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## **Planning Commission Staff Report**

**Project Type:** Amended Architectural Elevations

**Meeting Date:** November 28, 2016

**From:** Justin Wyse  
Senior Planner

**Location:** North of North Outer 40 Road, west of its intersection with Boone's Crossing.

**Applicant:** Stock and Associates

**Description:** **MPD Investments, Adjusted Lot 2 (Beyond Self-Storage at Chesterfield) - AAE:** Amended Architectural Elevations and Architect's Statement of Design for a 2.99 acre tract of land zoned "PI" Planned Industrial District located north of North Outer 40 Road, west of its intersection with Boone's Crossing.

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### **PROPOSAL SUMMARY**

Stock and Associates, on behalf of the North Point Development, has submitted a request to amend the elevations for a previously approved 3 story, 108,900 square foot self-storage building located on the north side of North Outer 40 Road, west of its intersection with Boone's Crossing. The subject site is within the MPD Investments subdivision, which is zoned "PI" Planned Industrial District and is governed under the terms and conditions of the City of Chesterfield Ordinance Number 2411. The exterior building materials will be comprised of Nichiha brick panel, metal, aluminum, and glass. The only change to the building materials is the addition of the Nichiha in place of the previously approved exterior brick.

### **HISTORY OF SUBJECT SITE**

The subject site was zoned 'C-8' Planned Commercial District and 'FPC-8' Flood Plain Planned Commercial District with permitted uses of offices, warehouses and the display and sale of lawn care equipment. The site was rezoned in 2007 from a Planned Commercial District to a 'PI' Planned Industrial District by Ordinance Number 2411. The zoning map amendment increased the number of permitted uses and updated development criteria based on new standards within the City of Chesterfield.

A Site Development Section Plan was approved by the City of Chesterfield Planning Commission on July 11, 2016. This plan was subsequently amended to reduce the amount of parking and the amended plan was approved by the Planning Commission on August 8, 2016.

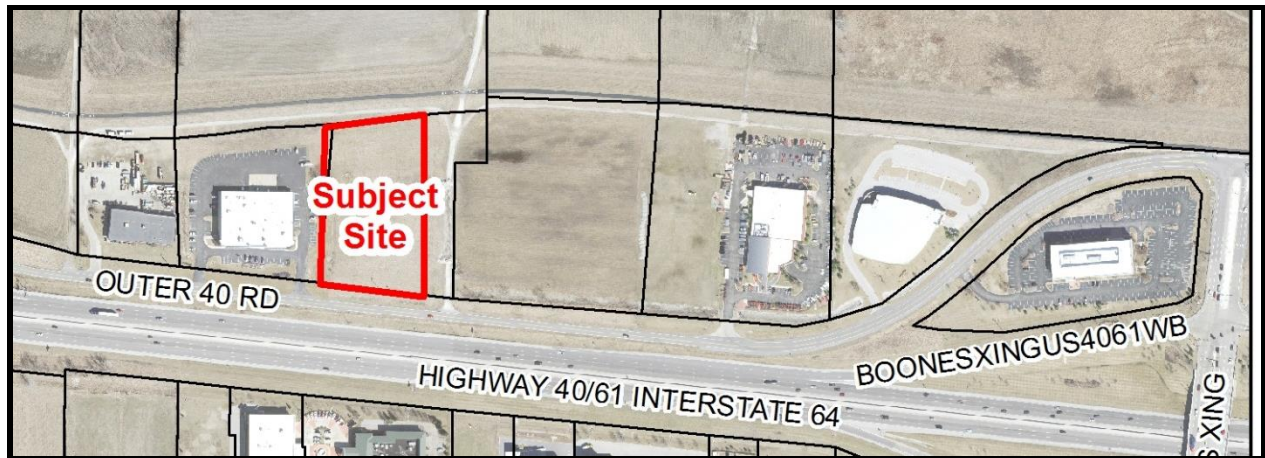


Figure 1: Aerial image of subject site

### **COMPREHENSIVE PLAN ANALYSIS**

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates that this parcel is within the Mixed Commercial Use Land Use designation, which is defined as a mixture of retail, low density office, and limited office/warehouse facilities.

