



III. B.

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Architectural Review Board Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: April 12, 2018

From: Cassie Harashe, Project Planner

Location: Southeast side of the intersection of Clayton Rd. and Wildwood Pkwy.

Description: **New Spirit Energy Convenience Store (Circle K) 3rd 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 car wash of the Circle K. As part of a rebranding effort, the applicant is remodeling the façade of the carwash with new paint colors and signage. The existing exterior building materials include EIFS, brick, stone, and glass. The request is for modifications to the car wash building only. The convenience store and gas pump canopies will remain unchanged.

HISTORY OF SUBJECT SITE

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 of tract of land to a “PC” Planned Commercial District. Ordinance 2195 includes the following requirement: “The developer shall submit architectural elevation 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 car wash were approved by the Planning Commission with a vote of 8-0. In 2009, Second Amended Architectural Elevations were approved by City Council.



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. Changes to the elevations will not change the primary orientation of the carwash.



Figure 2: Subject Site from Wildwood Parkway

Materials and Color

The existing conditions shown in the applicant's proposal show the previously-approved elevations. On a site visit on March 26, 2018, Staff found the changes to the exit signage and that some repainting work had already commenced. The applicant has been working with Staff to get all necessary approvals and permits. All work on the site has stopped.

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 red vinyl appliques along the sides of the carwash entrance, exit and banding at the top of the building.

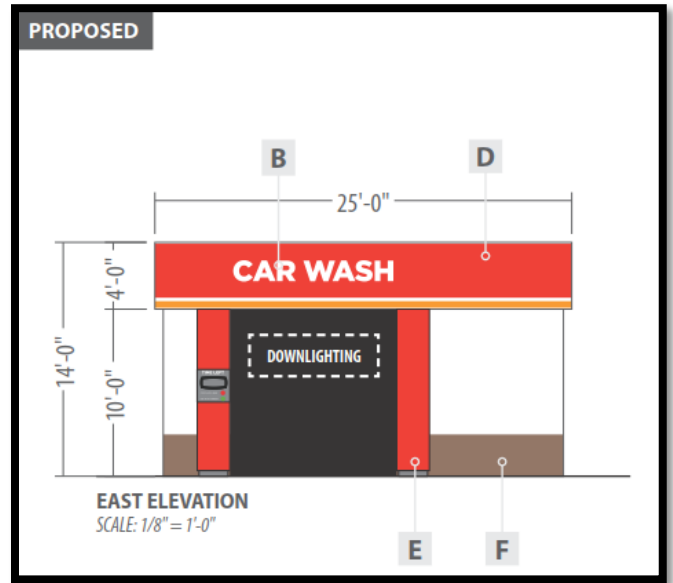
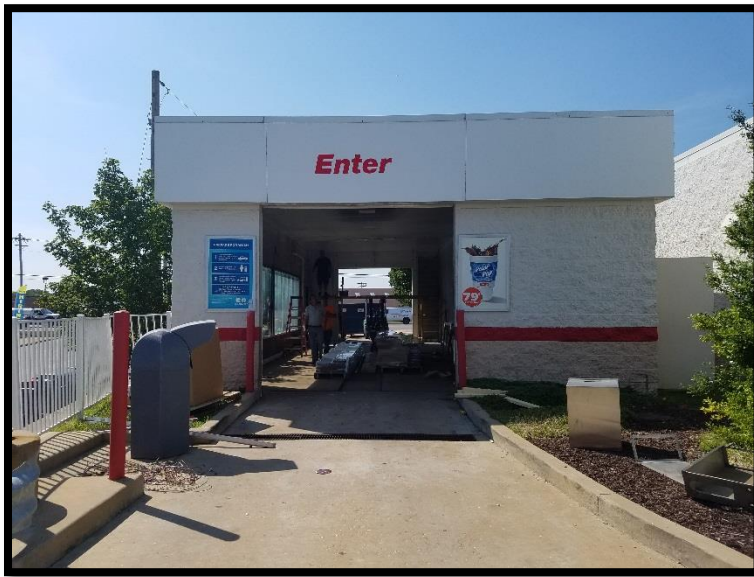


