



III.A.

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Architectural Review Board Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: March 8, 2018

From: Cassie Harashe, Project Planner

Location: South of THF Blvd., between Chesterfield Commons Dr. and RHL Dr.

Description: **Chesterfield Commons, Lot 8 (Sam's Club) 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 south side of THF Blvd., between Chesterfield Commons Drive and RHL Dr.

PROPOSAL SUMMARY

BRR Architecture, Inc. has submitted Amended Architectural Elevations and a revised Project Narrative to request changes to the approved Architectural Elevations for the Sam's Club store in Chesterfield Commons. Specifically the applicant is requesting a canopy for customer pick-up to be located in the parking lot directly in front of the store. They are also adding a refrigeration enclosure on the east side of the building.

HISTORY OF SUBJECT SITE

In 1997, 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 2004, when the City of Chesterfield approved Ordinance 2081 to modify development criteria of the development. Ordinance 2081 is the current ordinance of record. This is the 5th Amended Site Development Plan for the Sam's Club. The last approval was in August 2011 for a produce cooler and bakery freezer.



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 addition is for an approximately 1,200 square foot canopy in the parking lot, shown in purple on the color site plan in Figure 2. The canopy will have an aluminum face. This addition allows up to four customers to pull in and have their orders delivered to their vehicle by an employee of the Sam's Club. The installation of this canopy would be located near the western front of the building and also includes a cut through a landscape island and a relocated tree. This cut through allows the employee to more directly access the rear of the customer's vehicle.