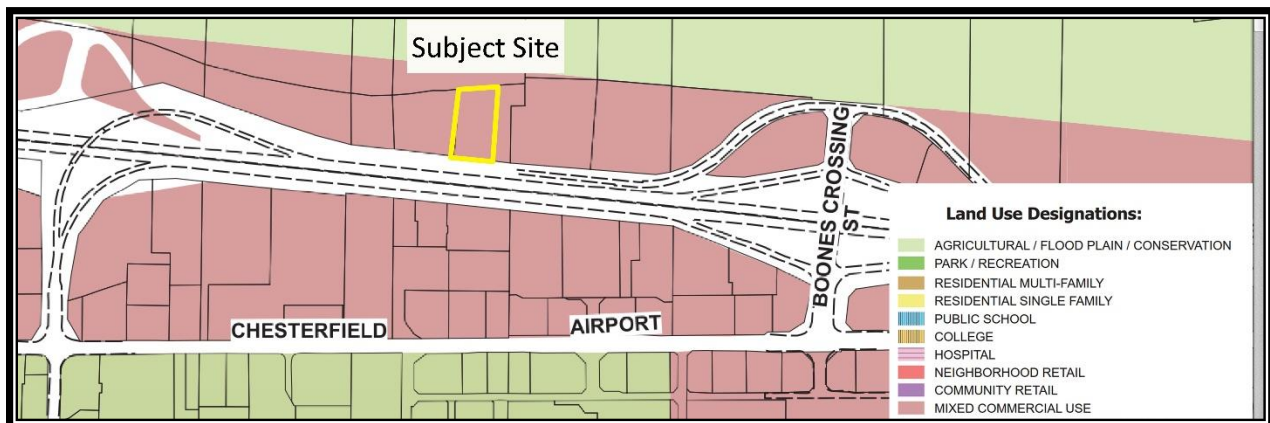


Figure 2: Future Land Use Map

### **STAFF ANALYSIS**

The proposed change replaces the previously approved brick with a Nichiha Brick panel. This change is noted on the elevations by replacing the keyed symbol for the material to reference the new brick panel.

During the original approval for the project, it was recommended that the height of the brick be increased to the level shown on the submitted elevations from the originally submitted height of 3 feet. The applicant has included a rationale for the change to the material citing the structure of the wall system is unable to hold the additional weight of the thin brick. The proposed Nichiha brick panel system was chosen to replicate the aesthetic of the brick while reducing the weight.

Section 04-01.D.3 of the UDC contains requirements for materials and colors. Relevant sections include:

- Use of compatible colors, materials and detailing on a building. Colors, materials and detailing should be compatible with adjacent building and properties. Encourage the use of integral color where practical.
- Utilize durable materials.

The original request showed all mechanical equipment located in one area along the western side of the building with screening provided by existing and proposed landscaping. The revision shows mechanical equipment being split into several areas along the building. To ensure compliance with the UDC, the applicant has indicated they will be installing additional landscaping adjacent to all mechanical equipment consistent with the original improvement.

### **STAFF RECOMMENDATION**

Staff has reviewed the Amended Architectural Elevations and has found the proposal to be in compliance with the Site Specific Ordinance and all City Code requirements.

The initial project was reviewed by the Architectural Review Board on June 9<sup>th</sup> and the project received a recommendation for approval by a vote of 5-0 with the condition that the brick be increased in height to the height of the man doors on the building. Following submittal of the revised elevations, the inclusion of the Nichiha brick panel system, in lieu of the think brick, was recommended for approval as presented by a vote of 4-0. The Board did note the approval was based on the specific and unique characteristics of the building and use.

Staff recommends approval of the proposed amendment to Adjusted Lot A of MPD Investments (Beyond Self Storage).

### **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 for MPD Investments, Adjusted Lot 2 (Beyond Self Storage at Chesterfield).
- 2) "I move to approve (or deny) the Amended Architectural Elevations for MPD Investments, Adjusted Lot 2 (Beyond Self Storage at Chesterfield) with a recommendation for approval with the following conditions..."

