



III.A.

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Architectural Review Board Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: October 11, 2017

From: Cassie Harashe, Project Planner

Location: North of Olive Street Rd., between Premium Way and Brasher St.

Description: **Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites) Amended Architectural Elevations:** Amended Architectural Elevations and Project Narrative for a 2.171 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Rd., between Premium Way and Brasher St.

PROPOSAL SUMMARY

Silverstone Hotel, LLC, has submitted Amended Architectural Elevations and a revised Project Narrative to request changes to the approved Architectural Elevations for the TownePlace Suites hotel that is currently in the beginning phases of construction. Specifically the applicant is requesting to replace the approved Nichiha fiber cement with EIFS of the same color and pattern for the high bay roof and accent panels and change the soffit material from fiber cement panel to perforated aluminum. The applicant also requests to change the manufacturer of the stone veneer for the far ends of the north and south elevations, and the primary material of the east and west façades.

HISTORY OF SUBJECT SITE

In 2006, the first planned district was approved for the site and in the years since, the site-specific governing ordinance has been amended several times to include additional land into the planned district and to consolidate several ordinances. The most recent ordinance amendment occurred in 2014, when the City of Chesterfield approved Ordinance 2805 to modify development criteria of the development. Ordinance 2805 is the current ordinance of record. In February 2017, the Site Development Section Plan for the subject property was approved by the Planning Commission.



Figure 1: Aerial of Subject Site

STAFF ANALYSIS

A. Materials and Color

The primary building materials are fiber cement board, stone veneer, and EIFS. The applicant is proposing the following three material changes to the building:

- The first request is to change the dark red fiber cement panel used in the high bay roof board panels and accent panels on the east and west elevations to 1 ½ inch thick EIFS. The applicant has stated the EIFS will be the same color and pattern as the originally approved fiber cement board.
- The second change requested is for a material change on the soffits. The originally approved soffits were to be fiber cement; the applicant is now proposing that these be perforated aluminum to be painted or finished in the same color, Savory Ash.
- The final request is a manufacturer change for the stone veneer on the building. This veneer is an accent on the ends of the north and south facades and is the primary building material for the east and west facades. The applicant has provided a photo of two different materials side by side. This photograph is located in your packet.

B. Signage

Signage is shown on the color elevations in the packet, but signage is not a part of this request and will require a sign permit for approval at a later date.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and Project Narrative and found the submittal to be compliant with all of City of Chesterfield's code requirements. Staff requests review and recommendation on the Amended Architectural Elevations for Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites).

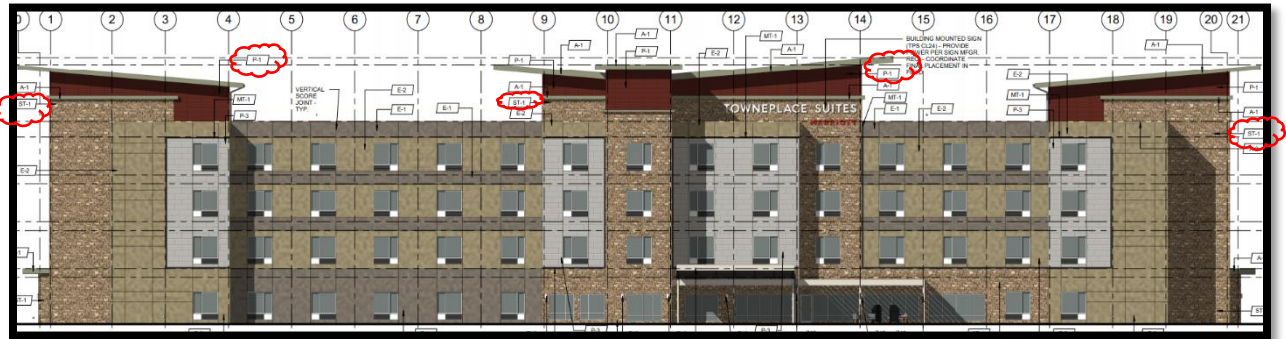


Figure 2: Proposed South Elevation



Figure 3: Proposed East & West Elevations

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 Project Narrative for Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites) as presented, with a recommendation for approval (or denial) to Staff."

- 2) "I move to forward the Amended Architectural Elevations and Project Narrative for Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites) to Staff with a recommendation for approval with the following conditions..."

Attachments

1. Architectural Review Packet Submittal

V. COMPREHENSIVE PLAN POLICY AND LAND USE

Comprehensive Plan Land Use Designation: Mixed Commercial Use

VI. PROJECT NARRATIVE

Please provide an explanation of the project to be reviewed.