Figure 3: Existing and Proposed Carwash Entrance

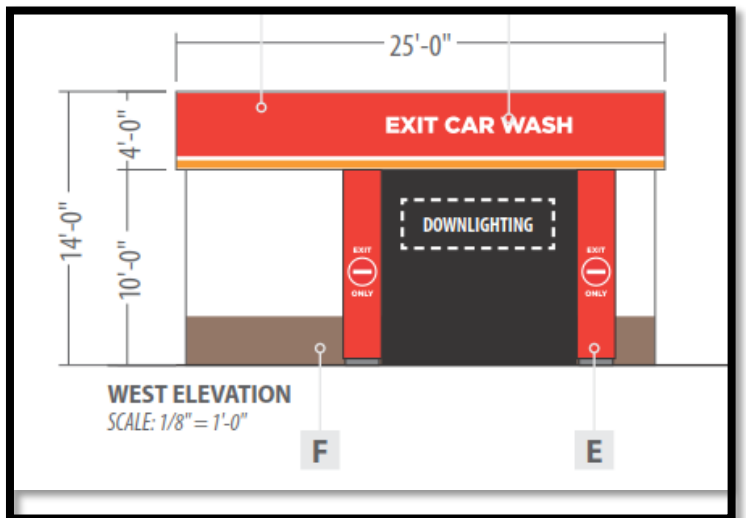


Figure 4: Existing and Proposed Carwash Exit

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and Project Narrative and requests review and recommendation on the 3rd Amended Architectural Elevations for New Spirit Energy Convenience Store (Circle K).

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 New Spirit Energy Convenience Store (Circle K) as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Amended Architectural Elevations and Project Narrative for New Spirit Energy Convenience Store (Circle K) to the Planning Commission with a recommendation for approval with the following conditions..."

Attachments

1. Architectural Review Packet Submittal



P.O. Box 2552 | Naperville, IL 60567
T 630.978.4110 | F 630.978.4220
support@municipalresolutions.com