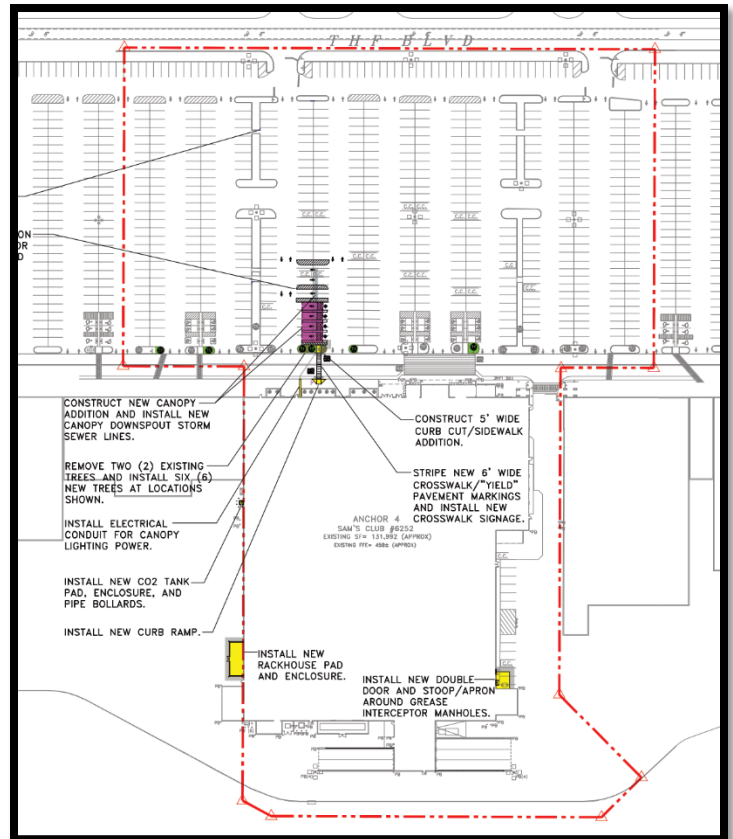


Figure 2: Color Site Plan

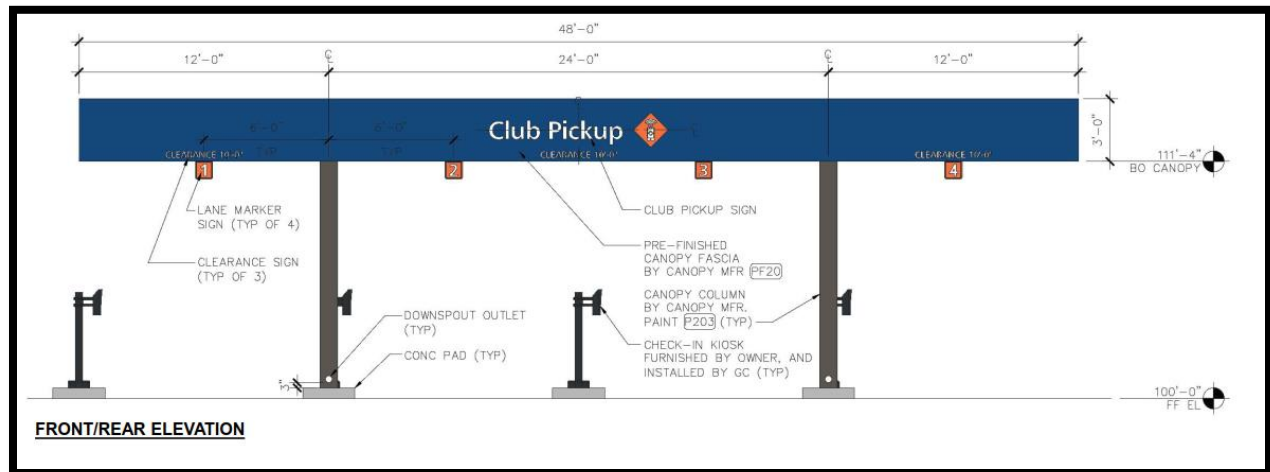


Figure 3: Proposed East & West Canopy Elevation

- The second addition is for a refrigeration enclosure on the west side of the building, shown in yellow on the color site plan in Figure 2. The applicant would like to utilize chain link fencing. Chain link fencing is discouraged in commercial developments. This portion of the building is visible to traffic traveling east behind the Chesterfield Commons development. It will be shielded from view from the north by additional buildings within Chesterfield Commons, from the south by chilled produce storage, and from the east by Sam's Club itself. Additionally, there is currently chain link fencing with screening fabric located at the rear of the Sam's Club, along with several other businesses in Chesterfield Commons.

B. Landscaping

The applicant is proposing a minor change to the landscaping plan to allow for the employee pathway to the pick-up canopy. The island currently has two crabapple trees in the landscape island. The applicant would like to shift the location of the eastern tree slightly west to be located on the other side of the pathway. There are also several missing trees in the islands in front of the Sam's Club, so the applicant will be planting four additional crabapple trees. While crabapple trees are not on the approved tree list, they were approved as part of the Chesterfield Commons Landscape Plan in 1999. The four replacement trees bring the site into compliance with the approved landscape plan.

C. Lighting

The canopy will be lit with 8 flat lens fully shielded flush light fixtures. A fixture cut sheet is included in the packet with this report.

D. Signage

Signage is shown on the color elevations in the packet, but signage is not a part of this request and will require a separate review.

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 Commons, Lot 8 (Sam's Club).



Figure 4: Rendering of Pick-up Canopy

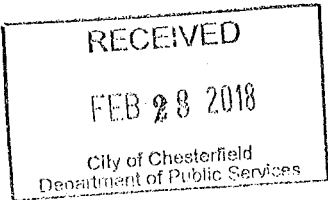
MOTION

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 Commons, Lot 8 (Sam's Club) as presented, with a recommendation for approval (or denial) to Planning Commission."
- 2) "I move to forward the Amended Architectural Elevations and Project Narrative for Chesterfield Commons, Lot 8 (Sam's Club) to Planning Commission 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 2/26/18

Project Title: Sam's Club #6252 Remodel **Location:** 196 THF Blvd.

Developer: _____ **Architect:** James A. Hailey **Engineer:** _____

PROJECT STATISTICS:
Size of site (in acres): 10.41 **Total Square Footage:** 133,955 **Building Height:** existing 30'-0"
remote Club Pick up canopy 1,200 sf
rackhouse pad and enclosure 670 sf
existing

Proposed Usage: new remote Club Pick up canopy for online sales pickup and rackhouse pad and enclosure

Exterior Building Materials: black vinyl coated chain link (rackhouse enclosure)

Roof Material & Design: metal Club Pickup canopy

Screening Material & Design: black plastic slats in vinyl coated chainlink fencing (rackhouse enclosure)

Description of art or architecturally significant features (if any): No architecturally significant features

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.**
- N/A Color rendering or model reflecting proposed topography.**
- N/A 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.**
- N/A 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)** fascia sample for club pick up canopy
- N/A Any other exhibits which would aid understanding of the design proposal. (as applicable)**
- N/A Pdf files of each document required.** emailed 2/27/18

ARCHITECTURAL REVIEW DESIGN STANDARDS

Please refer to Section 04-01 of the Unified Development Code for the Architectural Review Design Standards.