This application is being submitted to amend the elevation at the high bay roofs and at the stone locations. The material (designated P-1) at the high bay roofs is being revised from the Nichiha fiber cement panels to EIFS of the same color and pattern style. This change is minimal as from an aesthetic standpoint both options look identical. Additionally, material designation ST-1 (Heritage Stone Summit Terra Cut) is being revised to a Centurion Stone (25% LedgeStone & 75% Odessa). This change is also minimal as the Heritage Stone and Centurion Stone look identical. Attached to this application is a side-by-side picture of the Centurion Stone and Heritage Stone for comparison.

VII. COMPLIANCE

Are there any violations that exist on the Property?

Yes No If yes, please explain: _____

Is property in compliance with all previous conditions of approval of all applicable Ordinance requirements?

Yes No If no, please explain: _____

VIII. REQUIREMENTS FOR SITE PLANS, SITE DEVELOPMENT PLANS, SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT SECTION PLANS

For the initial submittal, four (4) copies are required of the Site Plan, Site Development Plan, Site Development Concept Plan or Site Development Section Concept Plan.

Site Plans must include the following:

- 1) Location map, north arrow, and plan scale.
- 2) Zoning district, subdivision name, lot number, dimensions and area, and zoning of adjacent parcels where different than site.
- 3) Name, address, and telephone number of the person or firm submitting the plan and the person or firm who desires the review comments forwarded to them.
- 4) Proposed use of the building and its construction type and distance from adjacent property lines.
- 5) Off-street parking spaces, required and proposed, including the number, size, and location of those designated for the handicapped.
- 6) Type of sanitary sewage treatment and stormwater drainage facilities, including retention ponds.



CENTURION

Green Today
Protecting Tomorrow's Resources

Meets AC51 Criteria
ICC-ES REPORT NO. ESR-2229
Made in America by American Craftsmen

Cape Cod Gray
Stack Ledge

CORPORATE HEADQUARTERS
NASHVILLE, TENNESSEE



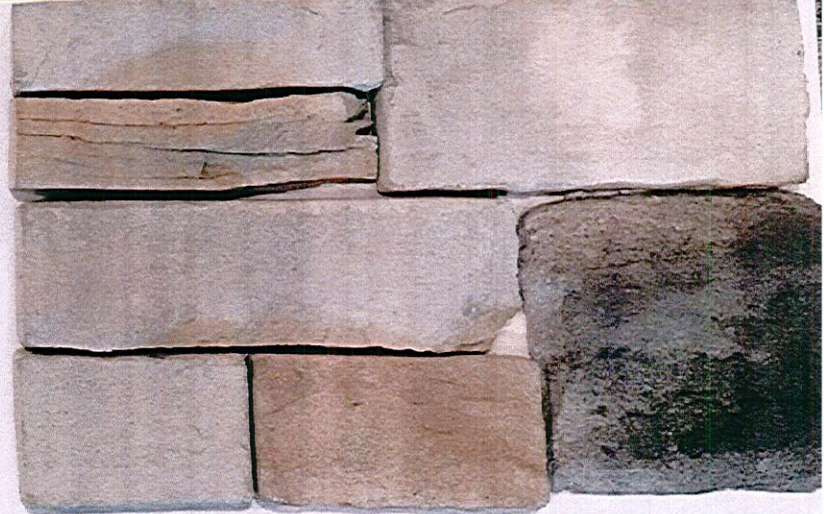
RECEIVED
SEP 11 2017
City of Chesterfield
Department of Public Services

