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## Architectural Review Board Staff Report

**Project Type:** Amended Architectural Elevations

**Meeting Date:** June 08, 2017

**From:** Mike Knight,  
Project Planner

**Location:** South side of Olive Blvd., west of Highland Park Dr.

**Applicant:** Leiserv, LLC

**Description:** **Four Seasons Plaza, Brunswick Zone:** Amended Architectural Elevations and Statement of Design for a 3.46 acre tract of land zoned “PC” Planned Commercial located on the south side of Olive Blvd., west of Highland Park Dr.

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### **PROPOSAL SUMMARY**

Leiserv, LLC, has submitted a request to modify the existing building at 176 Four Seasons Shopping Center operated as Brunswick Zone Chesterfield Lanes.

The applicant is proposing to renovate three of the four exterior walls by painting them. The rear wall of the building will not be painted or altered in any way.

Additionally, the applicant is proposing to install three-sided rooftop screening for 8 equipment units currently on the roof which are visible from the street. There are 3 units not visible from the street, but visible from the top by an apartment complex behind the bowling center that are to be unchanged.

### **HISTORY OF SUBJECT SITE**

Adjusted Lot 2 of the subject site was originally zoned “C-8” Planned Commercial District by St. Louis County in 1975 under Ordinance 7836. In the decades since, the site-specific governing ordinance has been amended several times. In 2008, the City of Chesterfield approved Ordinance 2492 which changed the zoning from the “C-8” Planned Commercial District to the “PC” Planned Commercial. In 2015,

Ordinance 2855 was approved in order to permit for the construction of a drive-thru at the eastern endcap tenant space.



Figure 1: Aerial of Subject Site

### **COMPREHENSIVE PLAN ANALYSIS**

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Community Retail” land use designation. This land use designation is defined as a center, characterized by anchor and or grocery store at a maximum of 150,000 square feet that provides general merchandise and services and attracts customers from multiple neighborhoods within Chesterfield and neighboring municipalities.



Figure 2: Future Land Use Plan

## **STAFF ANALYSIS**

The Unified Development Code specifies general requirements for site and building design. As the proposal currently under consideration consists of cosmetic, rather than structural, changes, only the requirements applicable to this request are discussed below.

### **General Requirements for Building Design:**

#### **A. Scale**

The proposed addition to the rooftop will alter the appearance to the building; however the overall height will not be changing to a large degree as the screening enclosures shall be custom factory designed to the existing equipment.

#### **B. Design**

The updated paint scheme proposed for the building utilizes the existing structure while significantly altering the appearance of the building. Both of the modifications are addressed in the Design review.

*Design and coordinate all façades with regard to color, types and numbers of materials, architectural form and detailing* – All façades are receiving a similar treatment in the proposed renovation compared to the existing state. The front and side façades will be painted red, gray, and white with gold and white accent stars painted throughout. The rear façade will remain unpainted. The front façade and west façade have parking adjacent. On those walls are additional accent arrows painted to direct patrons to the building entrance.

*Provide architectural details particularly on façades at street level* – No modifications have been made specifically to the architectural details at street level as all the updates on the facades are painting. The addition of the “Charcoal Gray” roof top screening on 8 equipment units is in a similar color to the “Grizzle Gray” painted walls. Currently there is no screening present on the roof top equipment.

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 applicant is proposing to install three-sided rooftop screening for 8 equipment units currently on the roof which are visible from the street. There are 3 units not visible from the street, but visible from the top by an apartment complex behind the bowling center that are to be unchanged. The rooftop equipment screening will be in similar color to the exterior walls as mentioned above in charcoal gray.