ARCHITECTURAL TERMS

Please refer to Section 10-06 of the Unified Development Code for definitions of Architectural Terms.

2/19/18

To Whom It May Concern:

Sam's Club located at 196 THF Blvd. is proposing two additions to the site and below is a brief outline of our proposed additions.

Club Pickup Canopy:

Sam's Club proposes a 1,200 sq. ft. freestanding canopy on the west end of the Sam's Club parking lot. The canopy will serve as a merchandise pickup area for customers that have made online purchases. It will allow customers to park beneath the canopy, out of the weather, while Sam's Club associates bring the online order out to the customers vehicle. The proposed canopy will be constructed of blue factory finished ACM panels along the fascia supported by steel columns painted dark gray. All four sides of the canopy will have signage that identifies it as the "Club Pickup" area.

Sam's Club believes the above proposed addition will benefit its customers by allowing them the option to shop online and pickup purchases at their convenience.

Rackhouse Enclosure Addition:

Sam's club proposes a 670 sq. ft. rackhouse enclosure to accommodate the additional refrigeration loads in the grocery area. The enclosure will be of black vinyl coated chainlink with black plastic slats and the rackhouse mounted on a concrete pad. The existing rackhouse cannot handle the additional refrigeration loads thus requiring the new rackhouse enclosure.

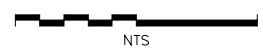
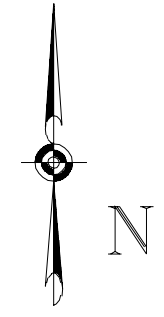
Please see attached Architectural Review Packet which shows color elevations of the Sam's Club building, including the proposed freestanding Club Pickup canopy and rackhouse pad and enclosure. Also included in this packet is a rendering showing a perspective view of the building façade with the proposed Club Pickup canopy located in the parking lot.

Thank you for your time regarding our proposed site additions.

Sincerely,

Zack Meyers
BRR Architecture

T H F B L V D



LEGEND

- NEW CANOPY ADDITION FOOTPRINT
- NEW CONCRETE PAVING
- NEW ASPHALT PAVING
- MODIFIED LANDSCAPED AREA (NEW TREES)
- EXISTING ASPHALT PARKING AND DRIVE AISLES WITHIN SAM'S CLUB LOT.
- NEW STORM SEWER

CONNECT NEW STORM SEWER TO EXISTING STORM SEWER.

MODIFY STRIPING CONFIGURATION AT CANOPY ADDITION AREA FOR NEW DRIVE AISLE AND STRIPED PARKING ISLAND.

CONSTRUCT NEW CANOPY ADDITION AND INSTALL NEW CANOPY DOWNSPOUT STORM SEWER LINES.

REMOVE TWO (2) EXISTING TREES AND INSTALL SIX (6) NEW TREES AT LOCATIONS SHOWN.

INSTALL ELECTRICAL CONDUIT FOR CANOPY LIGHTING POWER.

INSTALL NEW CO2 TANK PAD, ENCLOSURE, AND PIPE BOLLARDS.

INSTALL NEW CURB RAMP.

INSTALL NEW RACKHOUSE PAD AND ENCLOSURE.

INSTALL NEW DOUBLE DOOR AND STOOP/APRON AROUND EXISTING GREASE INTERCEPTOR MANHOLES.

CONSTRUCT 5' WIDE CURB CUT/SIDEWALK ADDITION.

STRIP NEW 6' WIDE CROSSWALK/"YIELD" PAVEMENT MARKINGS AND INSTALL NEW CROSSWALK SIGNAGE.

ANCHOR 4
SAM'S CLUB #6252
EXISTING SF= 131,992 (APPROX)
EXISTING FFE= 459± (APPROX)

STIPULATION FOR REUSE
THESE DRAWINGS WERE PREPARED FOR THE CLIENT'S USE ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN AND DOES NOT EXTEND TO ANY OTHER WORK OR TO ANY OTHER PROJECTS. THE CLIENT'S USE OF THESE DRAWINGS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THESE DRAWINGS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF CARLSON CONSULTING ENGINEERS, INC. IS STRICTLY PROHIBITED.