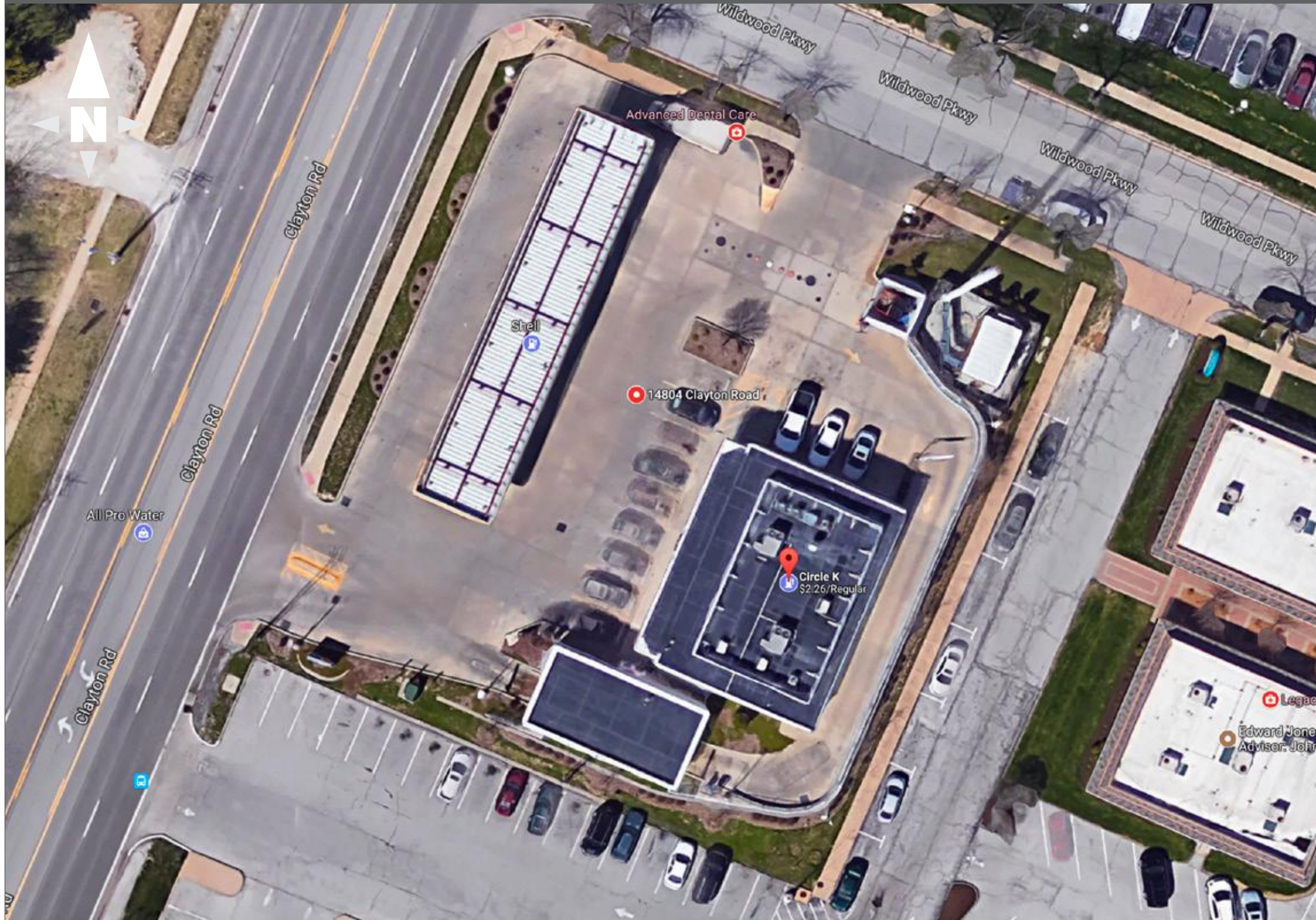


Circle K is updating their Car Wash building image with an updated, modern look. The clean, simple lines & color scheme on the Car Wash building fascia are in keeping with Circle K's new branding image. The Circle K red entrance & exit portal legs are intended to help guide customers to the Entrance & to help clearly mark the exit of the Car Wash bay. A menu/instructional sign is proposed at the entrance, next to the pay machine unit to help facilitate ease of ordering for the Car Wash services. The proposed directional signage are meant to aid the customer journey to the Car Wash entrance. Circle K is making a significant investment in improving the aesthetics & cleanliness of their Car Wash program with this reimage.