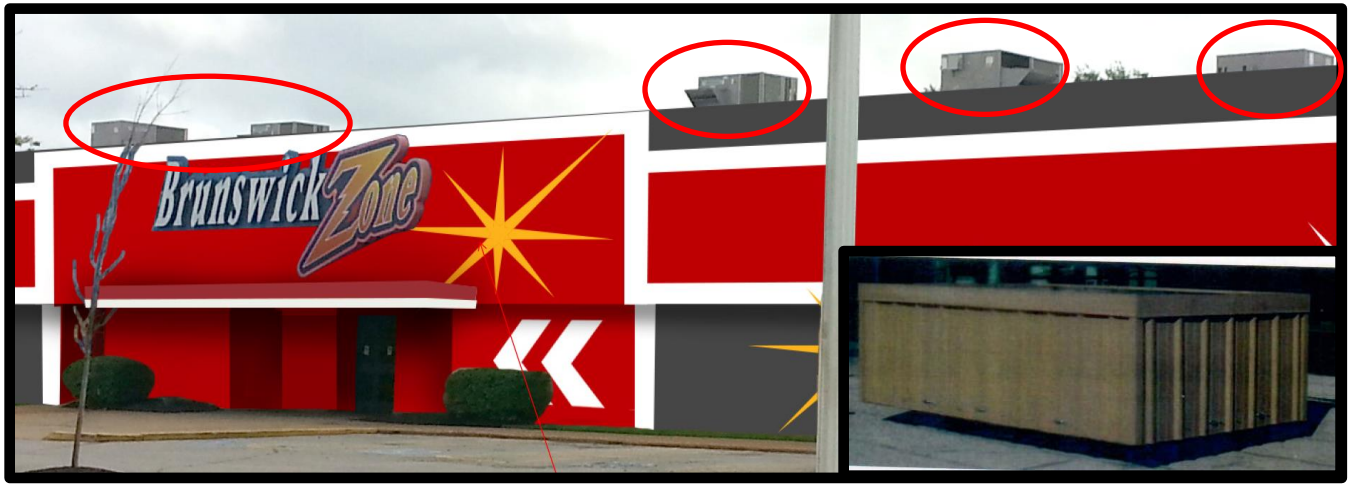


Figure 3: Existing Equipment Units

Figure 4: Proposed Screening

### C. Materials and Color

The materials of the exterior walls will not change with this renovation. The rooftop screening will be constructed of high ribbed, color fast, 26 gauge steel siding and trim. They are 30% siliconized polyester, which minimizes chalking and fading by resisting the detrimental effects of the sun’s UV rays, rain, humidity and weathering.

The proposed color palette for the building includes 2 shades of gray (Charcoal and Grizzle), 1 shade of red (Cherry Tomato), 1 shade of white (Extra White), and 1 shade of gold (Gusto Gold).

The Unified Development Code outlines “Desirable Practices” for materials and colors and it states: “Use compatible colors, materials and detailing on a building. Colors, materials and detailing should also be compatible with adjacent buildings and properties. Encourage the use of integral color where practical.”

The proposed building colors are sharp in contrast. The color scheme is unique in relation to the adjacent buildings and properties.



Figure 5: Existing South and West Elevations



Figure 5: Existing East Elevation



Figure 6: Proposed South and West Elevations



Figure 7: Proposed East Elevation

## **DEPARTMENTAL INPUT**

Staff has reviewed the Amended Architectural Elevations and Statement of Design. Staff requests review and recommendation on this submittal for Four Seasons Plaza, Brunswick Zone by the Architectural Review Board.

## **MOTION**

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

- 1) "I move to forward the Amended Architectural Elevations and Architect's Statement of Design for Four Seasons Plaza, Brunswick Zone as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Amended Architectural Elevations and Architect's Statement of Design for Four Seasons Plaza, Brunswick Zone to the Planning Commission with a recommendation for approval with the following conditions..."