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REMODEL CHESTERFIELD MISSOURI CLUB # 6252
JOB NUMBER: 0804075 | PROJECT:

ISSUE BLOCK	

CHECKED BY: SJP
DRAWN BY: WGR
PROTO CYCLE: 07/28/17
DOCUMENT DATE: 09/08/17

NOT FOR CONSTRUCTION

SITE PLAN

SHEET: SD1



Chesterfield, MO #6252

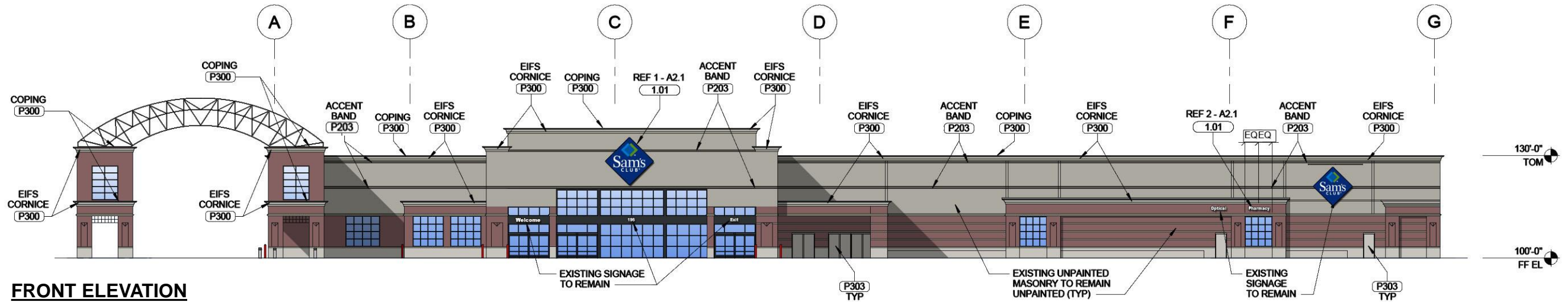


Architectural Review Packet

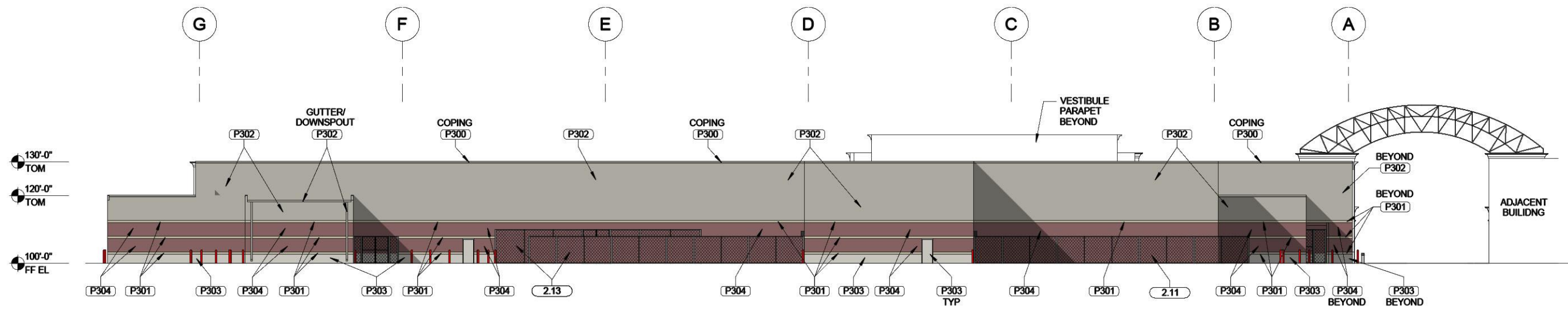
Issued: February 20, 2018

COLOR LEGEND

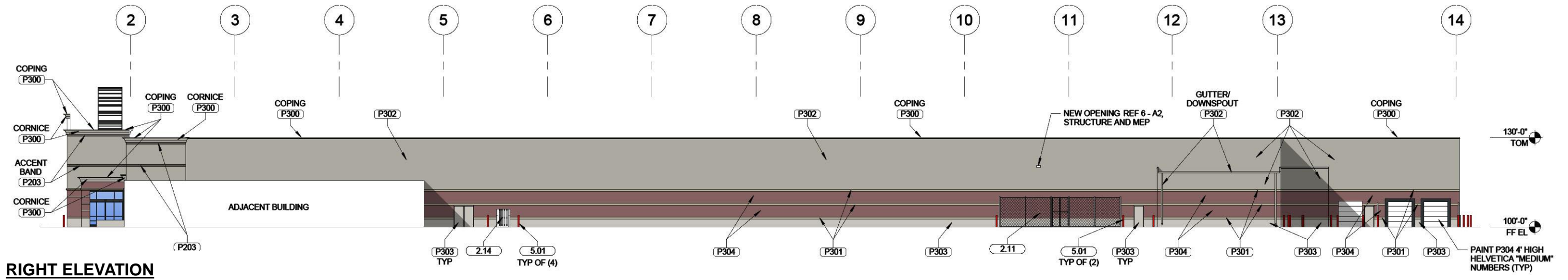
- P1 MATCH STO #20908 "WHITE"
- P8 MATCH ACME BRICK CO. BLEND #160 STEEL GRAY
- P9 MATCH ACME BRICK CO. BLEND #165 SHADOW GRAY
- P10 MATCH ARRISCRAFT BLOCK "WHITE"
- P11 MATCH MEDIUM IRONSPOT BRICK #46 BY ENDICOTT CLAY PRODUCTS INC
- P36 BLACK SW# 6989 DOMINO
- P203 DARK GRAY – SW #7048 URBANE BRONZE