Mar 15 2018

Department of Public Services

14804 Clayton Rd. Chesterfield, MO 63017



EXISTING



EXISTING



EXISTING



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K

SITE NUMBER
1647

LOCATION
Chesterfield, MO

ACCOUNT REP
Mike Shelly

DRAWN BY
HH MH

DATE
01/12/18

REVISION
02

SCALE
As Noted

CORPORATE ID SOLUTIONS
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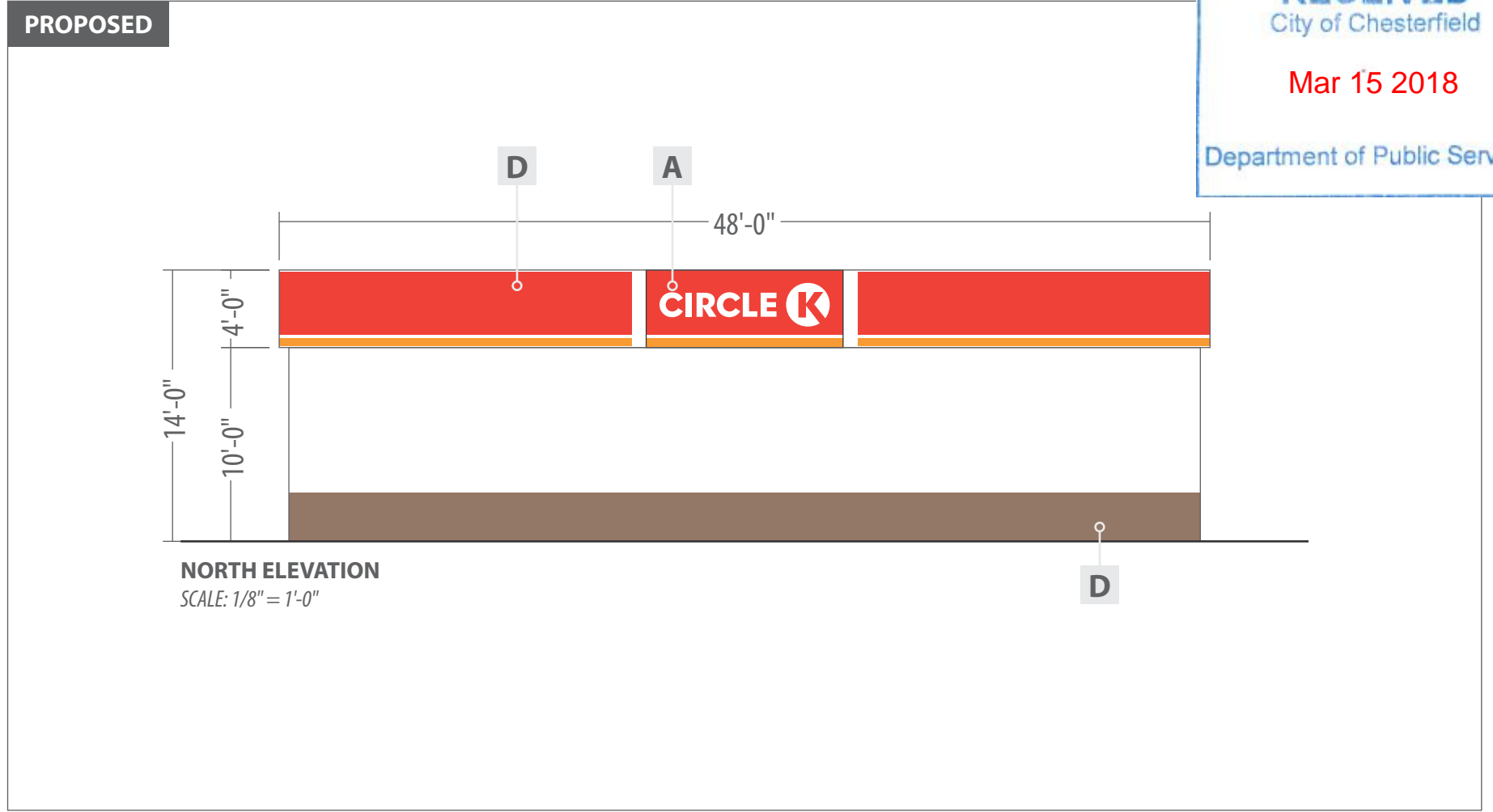
ARTWORK REFLECTS CURRENT SURVEY

	HEIGHT	ENTER/EXIT	DEPTH
BUILDING INFO	14'-0"	25'-0"	48'-0"
FASCIA INFO	4'-0"	25'-0"	48'-0"