Attachments: Architectural Review Packet Submittal

cc: Justin Wyse, Director of Planning and Development Services

# City of Chesterfield

## Site or Site Plan Review Amended Architectural Elevations

### Brunswick Zone – Chesterfield, Four Seasons

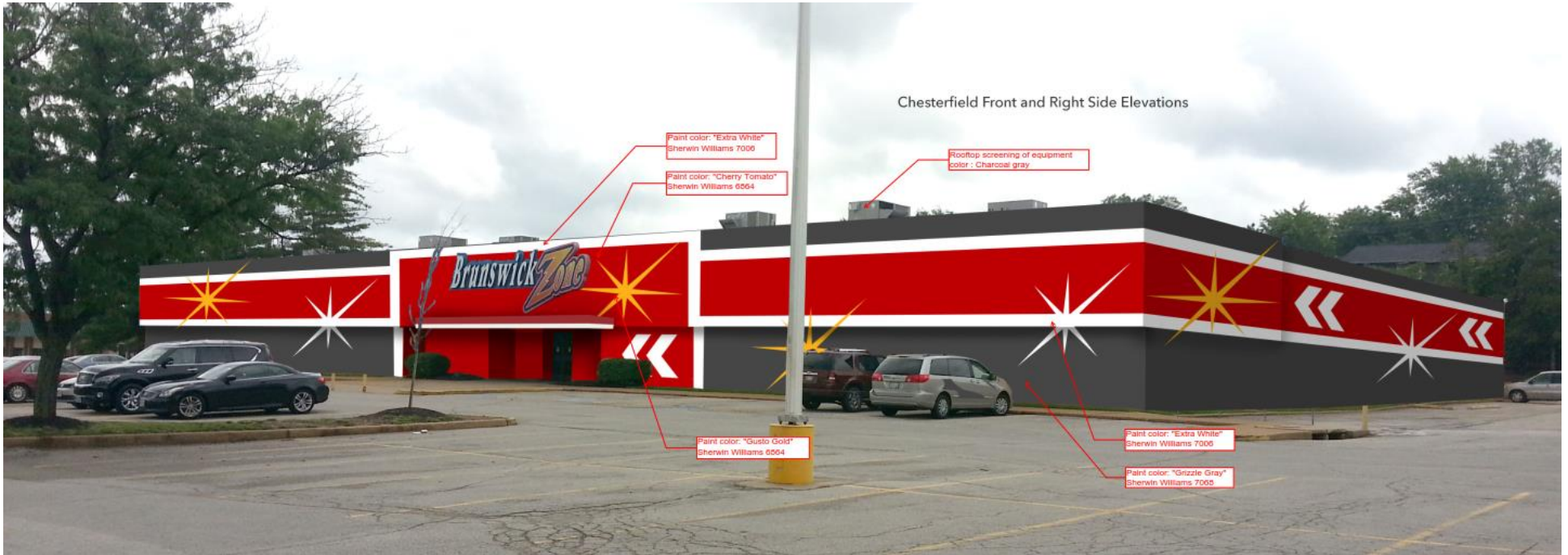
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#### STATEMENT OF DESIGN

An amended architectural elevation is requested to paint three (3) sides of the existing four sided building per proposed renderings submitted with the application. The rear of the building will not be painted or altered in any way from the existing condition. For reference, photos of all existing conditions have been provided for all four elevations. As painting is a cosmetic alteration and not structural in nature, we respectfully request a waiver for drawings as signed/sealed by an architect.

No new exterior lighting will be added to the building.

As required by City Code, we are proposing to install three (3) sides of rooftop screening for equipment (8 units) currently on the roof which are visible from the street. There are 3 units not visible from the street but visible, from the top, by an apartment complex behind the bowling center which we are proposing to be unchanged. The screening structure proposed is constructed of high ribbed, color fast, 26 gage steel siding and trim. 30% siliconized polyester, minimizing chalking and fading. We propose to install this product in the Charcoal Gray color and have attached two pages of Screening information to the application.



