



III.A.

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Architectural Review Board Staff Report

Project Type: 3rd Amended Site Development Plan

Meeting Date: June 8, 2017

From: Cecilia Hernandez
Project Planner

Location: East of Clarkson Road and north of Baxter Road

Applicant: Dierbergs Chesterfield Village, Inc.

Description: **Dierbergs the Market Place 3rd Amended Site Development Plan:** An Amended Site Development Plan, Partial Amended Landscape Plan, Amended Architectural Elevations and Architect's Statement of Design for an 11.35 acre tract of land zoned "C-8" Planned Commercial District located east of Clarkson Road and north of Baxter Road.

PROPOSAL SUMMARY

Dierbergs Chesterfield Village, Inc. has submitted a request to add three separate small additions to the front of the Dierbergs supermarket, and one addition to the rear southeast quadrant of the supermarket. The applicant is proposing to update the front exterior of the building by adding a new aluminum and glass seating area, new aluminum and glass doors, creating a colonnade in the front center of the building, and painting the existing red brick between the two entrances and under the existing roof, as a dark brown color.

In addition to building improvements, the applicant has submitted a partial amended landscape plan to add a variety of flowering trees, shrubs, and annuals at the building entrance, and on a parking lot island near the southwest entrance of the site.

HISTORY OF SUBJECT SITE

The subject site was zoned "C8" Planned Commercial prior to incorporation of the City of Chesterfield via St. Louis County Ordinance 12,964, which was subsequently amended by St. Louis County Ordinance 13,306. In 1992, the City of Chesterfield approved a new ordinance which added the animal hospital/veterinary use to the list of permitted uses for the site.

Additionally, in April 2006 the City of Chesterfield approved Ordinance 2256, the currently governing ordinance for the site, which approved a parking reduction and an amendment to permitted uses for the outbuilding. Finally, on May 15th of this year, the City approved a request for an amendment to the existing ordinance to permit an additional 3,800 square feet of supermarket and 2,000 square feet in retail shopping abutting the supermarket.



Figure 1: Aerial of Subject Site

Direction	Zoning	Land Use
North:	"C-8" Planned Commercial District	Mixed-Commercial (Drew Station subdivision)
South:	"R6A" Residence District	Lord of Life Lutheran Church
East:	"C-8" Planned Commercial District	Mixed-Commercial (Clarkson Square subdivision)
West:	"PS" Park and Scenic	Eberwein Park

STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

The subject site is currently developed with two commercial buildings. The main building consists of a 77,259 square foot supermarket and adjacent 18,523 square feet of retail, office, and restaurant, and an 11,287 square foot out lot building. No changes to the development impacting adjacent relationships are proposed.

B. Circulation System and Access

No changes to the circulation and access are proposed.

The proposal does include an expanded and heavily landscaped parking lot island near the southwestern entrance to the site. This would remove two awkward parking spaces as shown below, and increase the amount of vegetation on site.



Figure 2: Existing parking lot island

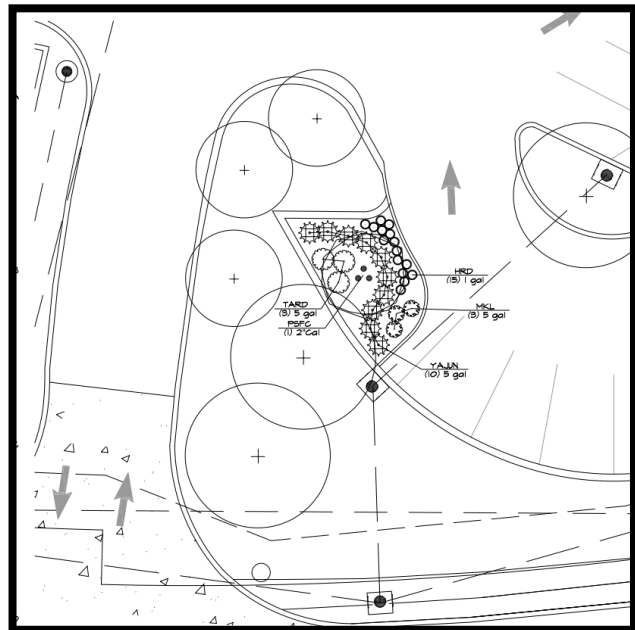


Figure 3: Proposed parking lot island

General Requirements for Building Design:

A. Scale

The proposed changes along the front façade will alter the appearance of the building and add elements of human scale, such as a colonnade and new windows. Additionally, the brown paint color at the rear of the colonnade is intended to add a multidimensionality. The overall building height and scale, however, is not changing.

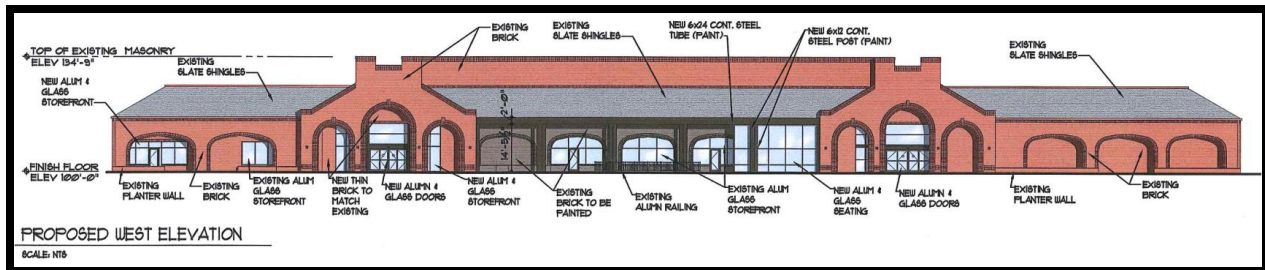


Figure 4: Proposed front elevation

B. Design

The proposed changes to the building aim to utilize the existing structure and design while updating the feel of the building. Several new materials are proposed throughout the façade to ensure consistency throughout, including a brown painted steel tube and post, new aluminum glass storefront windows and doors, and a brown painted brick behind the colonnade to focus the building on the central courtyard/pedestrian area.