Attachments: Amended Architectural Elevations  
Amended Architect's Statement of Design  
Example Photographs

cc: Aimee Nassif

October 31, 2016

City of Chesterfield  
Planning and Development Services Division  
690 Chesterfield Pkwy W  
Chesterfield, MO 63017-0670

**Project: Beyond Self Storage at Chesterfield**

**Location: 17481 North Outer 40 Road**

**ARCHITECT'S STATEMENT (Revision of Oct 3, 2016 Statement, added information in *italics*)**

The following are revisions to previous ARB submittal statements for "Article 04: Development Requirements and Design Standards, Sec. 31-04-01 Architectural review design standards" item C, numbers 1-3. These address the revised proposal to utilize Nichiha fiber cement "*Plymouth Brick*" panels rather than "thin brick". *Also, attached are photos of example projects that incorporate Nichiha "Plymouth Brick" panels.*

C) General requirements for building design.

1) Scale

- a) Building Scale: This is a three story building with a single slope roof to the north and parapet walls on the west, south, and east sides. The top of the parapet walls are mostly 40' above the finished floor; the parapet at the southwest corner management office area is 44'. The adjacent building directly west (Metro Lighting) is a single story with a parapet height of approximately 24', except at the front south centered entrance, which is approximately 30' tall. Provided with this submittal are renderings of the proposed building placed into photos of the site. These demonstrate that, while this building is taller than its direct westerly neighbor, it is compatible with it by incorporating a stepped parapet that accentuates the primary building entrance.
- b) Human Scale: A horizontal wainscot, using Nichiha fiber cement brick panels, is incorporated along the south (front) façade where pedestrians will park and approach the office entrance. This helps create a sense of human scale for the primary pedestrian area of the site.
- c) Generic Scale: The adjacent building directly west has a mostly horizontal emphasis in design features, with a vertical emphasis at the southeast and southwest corners, and at the centered south entrance. Our proposed building also has a horizontal emphasis in design features, with a Nichiha fiber cement brick panel wainscot across the front, and two horizontal trim bands, the higher of which is approximately the same height as the adjacent building's parapet top. We have also incorporated vertical emphasis at the building corners and the primary entrance with Nichiha fiber cement brick panel detailing, and at points along the building's façade using contrasting trim and wall panel materials.

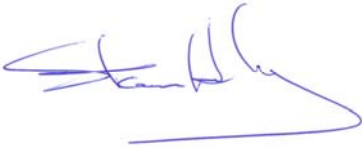
2) Design

- a) All four facades of the building are coordinated with similar colors, materials, and patterning. The north façade, facing the levee, is not as articulated as the other three primary facades, but it does continue the horizontal banding.
  - b) The front, streetscape façade, is asymmetrically designed, and utilizes horizontal and vertical elements to create a rhythm and pattern that highlights the primary building entrance.
  - c) The building is not using a corporate or franchise design.
  - d) Nichiha fiber cement brick panels are utilized low along the street facing façade to add a pedestrian oriented building detail.
  - e) The southwest corner is designed as an artistic feature of the building. It incorporates large glass storefront on two sides with Nichiha fiber cement brick panel corner columns and parapet. It references the taller glass portion of the building east of the site (Heavy Duty Equipment) and the rounded glass-tile corner of adjacent the adjacent building to the west (Metro Lighting). On the front (south) side of the building will be the "Beyond Self Storage of Chesterfield" sign, which incorporates a stylized box logo with an orange highlight. While acting as a business identification sign, it also provides an artistic element to the elevation and will be an internally illuminated sign. Its specific design and approval will be reviewed through a separate process as required by the UDC.
  - f) The building utilizes a very efficient insulated wall panel system. The glass overhead doors at the drive-through bay will allow natural light into the primary loading/unloading area.
  - g) The structural system for the building is specifically designed to reduce the amount of steel required. There are few structural spans over 10' in length, and the load-bearing stacked wall system maximizes the structural efficiency of the steel and concrete floor system.
  - h) Entry to the building primarily occurs in a vehicle. The overhead doors will be operated by control pads; drivers do not have to exit their vehicles to access the control pads. The main entrance storefront to the office area is slightly recessed from the surrounding brick.
  - i) There are no temporary walls included in the project.
  - j) There will be no rooftop equipment on the building; ground mount HVAC units on the west side of the building will be screened with landscaping. The parapet walls on the west, south, and east create a unified visual building height by concealing the .25":12: single sloped roof (low eave on north side). The taller parapet at the southwest corner identifies the office area and new-customer entrance. The parapets are an integral part of the architectural design.
- 3) The colors used on the building consist of three grey tones, Nichiha fiber cement brick panels, and glass. The body of the building is a medium grey tone, similar to the body of the adjacent building to the west (Metro Lighting). The lighter grey trim color is similar to the color of entrance surround feature of that building. The Nichiha fiber cement brick panel color is similar to the building further east of the site (Heavy Duty Equipment). The storefront color, and use of large glass areas around the entry, is similar to that building.
- 4) *Landscaping design and screening*
- a) *(The following information is added to landscaping as describe in the Architect's Statement provided with the initial ARB submittal dated May 20, 2016.) Heating, Ventilating, and Air-Conditioning (HVAC) for the building is provided with 16 split-systems. These consist of interior furnaces/air-handlers and exterior compressors. These systems are similar to what typically may be found for residential projects, and*