MASTER CRAFTSMAN OF STONE VENEER

HERITAGE STONE by ProVia

Summit Terra Cut™

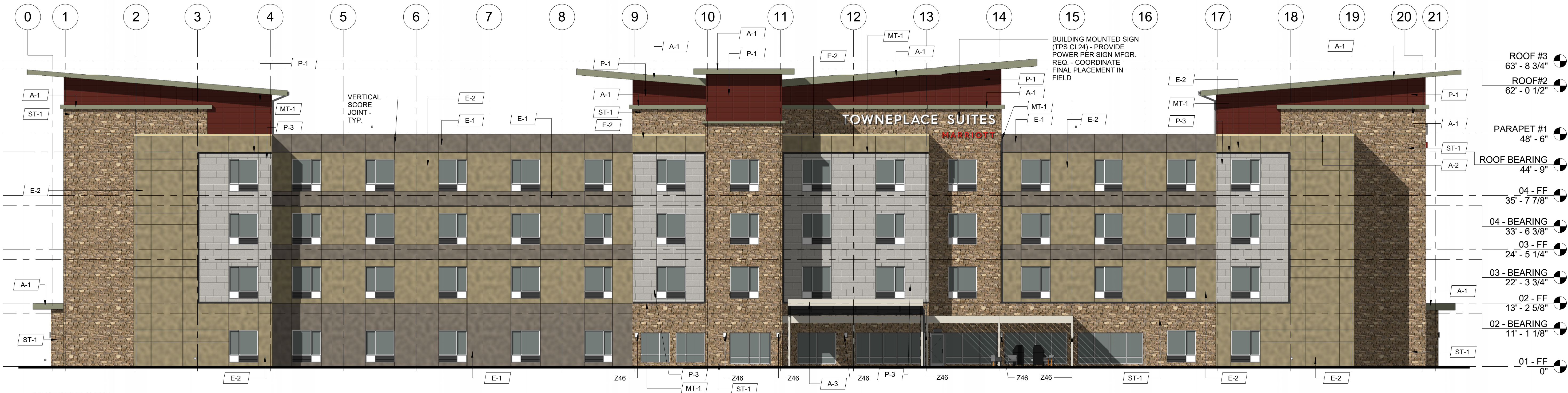
Leadership in Stone & Brick
1000 South 6th Street
Fort Worth, TX 76104
www.provia.com



Color Representation
This sample is representative of a range of colors, textures and shapes. As with natural stone, variations in color can be expected.

Approved Usage
Heritage Stone may be applied to an structurally sound load bearing surface.

On the Web
Visit us at www.provia.com to view Heritage Stone products and view our Photo Gallery.