The following Architectural Review Design Standards are applicable to this application:

Design and coordinate all façades with regard to color, types and numbers of materials, architectural form and detailing – The front façade receiving the most changes as the focal point of the building. Additionally, In the rear, the applicant is adding a small addition to the deli. The proposed addition would match the brick on the rear of the building to blend into the existing facade, which is the same as that of the front and sides.

Provide architectural details particularly on façades at street level – The proposal includes a new central collinade and pedestrian area with new windows and lintils which break up the façade and add architectural interest.

Provide entry recesses, plazas, roof overhangs, wall fins, projecting canopies or other similar features indicating the building's entry points while providing protection – The existing building includes two prominent recessed entry points. The current proposal also includes a redesigned and relandscaped plaza and 4-seasons glass seating area.

Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure. –The height of the parapet will remain unchanged to ensure existing rooftop equipment remains screened.

C. Materials and Color

The proposed new colors for the building includes a dark brown steel and aluminum and brown paint color to contrast against the red brick. The applicant will have material samples at the Architectural Review Board Meeting.



Figure 5: Rendering

D. Landscape Design and Screening

Minor changes to the landscaping are proposed and include additional landscaping for the central courtyard area, and additional landscaping at a parking lot island located near the southwestern entrance to the site.

E. Lighting

No changes to existing lighting are proposed.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Plan, Partial Amended Landscaping Plan, Amended Architectural Elevations and Architect's Statement of Design and Staff requests recommendation on this submittal for Dierbergs the Market Place. Be advised, this project will be administratively approved by City Staff.

MOTION

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

- 1) "I move to forward the Amended Site Development Plan, Partial Amended Landscape Plan, Amended Architectural Elevations and Architect's Statement of Design for Dierbergs the Market Place as presented, with a recommendation for approval (or denial) to Staff."

- 2) "I move to forward the Amended Site Development Plan, Partial Amended Landscape Plan, Amended Architectural Elevations and Architect's Statement of Design for Dierbergs the Market Place to Staff with a recommendation for approval with the following conditions..."

Attachments

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield _____

Project Title: Dierbergs-The Marketplace Location: 1730 Clarkson Road
Developer: Dierbergs Chesterfield Village, Inc. Architect: Pawdy & Associates Engineer: _____

PROJECT STATISTICS:

Size of site (in acres): 11.35 +/- Total Square Footage: 106,957 Building Height: 35'-0"

Proposed Usage: Supermarket

Exterior Building Materials: BRICK AND ALUMINUM & GLASS

Roof Material & Design: EXISTING TILE MANSARD ROOFS

Screening Material & Design: EXISTING NO CHANGE

Description of art or architecturally significant features (if any): _____

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- N/A Details of screening, retaining walls, etc.
- N/A Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- N/A Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- N/A Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.



Dierbergs

Connect Hearing

The UPS Store

STOP

David Ruiz Art

Architect's Statement of Design

DIERBERGS MARKETPLACE, CHESTERFIELD, MISSOURI

GOAL

Create an inviting new courtyard with expanded inside and patio café seating...connecting both Dierbergs store entrances while retaining entries to exiting small tenant shops.

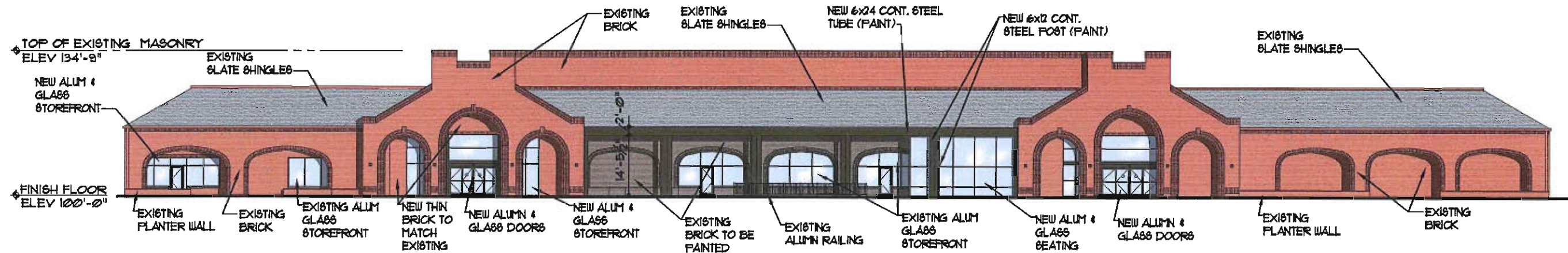
The free-standing colonnade creates an open visual framework to define the courtyard. Other elements include overhead beams, new landscape plantings, decorative paving and access into the glass enclosed expanded inside café area. Accent coloring, for the brick back wall of the courtyard, further unifies the expression of a beautiful gathering space...the new central feature that breaks up the building's south façade.

These exterior improvements work in harmony with the new interior store renovations to express a sophisticated hospitality for Chesterfield customers.