*the equipment for each split-system is similar in size as to what would be used for a residence. The furnaces/air-handlers are dispersed throughout the building for efficiency; they are located in the four quadrants of the building (NE, SE, SW, and NW). Also for efficiency purposes, the exterior compressor units are dispersed into four groups located near the four corners of the building. Six units are located on the east side of the building, three near the north corner and three near the south corner; these are located within the fenced portion of the project and will be visually screened from public view by the fencing. Ten units are located on the west side of the building, five near the south corner and five near the north corner; these will be screened with landscaping similar to what was included on the landscape plan provided with the initial ARB submittal, and per City requirements.*

*On the following pages are photographs of example projects that incorporate Nichiha "Plymouth Brick" panels in their design.*

Sincerely,



Stanley C. Hernly  
Project Architect







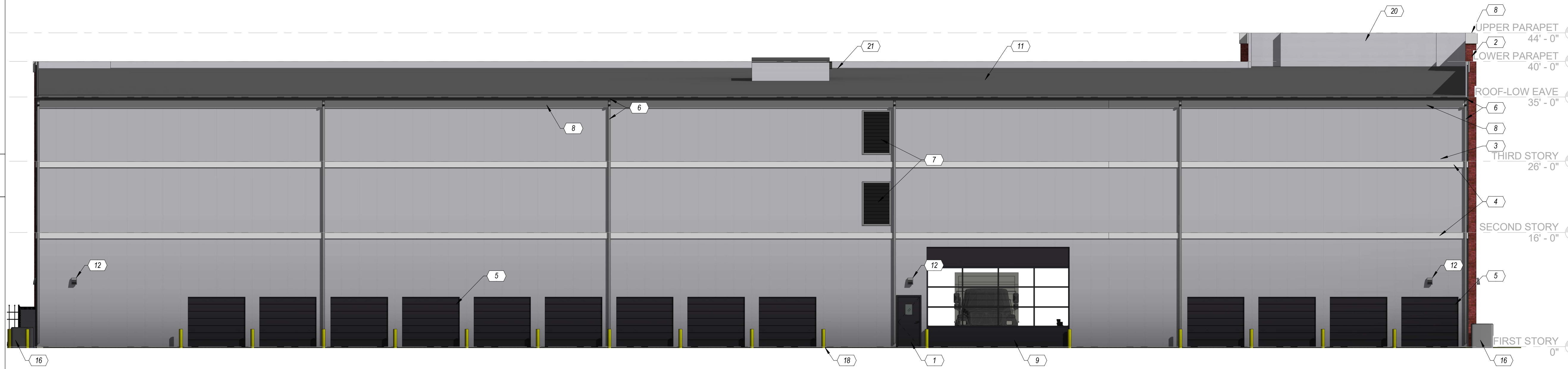




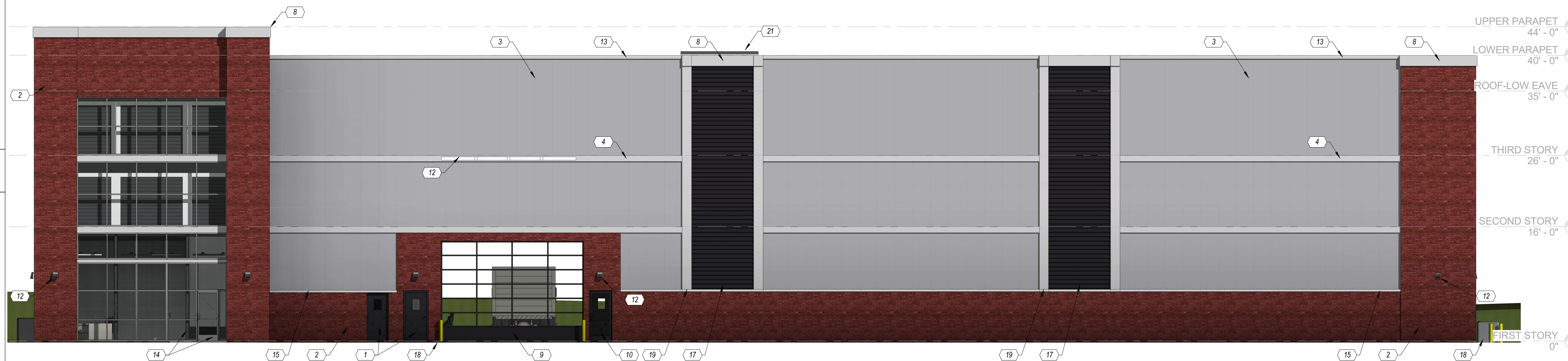




MATERIAL NOTES A101	
1.	EXTERIOR DOOR: EXTERIOR METAL DOOR W/VIEW GLASS.
2.	EXTERIOR BRICK PANEL: NICHHA FIBER CEMENT, RED BRICK TEXTURE.
3.	VERTICAL PANEL: 42" WIDE INSULATED ARCHITECTURAL METAL PANEL. GRAY.
4.	HORIZONTAL TRIM: 10" METAL TRIM. LIGHT GRAY.