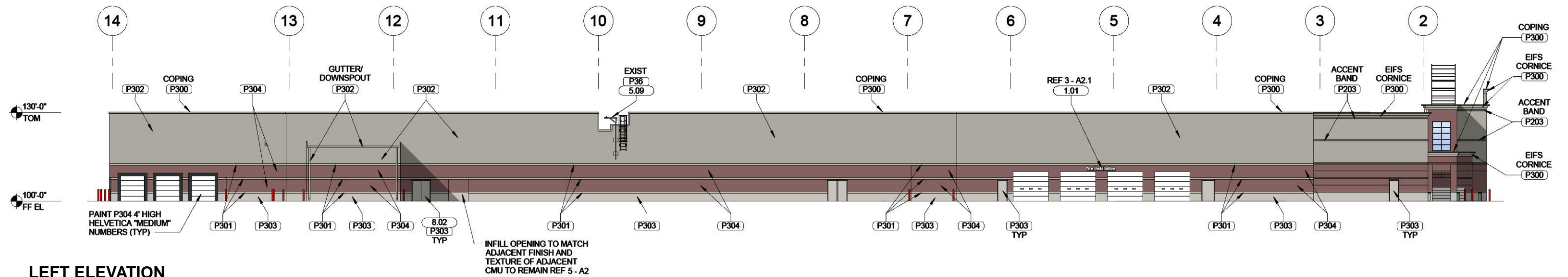
FRONT ELEVATION



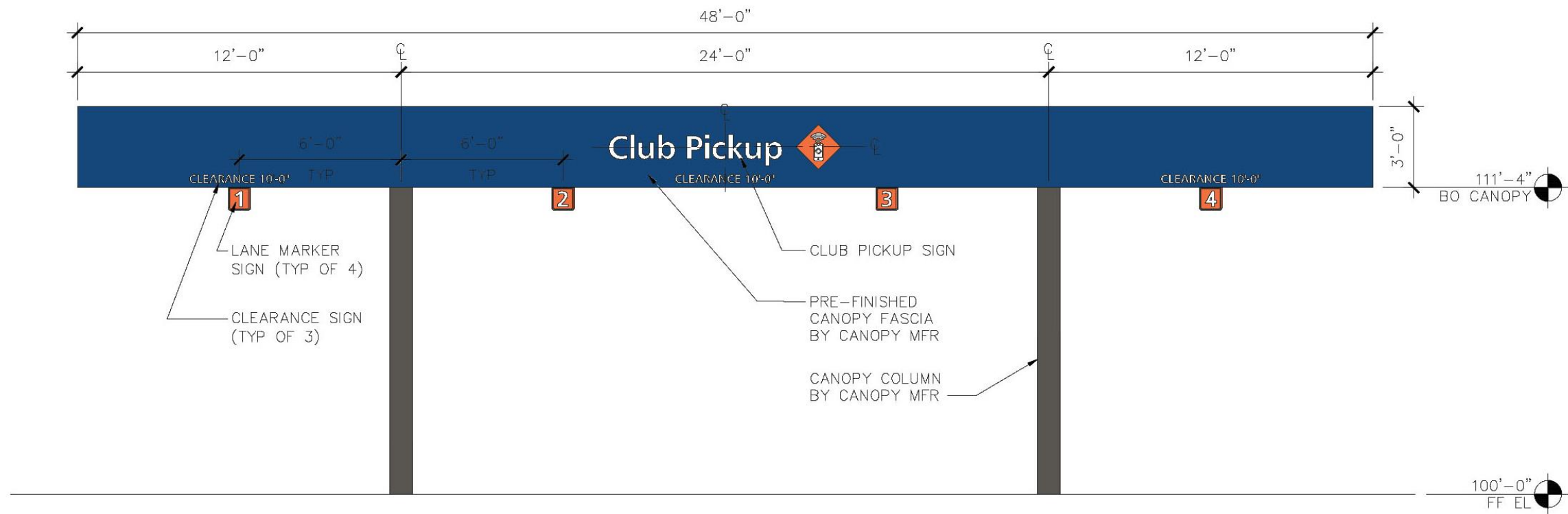
REAR ELEVATION