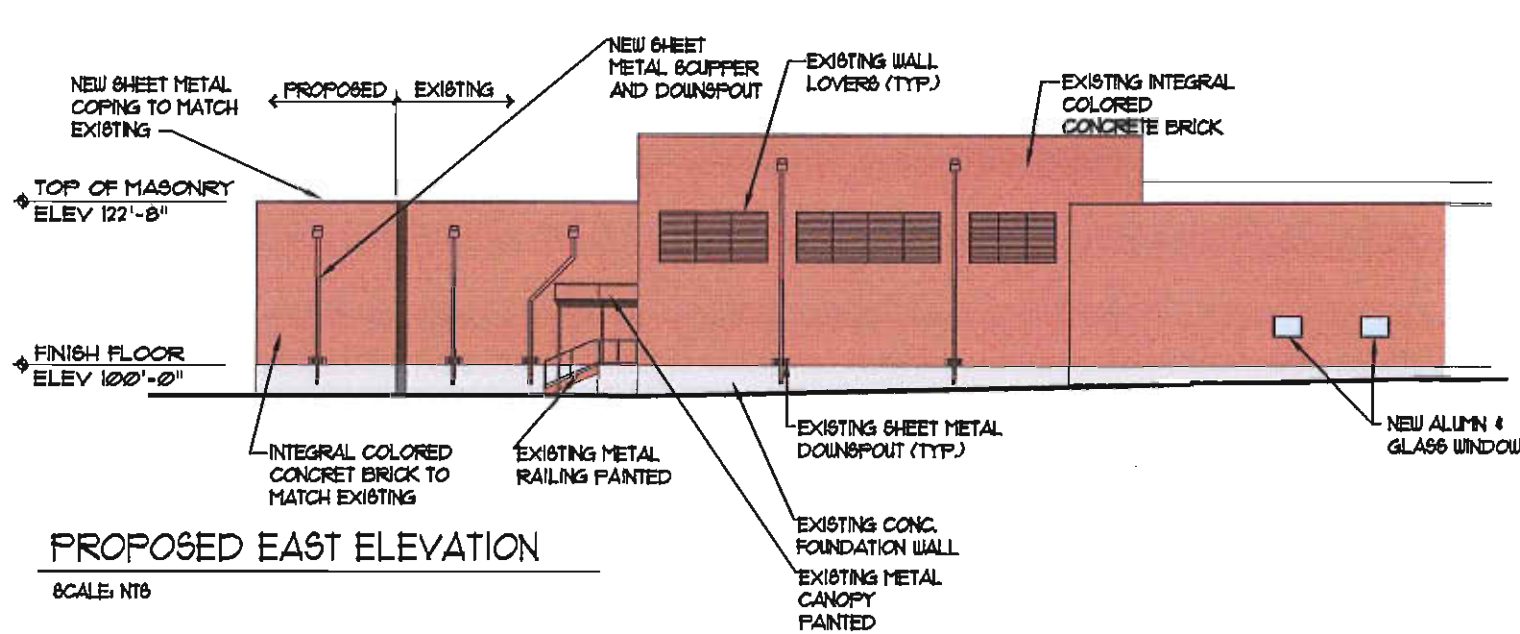
David Dale Suttle





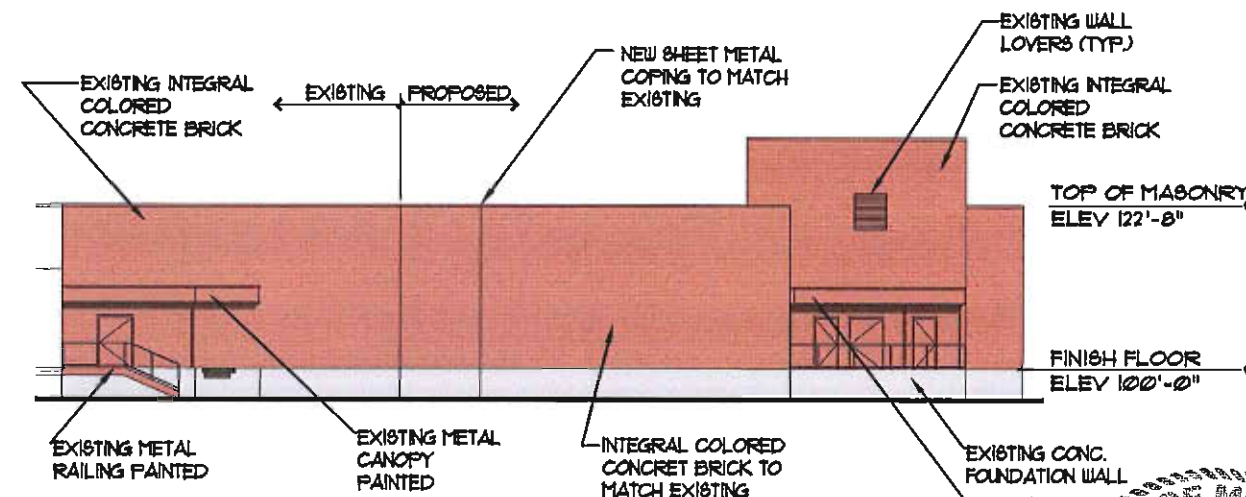
PROPOSED WEST ELEVATION

SCALE: NTS



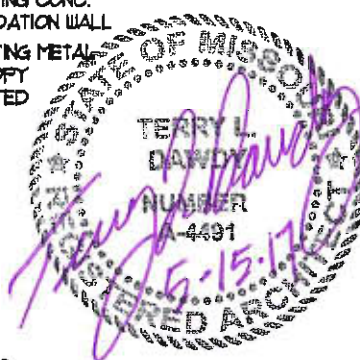
PROPOSED EAST ELEVATION

SCALE: NTS



PROPOSED SOUTH ELEVATION

SCALE: NTS



Another
Dierbergs
Development

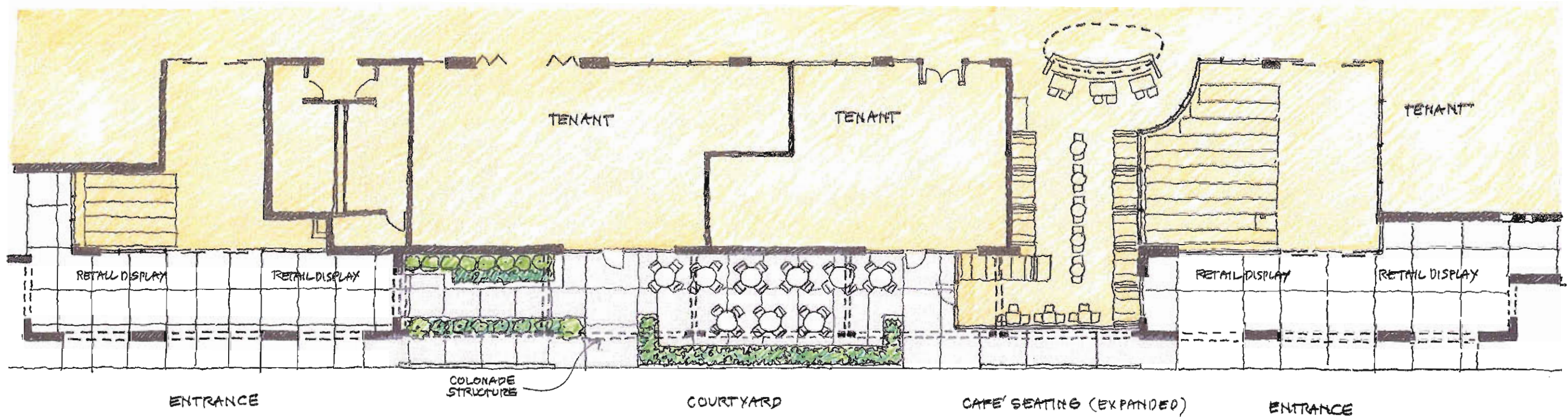
DIERBERGS MARKETPLACE

Dawdy
& ASSOCIATES, INC.