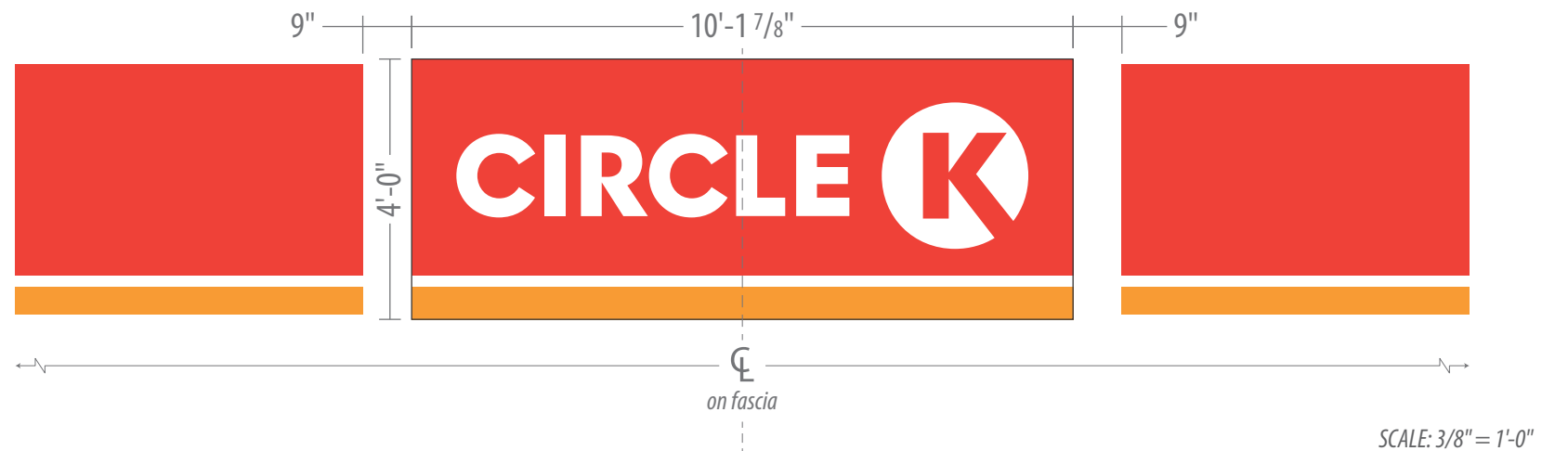
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D	Fascia Bands	1	4'-0" high	146 LF
E	Car Wash Portal Legs	4	10'-0" x 23 5/8"	19.7 SF
F	Building, Bollards & Clearance Sign Painted to Match Circle K Paint Schedule			

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.
■ SW #4081 Safety Red - Bollards & Clearance Sign