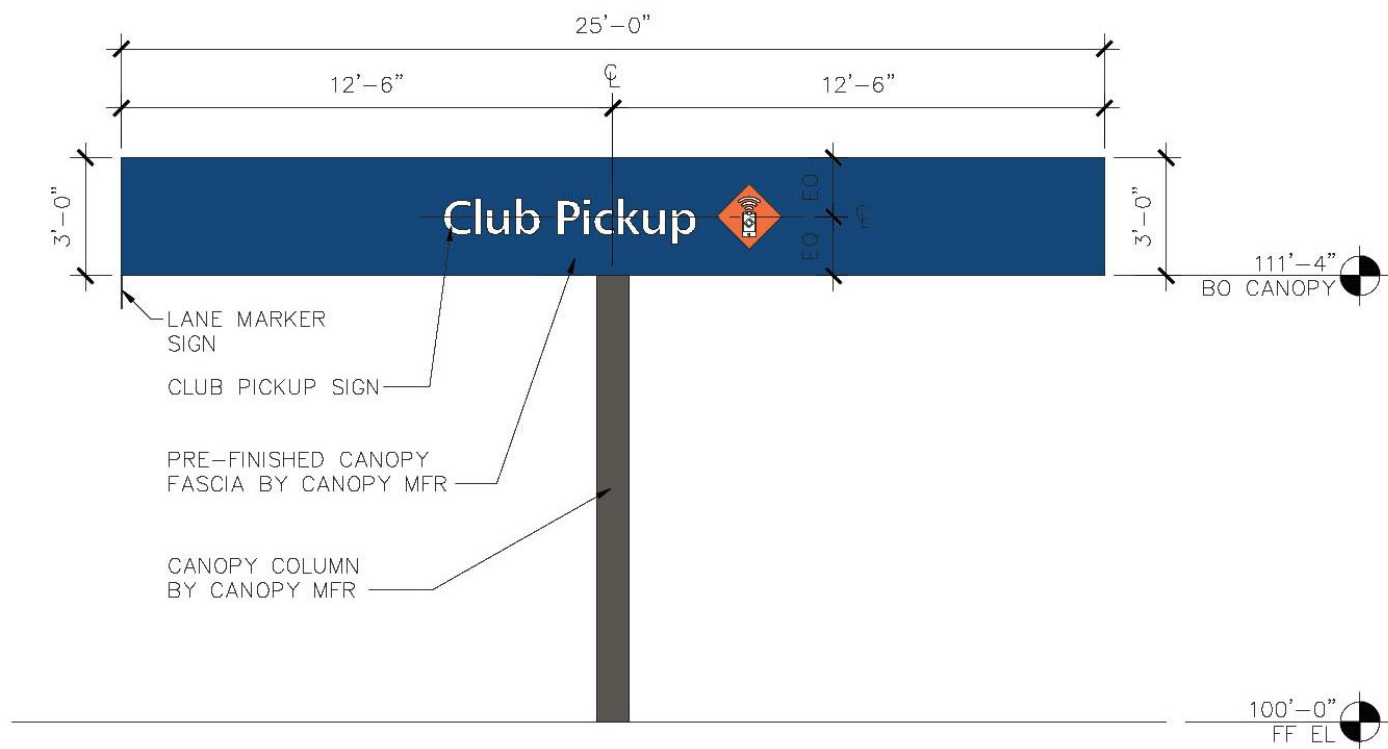
RIGHT ELEVATION



LEFT ELEVATION



FRONT/REAR ELEVATION



SIDE ELEVATION