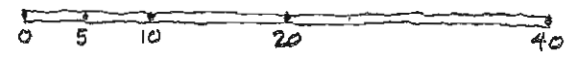
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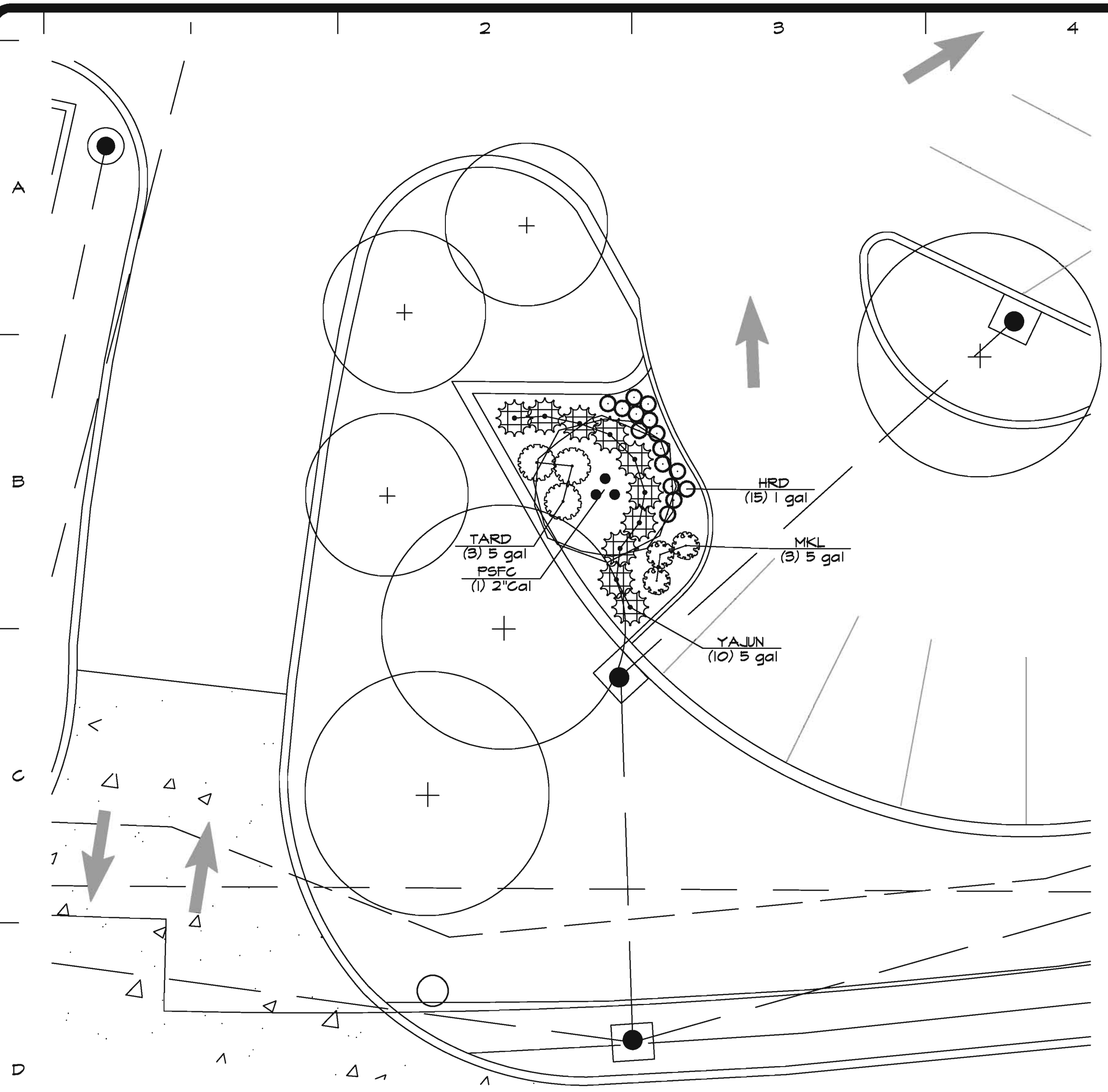
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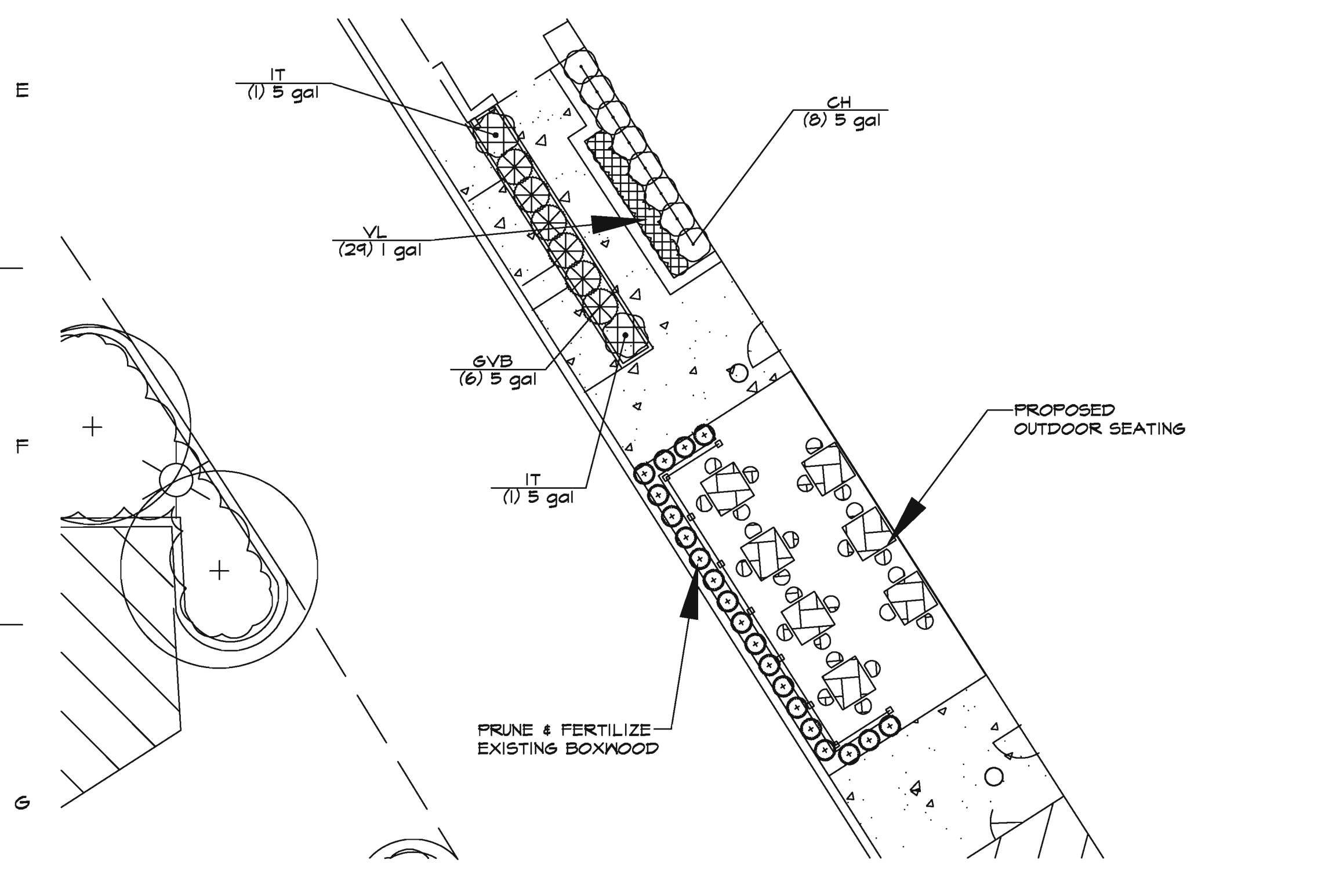