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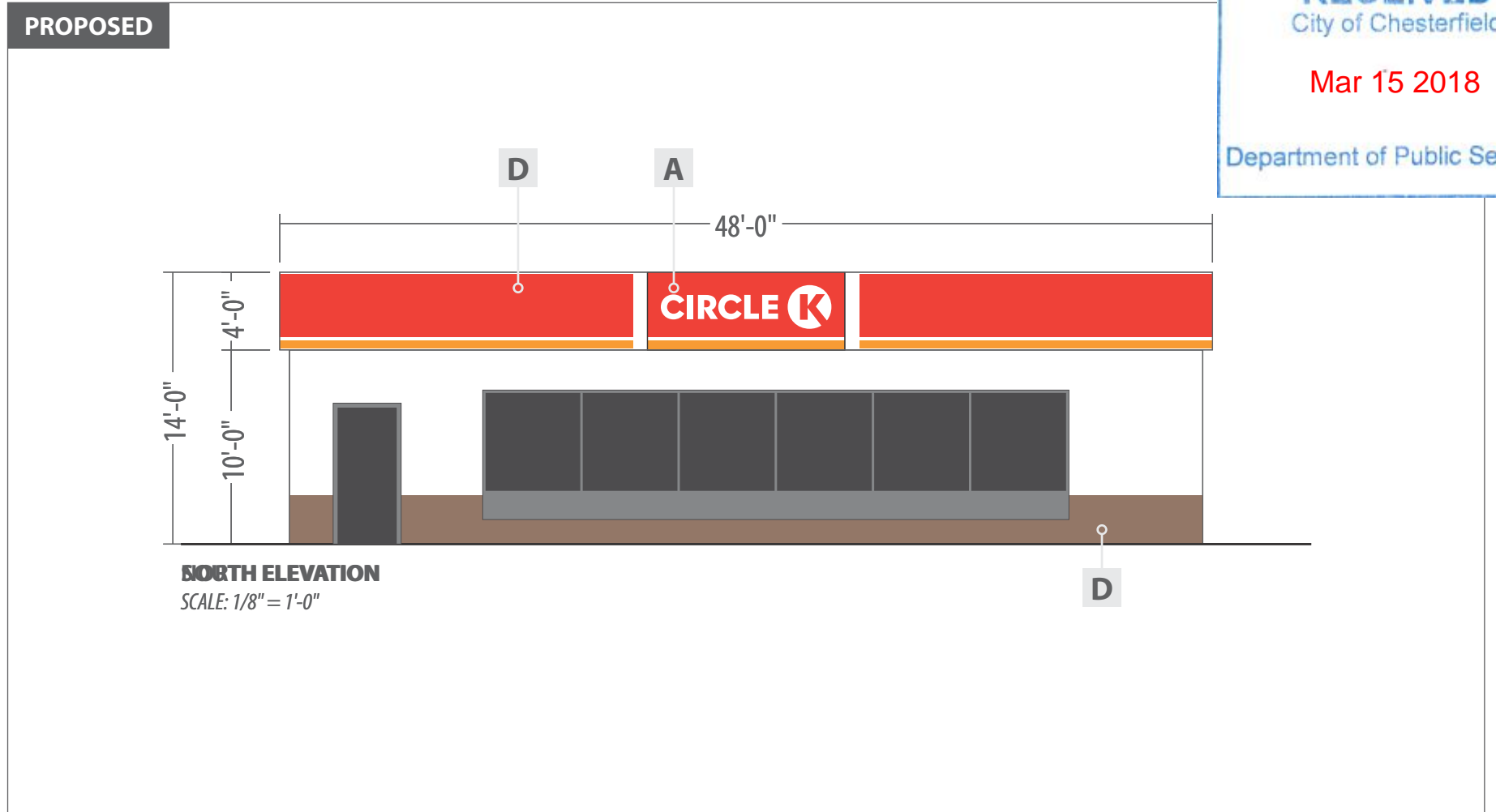
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