


Architectural Review Board Staff Report

Project type:	Amended Architectural Elevations
Meeting Date:	July 8, 2021
From:	Shilpi Bharti, Planner 
Location:	240 Chesterfield Industrial Blvd
Description:	<u>Chesterfield Industrial Park, Lot 11 (Success Promotions)</u> : Amended Architectural Elevations for an office building on a 1.21-acre tract of land, zoned “PI” Planned Industrial District located on Chesterfield Industrial Drive.

PROPOSAL SUMMARY

ACI Boland Architects, on behalf of ABCane Holdings, Inc, has submitted Amended Architectural Elevations for an office building (Success Promotions) at 240 Chesterfield Industrial Blvd.

The proposed changes include:

- Changing color of existing masonry and metal stairs.
- Addition of canopies to the west and south elevations.

There are no proposed changes to the building footprint and all existing heights of parapets and brick walls are to remain in place.



Figure 1: Aerial View of Subject Site

HISTORY OF SUBJECT SITE

The subject site was zoned M3 – Planned Industrial District prior to the City’s incorporation. In 1979, St. Louis County gave approval for the development of Chesterfield Industrial Park and signed the ordinance SLC 9142. The building plan for lot 11 of Chesterfield Industrial Park was passed in August, 1986 by St. Louis County. The total acreage of the site is 1.212 acres, having 44.1% of the site as open space.

The site was rezoned from an “M3” Planned Industrial District to a “PI” Planned Industrial District in August of 2020 via City of Chesterfield Ordinance 3115. Shortly thereafter, an Amended Site

Development Section Plan, Amended Landscape Plan and Amended Architectural Elevations for Lot 11 of Chesterfield Industrial Park (Success Promotions) were approved in November of 2020.

STAFF ANALYSIS

Materials and Color

The existing building has brick veneer on the north, south, and west elevations, which is consistent with adjacent properties and other developments within the Chesterfield Industrial Park area. The east elevation has painted concrete masonry units.



Figure 2: Existing building East side Elevation



Figure 3: Existing building South side Elevation

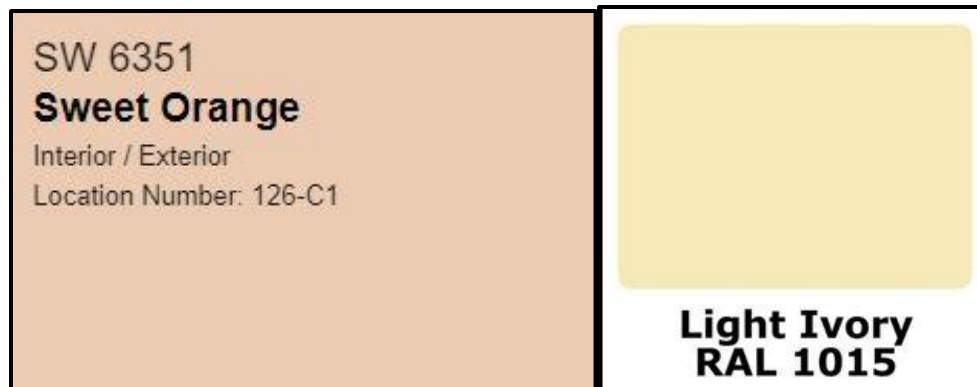


Figure 4: Existing building West side Elevation



Figure 5: Existing building North side Elevation

The wall color of the existing dark brown brick veneer of the current elevations will be changed to TCI Powder Coating RAL 1015 “Light Ivory”. The existing soldier courses at the base, the dock stairs, and the parapet on the north, south and west elevations to be painted with TCI Powder Coating RAL 2001 “Red Orange”. The east elevation will be painted with Sherwin Williams 6351 “Sweet Orange”. Figures 6 to 13 show the approved and currently proposed elevations.