DIERBERGS MARKETPLACE
 CHESTERFIELD, MISSOURI
 DAVID DALE SUTTLE / DAWDY & ASSOCIATES, INC

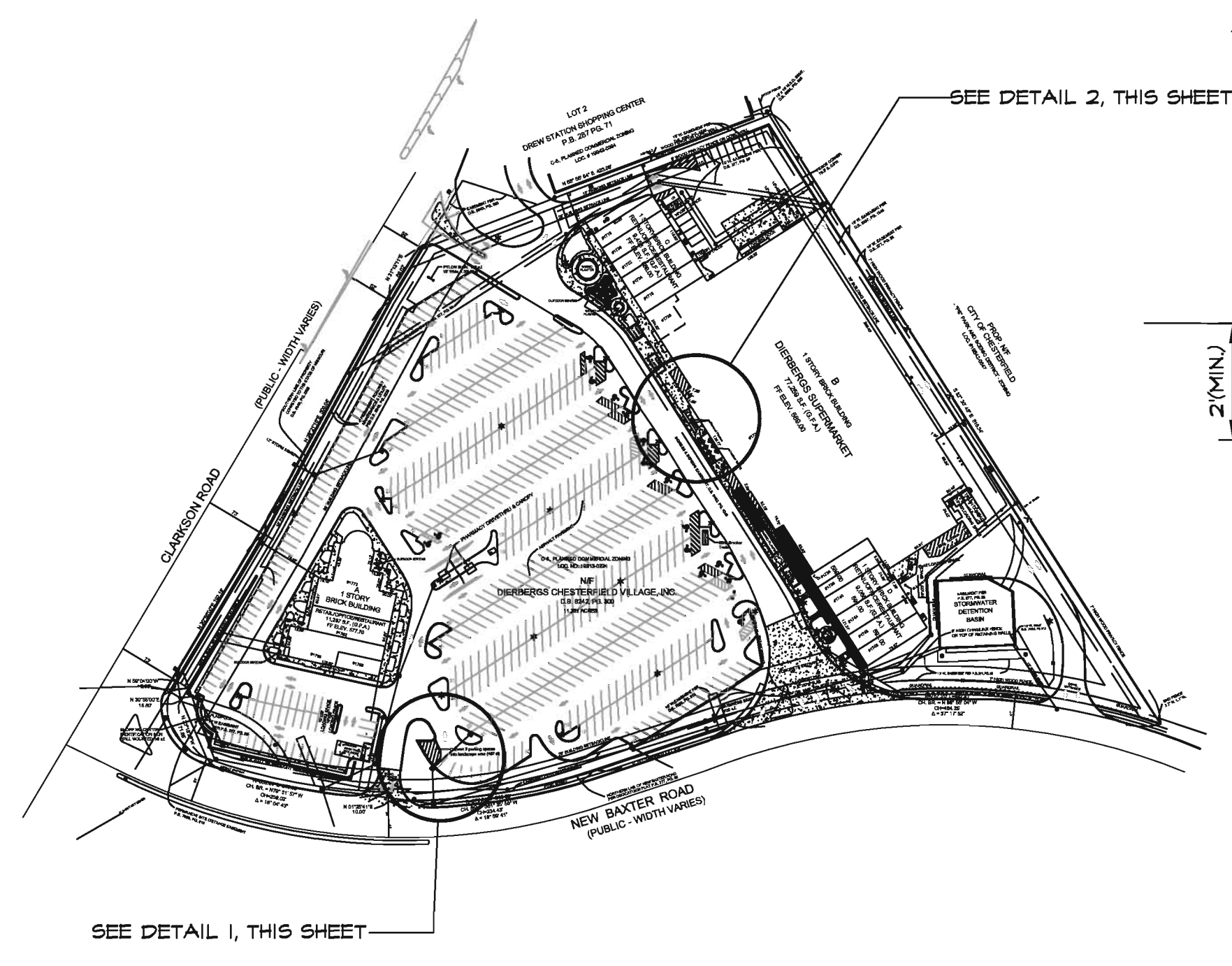




1 PLANTING PLAN @ NEW PARKING LOT ISLAND
 L-1 SCALE: 1"=10'-0"



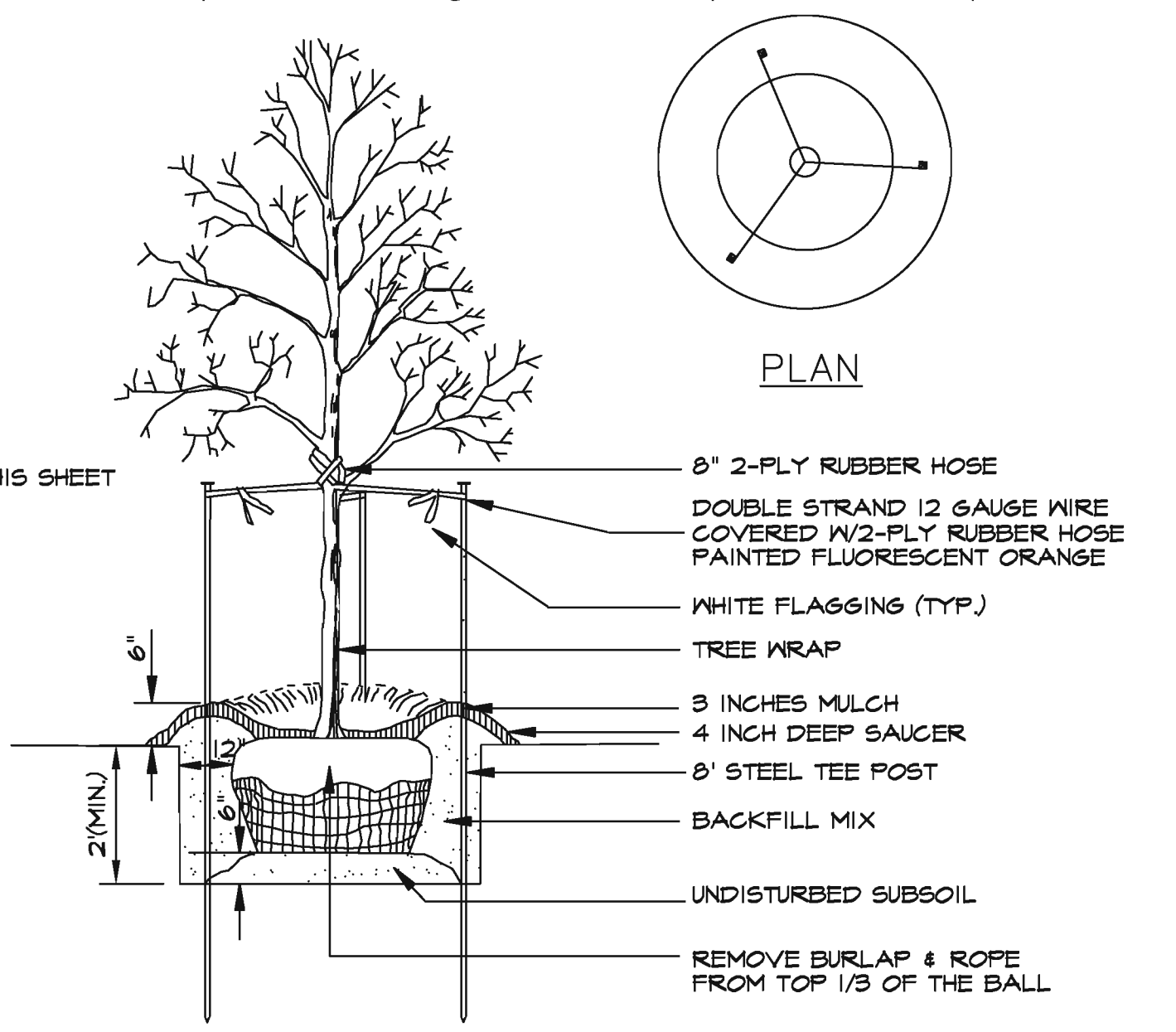
2 PLANTING PLAN @ RAISED PLANTERS
 L-1 SCALE: 1"=10'-0"