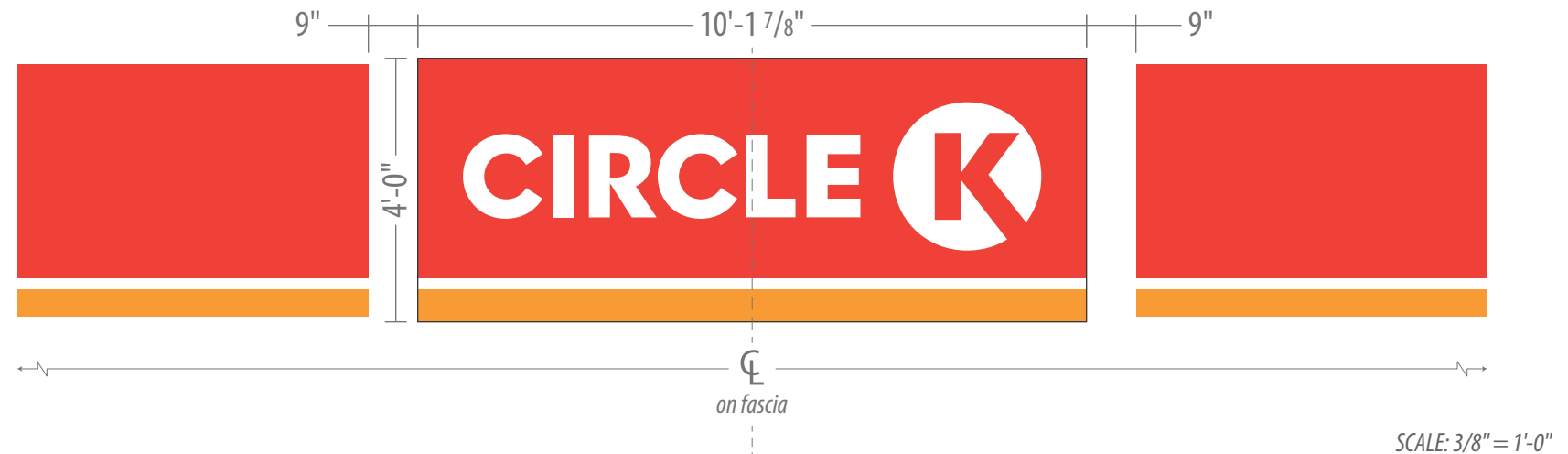
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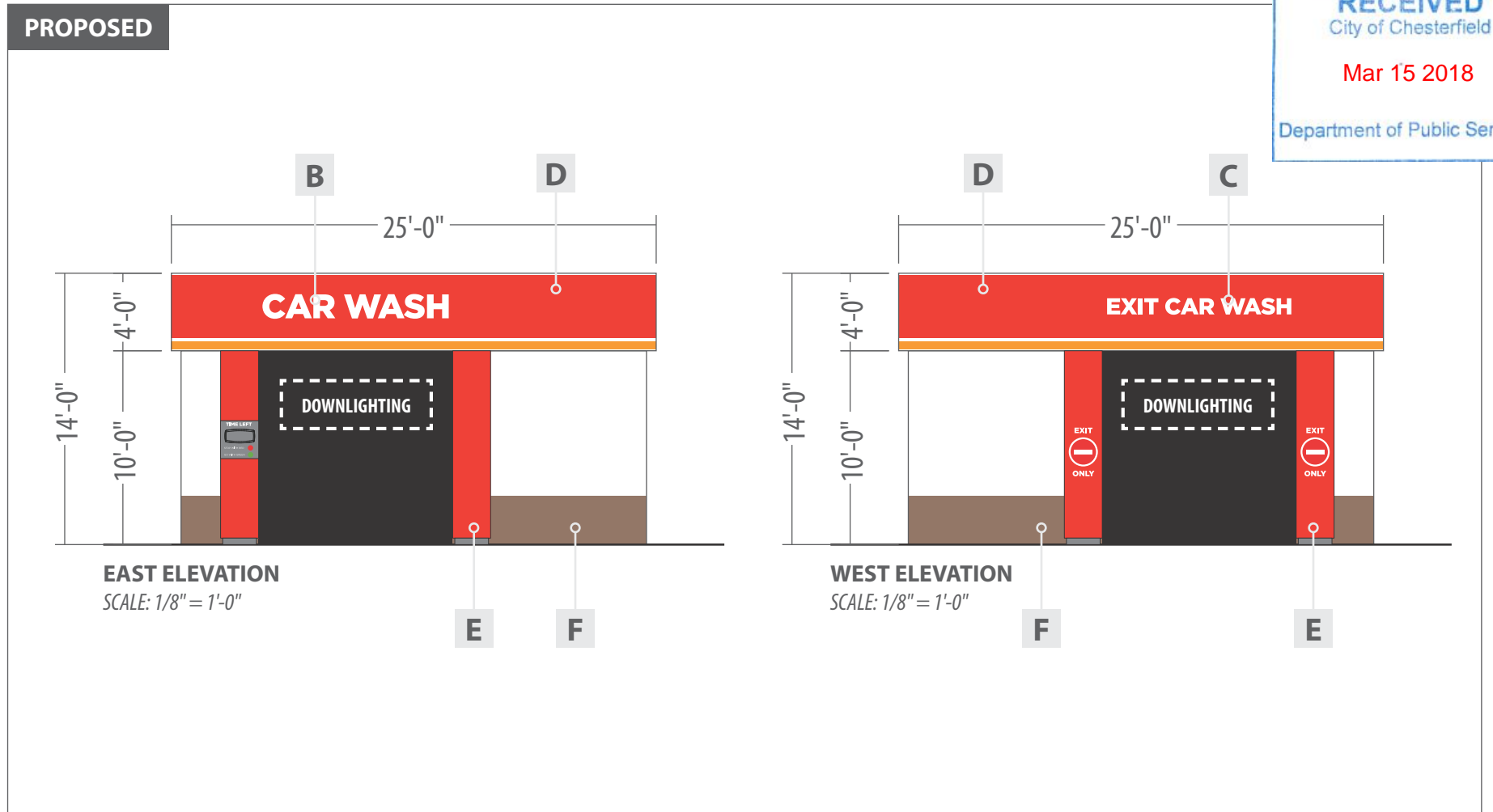