5.	EXTERIOR UNIT DOOR: 8'-0" X 7'-0" INSULATED COILING DOOR. DARK GRAY.
6.	GUTTER/DOWNSPOUT: CLEAR ALUMINUM.
7.	WINDOW: EXTERIOR GLAZING. CLEAR ALUMINUM.
8.	HORIZONTAL TRIM: 18" METAL TRIM. LIGHT GRAY.
9.	EXTERIOR DRIVE-THRU DOOR: 20'W x 14'H INSULATED SECTIONAL DOOR W/GLAZING. DARK GRAY.
10.	EXTERIOR DOOR: EXTERIOR GLAZING. DARK GRAY.
11.	ROOF: MR-24 INSULATED ROOF.
12.	EXTERIOR WALL LIGHT.
13.	HORIZONTAL TRIM: 6" METAL TRIM. LIGHT GRAY.
14.	STOREFRONT SYSTEM: STOREFRONT GLAZING W/DOOR. CLEAR ALUMINUM.
15.	CAP STONE: CAP STONE TRIM. LIGHT GRAY.
16.	HVAC UNIT.
17.	HORIZONTAL PANEL: 30" INSULATED METAL RIBBED PANEL. DARK GRAY.
18.	BOLLARD: 8" CONCRETE BOLLARD. YELLOW.
19.	VERTICAL TRIM: 16" METAL TRIM. LIGHT GRAY.
20.	METAL LINER PANEL: METAL LINER PANEL ATTACHED TO PARAPET BACK GRAY TO MATCH INSULATED METAL PANELS.
21.	ELEVATOR PENTHOUSE: CMU WALLS PAINTED TO MATCH METAL PANELS.



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



**2** SOUTH ELEVATION  
1/8" = 1'-0"

BEYOND SELF STORAGE AT CHESTERFIELD  
17481 NORTH OUTER 40 RD  
CHESTERFIELD, MO



**Hernly** ASSOCIATES, INC.  
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GRANT ADMINISTRATORS

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EXTERIOR ELEVATIONS

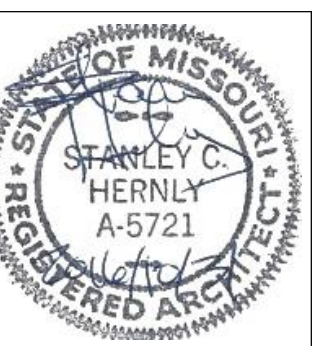
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Drawn by: J.RUBIO  
Checked by: S.HERNLY  
Revisions:

**A204**





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 17481 NORTH OUTER 40 RD  
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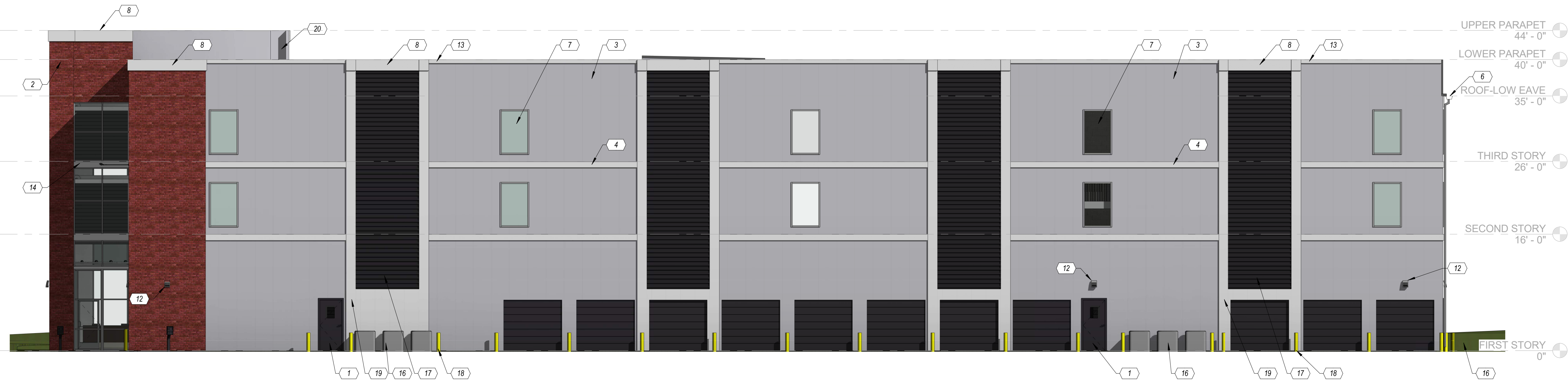
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EXTERIOR ELEVATIONS

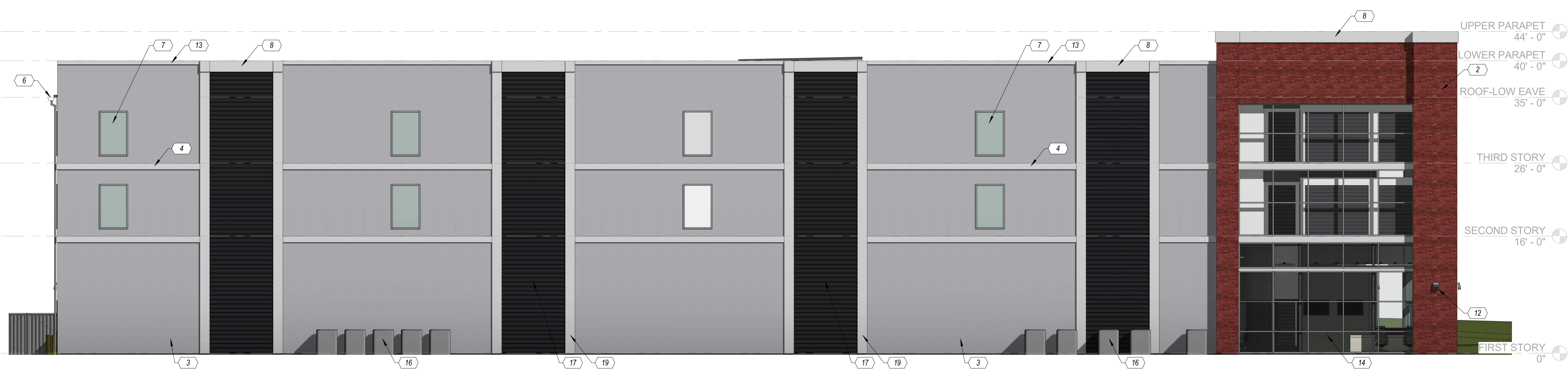
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