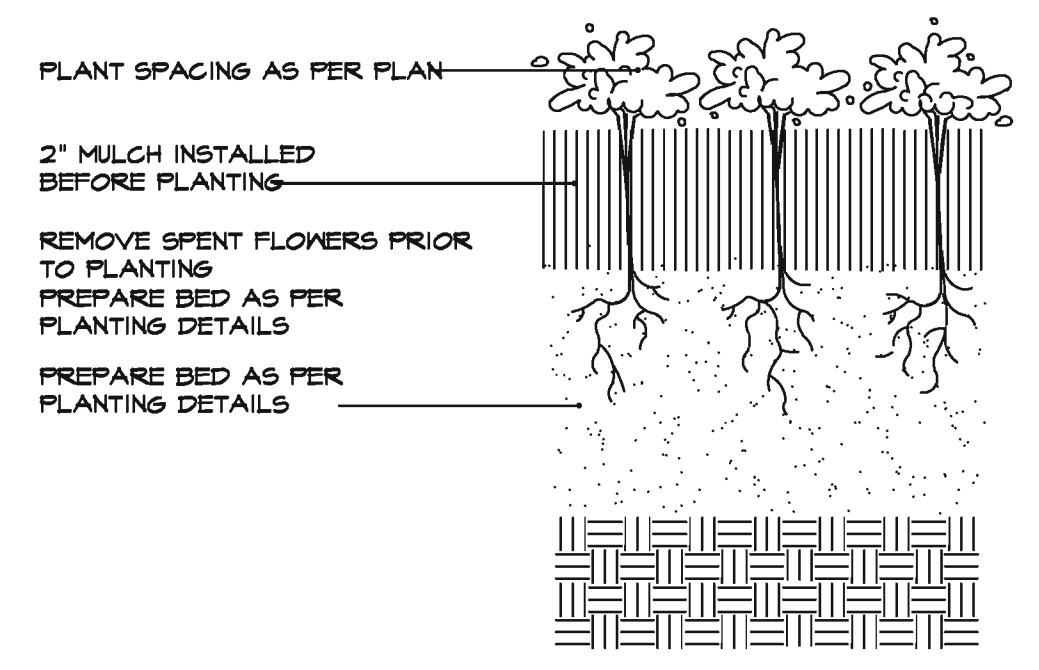
3 KEY PLAN
 L-1 NOT TO SCALE

PLANT SCHEDULE			
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
PSFC	1	Professor Sprenger Flowering Crab / Malus 'Professor Sprenger'	2'Gal
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CH	8	China Bay/Girl Holly / Ilex meserveae 'China Bay/Girl' TM	5 gal
YAJLN	10	Compact Youngstown Andorra Juniper / Juniperus horizontalis 'Youngstown'	5 gal
SVB	6	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal
IT	2	Little Henry Sweetspire / Itea virginica 'Little Henry'	5 gal
MKL	3	Miss Kim Lilac / Syringa pabula 'Miss Kim'	5 gal
TARD	3	Tardiva Hydrangea / Hydrangea paniculata 'Tardiva'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
HRD	15	Happy Returns Daylily / Hemerocallis hybrid 'Happy Returns'	1 gal
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	24	Variegated Liriope / Liriope muscari 'Variegata'	1 gal

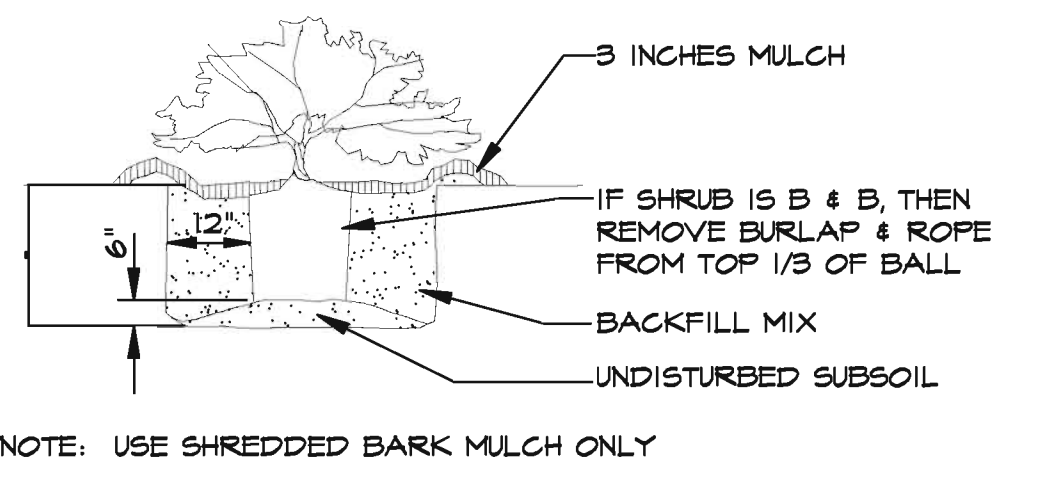
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (call 1-800-DIG-RITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- All mulch to be shredded bark mulch at 3" depth over fabric (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge unless otherwise noted.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
- All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant perennials to within 18" of trunk of trees or shrubs planted within the area.
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (50% per acre) and bluegrass (18% per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- Siltation controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" X 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- The minimum setback is 10'-0" from an existing or proposed right of way.
- A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', evenly dispersed throughout the project.
- If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
- Upon release of the landscape installation Bond, a two (2) year Landscape Maintenance Bond shall be required.



DECIDUOUS TREE PLANTING
 N.T.S.



PERENNIAL / ANNUAL PLANTING
 N.T.S.



SHRUB PLANTING
 N.T.S.