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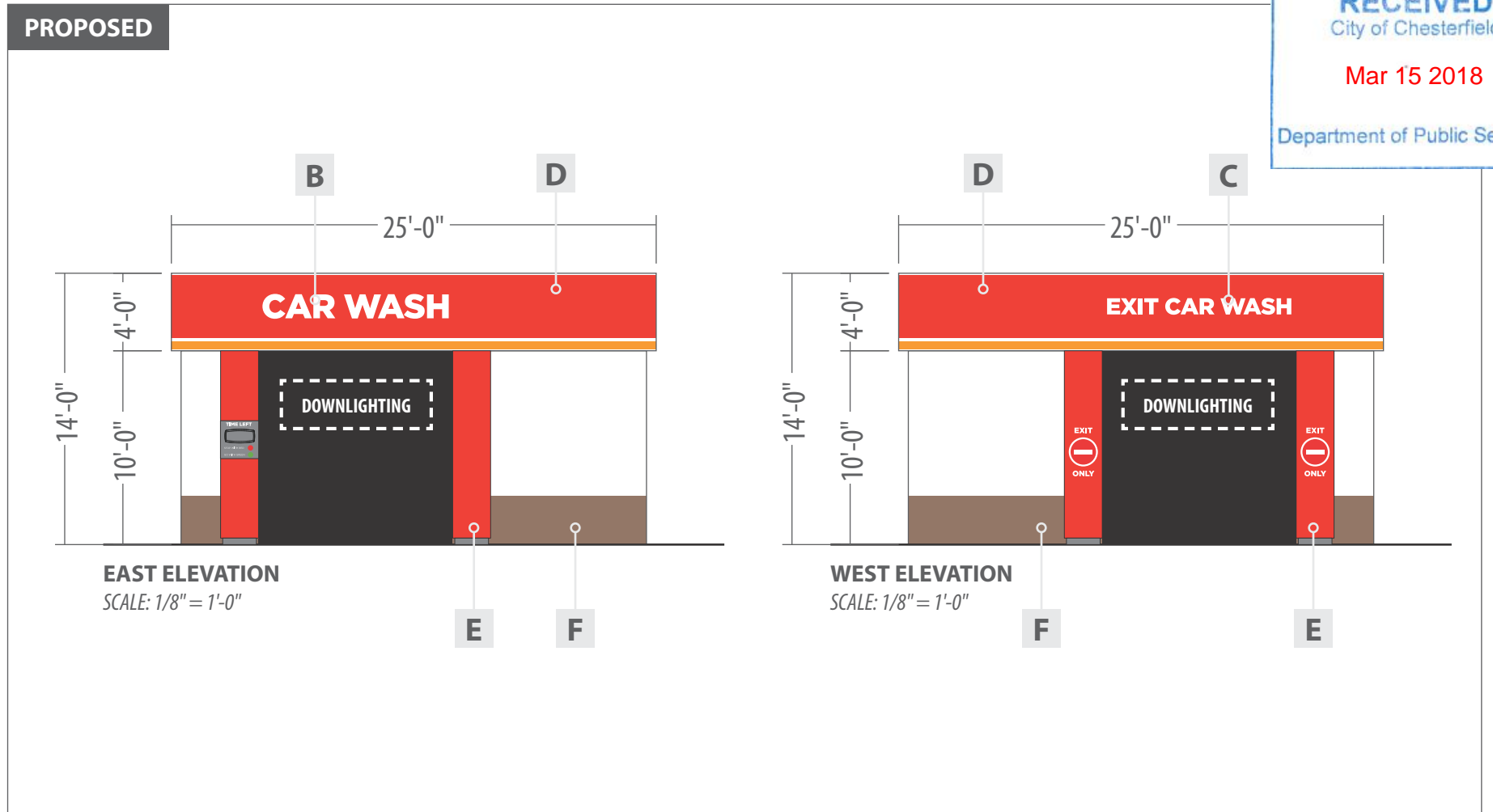
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