Chesterfield Front and Right Side Elevations

Paint color: "Extra White"  
Sherwin Williams 7006

Paint color: "Cherry Tomato"  
Sherwin Williams 6564

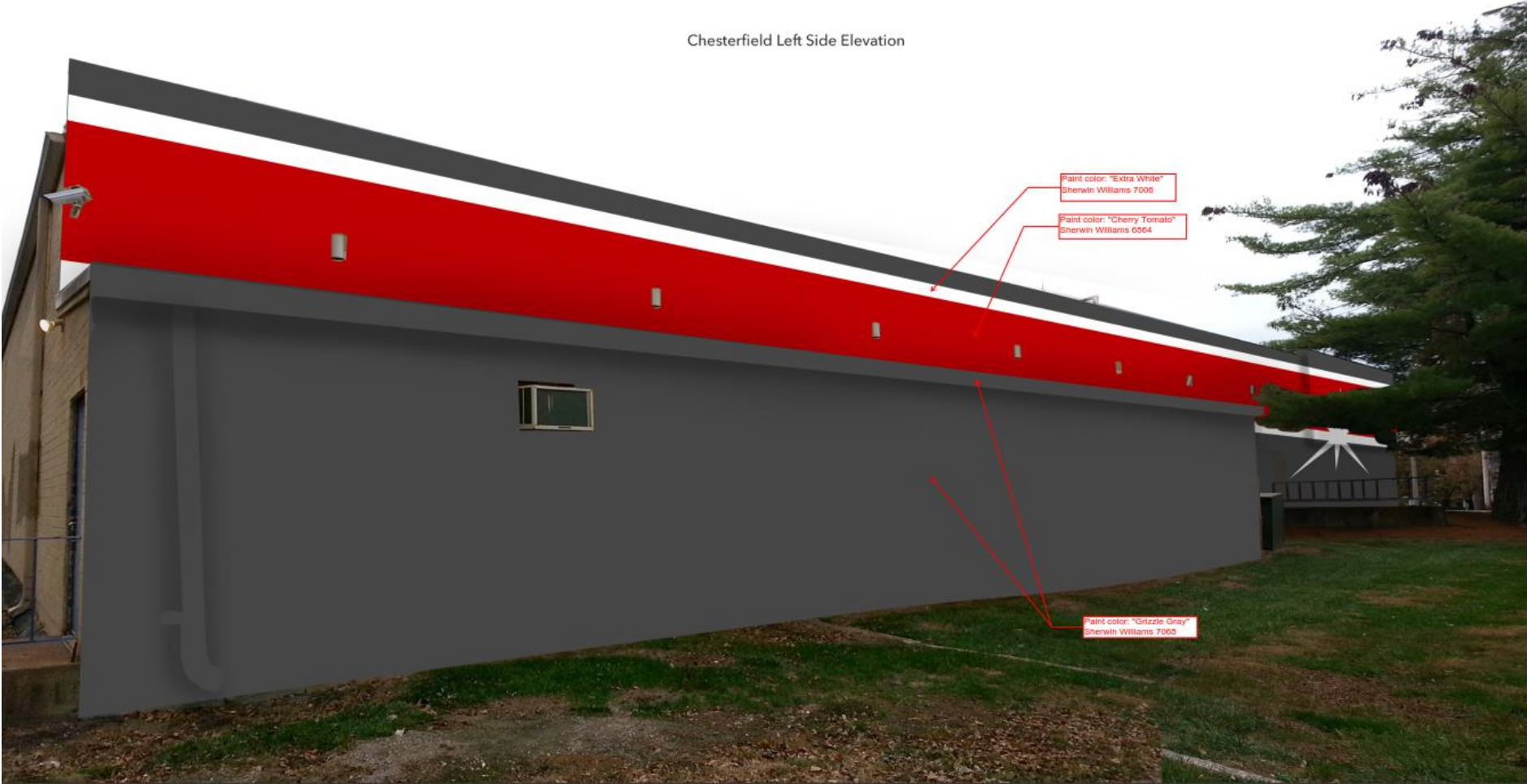
Rooftop screening of equipment  
color : Charcoal gray

Paint color: "Gusto Gold"  
Sherwin Williams 6564

Paint color: "Extra White"  
Sherwin Williams 7006

Paint color: "Grizzle Gray"  
Sherwin Williams 7006

Chesterfield Left Side Elevation









Empress  
RESTAURANT