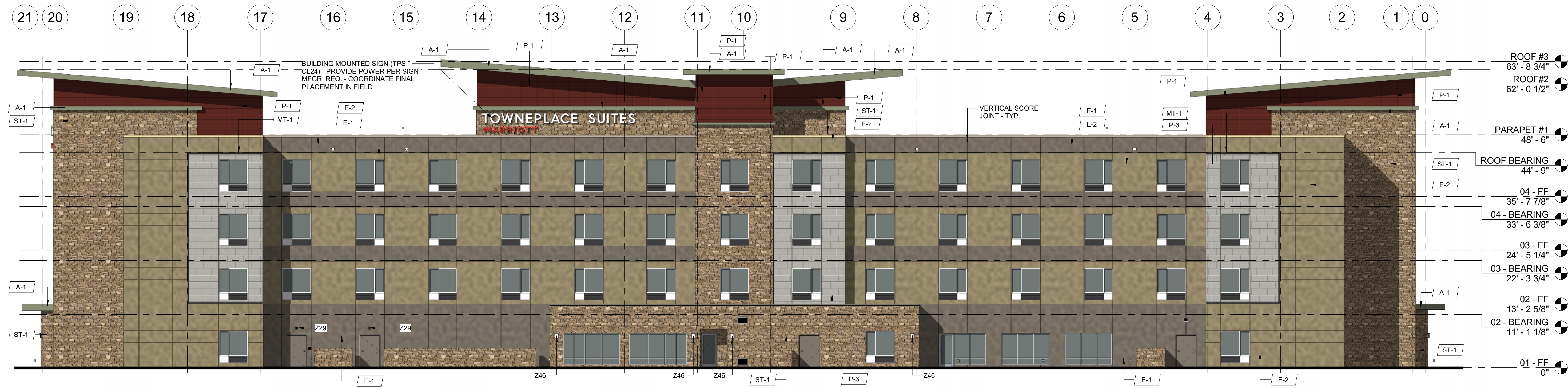


1 SOUTH ELEVATION
3/32" = 1'-0"

EXTERIOR MATERIAL FINISH SCHEDULE				
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION
A-1	FASCIA-ALUMINUM	UPPER ROOFS/SIDE ENTRIES	BENJAMIN MOORE	COLOR TO MATCH BENJAMIN MOORE "BUCKHORN - 987"
A-2	FASCIA OR COPING - ALUMINUM	UPPER ROOFS	BENJAMIN MOORE	COLOR TO MATCH ADJACENT WALL COLOR
A-3	FASCIA-ALUMINUM	PORTE COCHERE/OUTDOOR CANOPY	BENJAMIN MOORE	COLOR TO MATCH BENJAMIN MOORE "BARREN PLAIN - 2111-60"
E-1	4 1/2" THICK EIFS	REFER TO DRAWINGS	DRYVIT	FINE FINISH - BENJAMIN MOORE "WEIMARANER - AF-155"
E-2	1 1/2" THICK EIFS	REFER TO DRAWINGS	DRYVIT	FINE FINISH - BENJAMIN MOORE "SHAKESPEARE TAN - 228"
MT-1	4" WIDE ALUMINUM REVEAL	MATERIAL TRANSITION	GC/FRY REGLET	COLOR TO MATCH BENJAMIN MOORE "KENDALL CHARCOAL - HC166"
P-1	1 1/2" THICK EIFS	REFER TO DRAWINGS	DRYVIT	FINE FINISH - BENJAMIN MOORE "CARRIAGE RED - BMCW 250"
P-3	FIBER CEMENT PANEL	BOARD PANELS	NICHIHA	ILLUMINATION SERIES - HORIZONTAL INSTALLATION 18"H x 60"L PANELS WITHOUT SCORE - BENJAMIN MOORE "BARREN PLAIN - 2111-60"
PT-1	PERFORATED ALUMINUM SOFFIT	SOFFIT UPPER ROOFS	PACCLAD	PAC-750 HALF VENTED SOFFIT - PAINTED OR PRE-FINISHED TO MATCH BENJAMIN MOORE "SAVORY ASH - 986 - GLOSSY FINISH"
ST-1	MANUFACTURED STONE VENEER	ACCENT WALLS	CENTURION	25% LEDGESTONE & 75% ODESSA

GENERAL ELEVATION NOTES

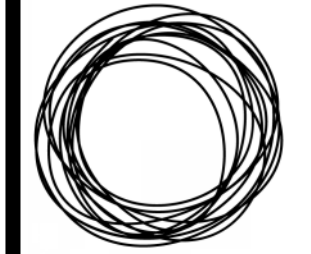
- ALL MECHANICAL PENETRATIONS OF EXTERIOR WALLS, INCLUDING BUT NOT LIMITED TO INTAKE GRILLS, EXHAUST GRILLS, ETC. ARE TO BE PAINTED OR PRE-FINISHED TO MATCH THE ADJACENT WALL COLOR.



2 NORTH ELEVATION
3/32" = 1'-0"

PLAN STATUS	DATE	DESCRIPTION
1	11/14/2016	30% FRANCHISE
2	12/15/2016	CITY REVIEW
3	08/10/2017	REVISION 2
	10/03/2017	REVISION 3

chasen b. garrett
ARCHITECTS, P L L C
405 GARRISON AVE. SUITE 103
FORT SMITH, ARKANSAS 72901
479.652.0175



TOWNEPLACE SUITES #9281911
SILVERSTONE HOTELS, LLC.
748 PREMIUM WAY - CHESTEFIELD, MISSOURI
EXTERIOR ELEVATIONS



CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE: 11/14/2016
SHEET NUMBER: A201