REVISIONS	BY
MAY 4, 2011	RHM

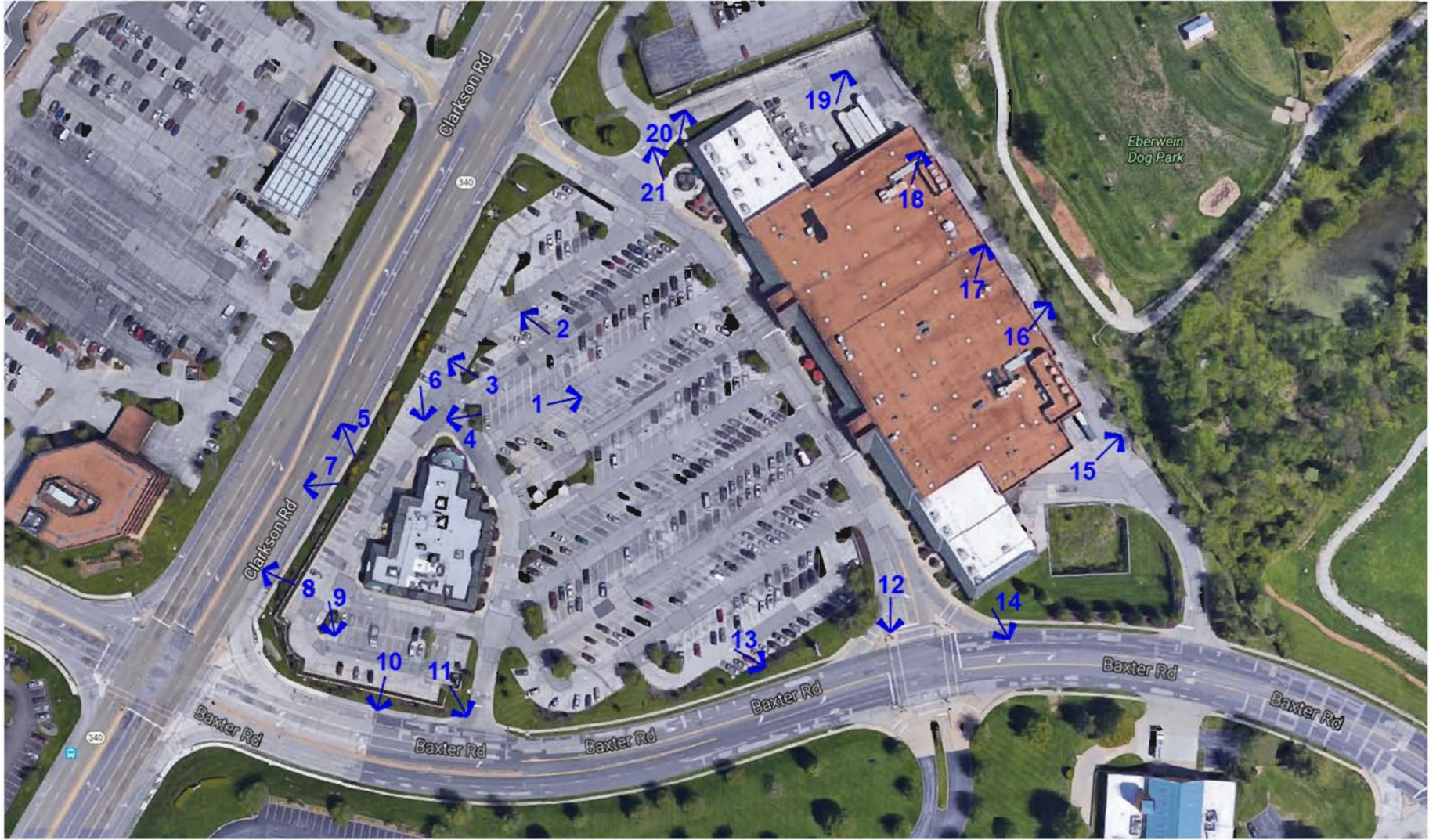
landscape TECHNOLOGIES

61 Jacobs Creek Drive
 St. Charles, Missouri 63075
 Phone: 636.261.0000
 Fax: 636.261.0001
 E-mail: info@landscape-technologies.com

REGISTERED LANDSCAPE ARCHITECT #000019
 MISSOURI LANDSCAPE ARCHITECT #000019
 DATE: 5/4/11

PARTIAL AMENDED LANDSCAPE PLAN FOR THE
DIERBERGS-THE MARKET PLACE
