials include EIFS, brick, stone, and glass. The request is for modifications to the convenience store only. The gas pump canopies will remain unchanged. The carwash building was before the Architectural Review Board and Planning Commission earlier this year, with the changes approved and completed over the summer.

HISTORY OF SUBJECT SITE

This fuel station was originally a part of the Wildwood Plaza development located to the southwest which was zoned to C-2 with a Conditional Use Permit in 1969 by St. Louis County. At that time a two pump Shell station was already in existence. In 1973 an Amended Site Development Plan was approved by St. Louis County, and the CUP was amended in 1984 to allow additional fuel pumps and to change the hours of operation. These pumps were not installed until 1987. On September 7, 2005, the City of Chesterfield approved Ordinance 2195 which changed the boundaries of a “C-2” Shopping District for a 0.92 acre tract of land to a “PC” Planned Commercial District separating it from the Wildwood Plaza. Ordinance 2195 includes the following requirement: “The developer shall submit architectural elevations and building materials. Architectural information is to be reviewed by the Architectural Review Board prior to submission to the Planning Commission.” A Site Development

Plan, Architectural Elevations, Landscape Plan and Lighting Plan were approved by the Planning Commission in April 2006. Then in August 2007, Amended Architectural Elevations for a change to the elevation of the carwash were approved by the Planning Commission with a vote of 8-0. In 2009, Second Amended Architectural Elevations were approved by City Council. In June 2018, changes to the carwash were approved by the Planning Commission.



Figure 1: Aerial of Subject Site

STAFF ANALYSIS

Site Relationships

The subject site is located between Wildwood Parkway and Baxter Road, southeast of Clayton Road. No changes that affect the circulation system, access, scale, landscaping, screening or lighting are proposed for the site. Changes to the elevations will not change the primary orientation of the carwash.



Figure 2: Subject Site with updated Carwash Elevations

Materials and Color

The existing conditions shown in the applicant's proposal show the previously-approved elevations.

The proposed color palette for the building includes removing the painted red brick band approximately 30" from the ground and repainting the area to Nuthatch brown. Additionally, they are proposing to utilize red vinyl appliques for the banding at the top of the building, similar to the carwash building.



Figure 3: Existing and Proposed Convenience Store

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and Project Narrative and requests review and recommendation on the 4th Amended Architectural Elevations for New Spirit Energy Convenience Store (Circle K).

MOTION

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

- 1) "I move to forward the 4th Amended Architectural Elevations and Project Narrative for New Spirit Energy Convenience Store (Circle K) as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the 4th Amended Architectural Elevations and Project Narrative for New Spirit Energy Convenience Store (Circle K) to the Planning Commission with a recommendation for approval with the following conditions..."

Attachments

1. Architectural Review Packet Submittal



We would like to install a vinyl wrap around the top of the façade on the front and partially on one side of the side elevation. We are using the colors Red and Tangerine.



LEVEL B

FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURE

	HEIGHT	FRONT	SIDES
BUILDING INFO	15'-0"	70'-0"	58'-0"
FASCIA INFO	6'-0"	67'-0"	4'-0"

	SIGN DESCRIPTION	QTY	SIZE	AREA
A	ACM Fascia Bands	1	5'-0" tall	75 LF
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.



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K

SITE NUMBER
1647

LOCATION
Chesterfield, MO

ACCOUNT REP
Ben DeHayes

DRAWN BY
MO

DATE
07/26/18

REVISION
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SCALE
As Noted

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