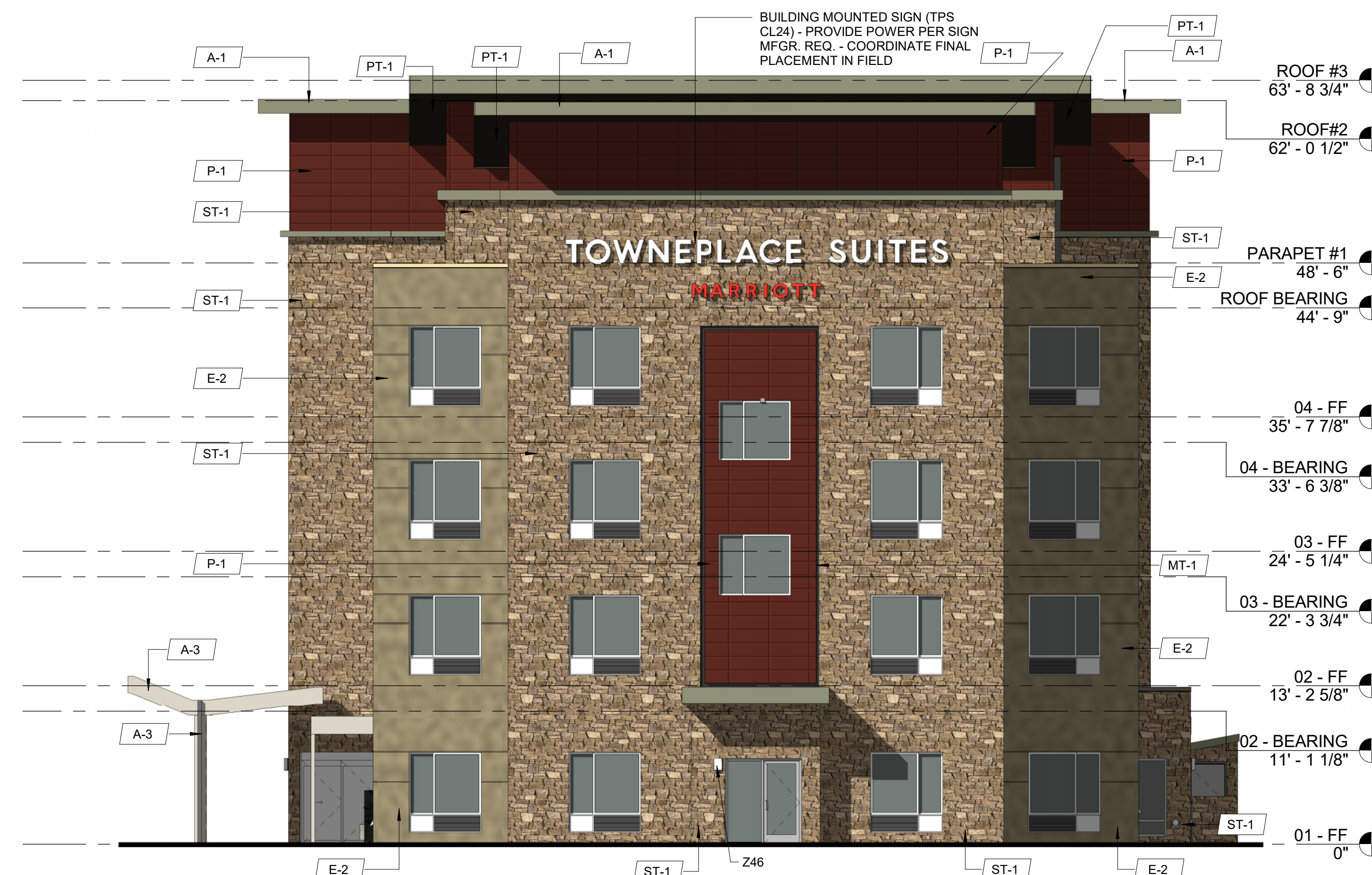


① WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL FINISH SCHEDULE				
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION
A-1	FASCIA-ALUMINUM	UPPER ROOFS/SIDE ENTRIES	BENJAMIN MOORE	COLOR TO MATCH BENJAMIN MOORE "BUCKHORN - 987"
A-2	FASCIA OR COPING - ALUMINUM	UPPER ROOFS	BENJAMIN MOORE	COLOR TO MATCH ADJACENT WALL COLOR
A-3	FASCIA-ALUMINUM	PORTE COCHERE/OUTDOOR CANOPY	BENJAMIN MOORE	COLOR TO MATCH BENJAMIN MOORE "BARREN PLAIN - 2111-60"
E-1	4 1/2" THICK EIFS	REFER TO DRAWINGS	DRYVIT	FINE FINISH - BENJAMIN MOORE "WEIMARANER - AF-155"
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ST-1	MANUFACTURED STONE VENEER	ACCENT WALLS	CENTURION	25% LEDGESTONE & 75% ODESSA

GENERAL ELEVATION NOTES

- ALL MECHANICAL PENETRATIONS OF EXTERIOR WALLS, INCLUDING BUT NOT LIMITED TO INTAKE GRILLS, EXHAUST GRILLS, ETC. ARE TO BE PAINTED OR PRE-FINISHED TO MATCH THE ADJACENT WALL COLOR.

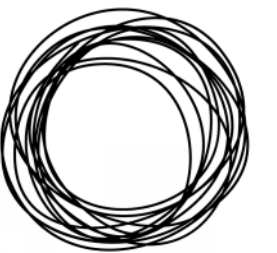


② EAST ELEVATION
1/8" = 1'-0"

PLAN STATUS	DATE	DESCRIPTION
30% FRANCHISE	11/14/2016	
CITY REVIEW	12/15/2016	
REVISION 2	08/10/2017	
REVISION 3	10/03/2017	

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TOWNEPLACE SUITES #9281911

SILVERSTONE HOTELS, LLC.

748 PREMIUM WAY - CHESTEFIELD, MISSOURI

EXTERIOR ELEVATIONS



CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE: 11/14/2016

SHEET NUMBER:

A202