 BAXTER RD. @ CLARKSON RD. CHESTERFIELD, MO

DRAWN
 R. HARDS
 CHECKED
 RHM / S.B.
 DATE
 MAY 5, 2011
 SCALE
 1"=40'-0"
 JOB No.
 2011-125
 SHEET
L-1
 OF ONE SHEET



SITE PHOTO LEGEND



1



2



3



4



5



6



7



8



9



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11



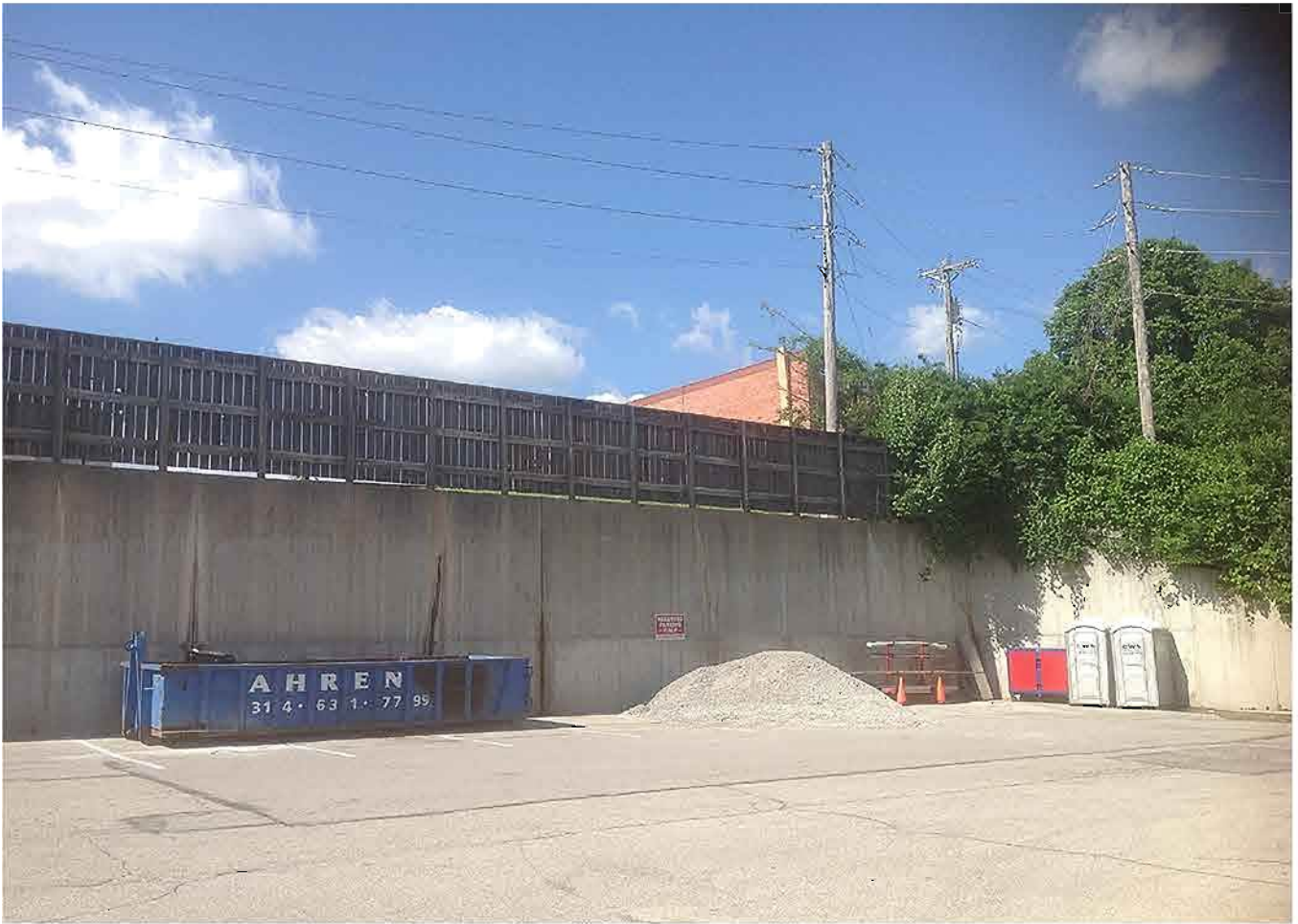
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