

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Cassie Harashe, Planner

Date: October 18, 2018

RE: **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.

Summary

This request is for Amended Architectural Elevations for the convenience store of the Circle K. The materials primarily range from manufactured stone veneer, fiber cement siding, and asphalt shingles. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2195.

The project was reviewed by the Architectural Review Board on September 13, 2018. A motion was made to forward the Site Development Section Plan to the Planning Commission with a recommendation for approval by a vote of 5-0 as submitted.

Planning Commission recommended approval of the request on October 8, 2018 by a vote of 9-0. Power of Review was called in accordance to Section 31-02-20 of the Unified Development Code on October 10, 2018.

Attached to this report please find a copy of the Planning Commission Staff Report, Project Narrative and Proposed Elevations.

Attachments: Planning Commission Staff Report
Project Narrative
Proposed Elevations



Figure 1: Subject Site Aerial




VII. A.

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Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: October 8, 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. 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.



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 ACM fascia bands for the banding at the top of the building, in a similar pattern to the carwash building. The ACM bands come in standard sizes with the colors screened printed on top. This band is fashioned between two pieces of aluminum to mount to the building to create one solid plane. In response to discussion regarding the scale of the banding, the Applicant has indicated the colors could not be evenly split to balance the white space that would remain if the width of the red band is reduced due to the manufacturing and installation processes.



Figure 3: Existing and Proposed Convenience Store

Currently the banding at the top of the building is individually mounted and internally illuminated. These panels would be removed along with the lighting inside. The lighting under the canopy feature would remain and no new lighting is proposed for the band element.



Figure 4: Existing Convenience Store



Figure 5: Existing Carwash

The updated fascia on the top of the existing carwash is 4 feet tall and the proposed fascia on the convenience store is 5 feet tall.

ARCHITECTURAL REVIEW BOARD

On September 13, 2018 this application was reviewed by the City of Chesterfield's Architectural Review Board. At that time, the Board made a motion to recommend approval as submitted.

STAFF RECOMMENDATION

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

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the 4th Amended Architectural Elevations and Project Narrative for New Spirit Energy Convenience Store (Circle K) as presented."
- 2) "I move to approve the 4th Amended Architectural Elevations and Project Narrative for New Spirit Energy Convenience Store (Circle K) ..." (Conditions may be added, eliminated, altered or modified)

Attachments

1. Project Narrative
2. Proposed Elevations

We would like to install ACM bands 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
00

SCALE
As Noted

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