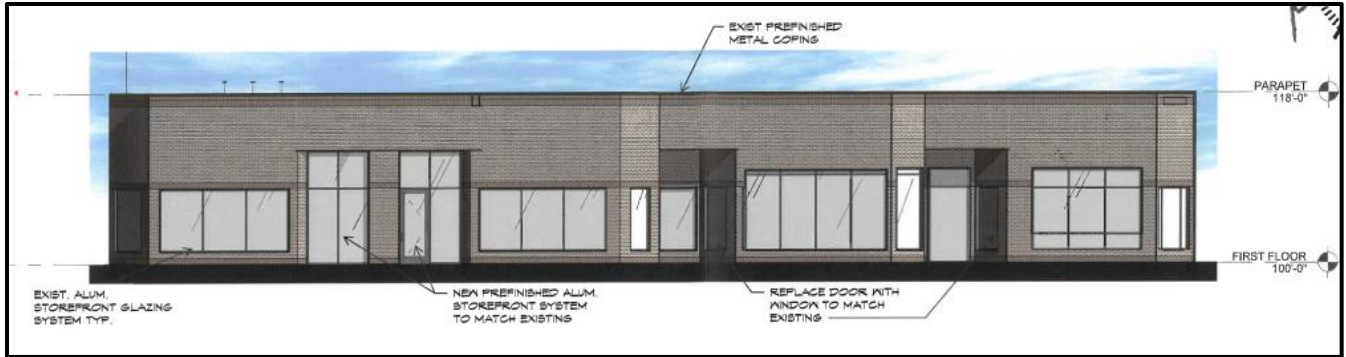


Figure 6: Approved West Elevation



Figure 7: Proposed West Elevation

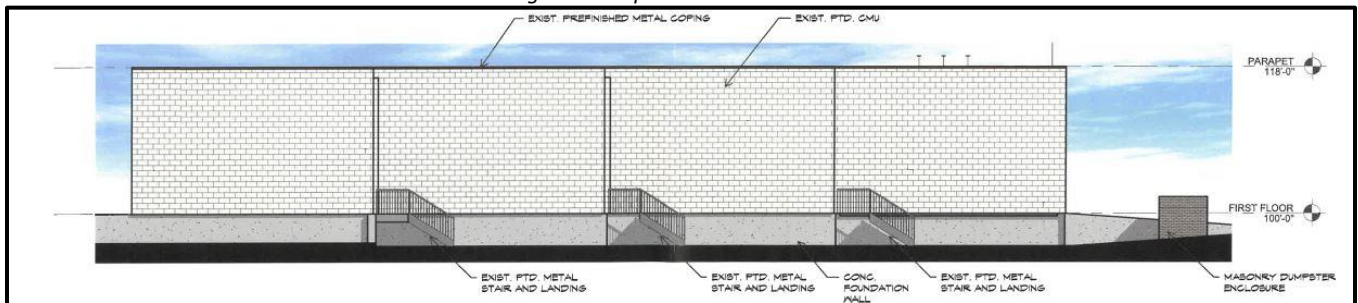


Figure 8: Approved East Elevation

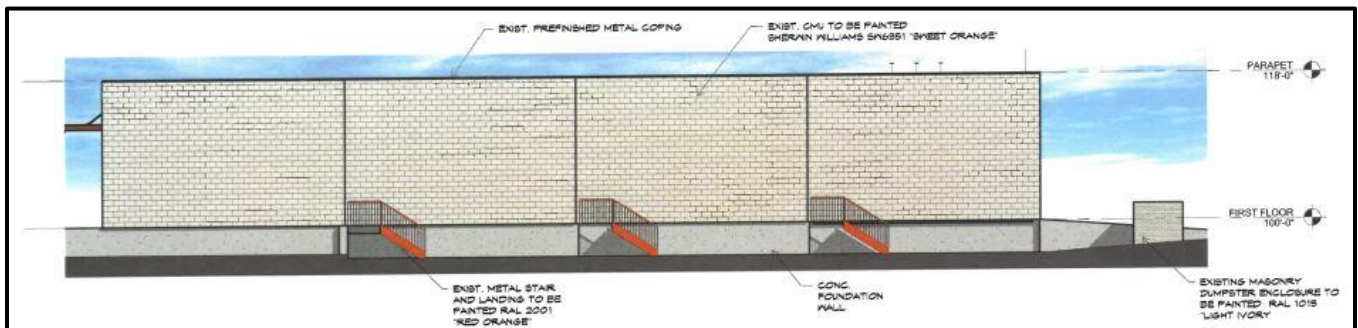


Figure 9: Proposed East Elevation

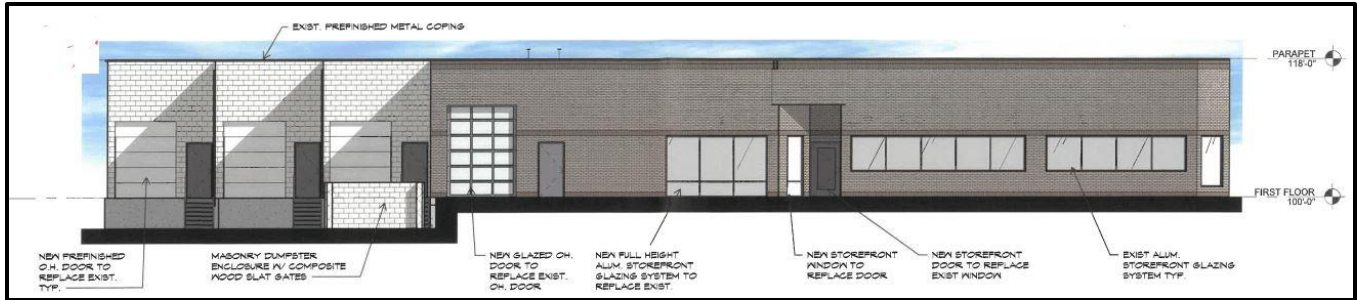


Figure 10: Approved North Elevation



Figure 11: Proposed North Elevation



Figure 12: Approved South Elevation



Figure 13: Proposed South Elevation

Lighting

There are no proposed changes to the site's approved Lighting Plan in conjunction with this request.

Landscaping

There are no proposed changes to the site's approved Landscape Plan in conjunction with this request.

Rendering



Figure 14: Rendering

DEPARTMENTAL INPUT

Staff requests review and recommendation on the Amended Architectural Elevations for Chesterfield Industrial Park, Lot 11 (Success Promotions).

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 for Chesterfield Industrial Park, Lot 11 (Success Promotions), as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Amended Architectural Elevations for Chesterfield Industrial Park, Lot 11 (Success Promotions) with a recommendation for approval with the following conditions..."

Attachments

1. Architectural Review Packet Submittal



ACI BOLAND ARCHITECTS – ST. LOUIS
17107 Chesterfield Airport Road, Suite 110
Chesterfield, Missouri 63005
T.314.991.9993

June 28, 2021

City of Chesterfield
Planning Department
690 Chesterfield Parkway West
Chesterfield, Missouri 63005

Re: Success Promotions
240 Chesterfield Industrial Boulevard

To City of Chesterfield – Planning Department

We are pleased to submit the following project Amended Exterior Elevations to the City of Chesterfield Architectural Review Board for their consideration.

STATEMENT OF DESIGN INTENT

This building recently received a total interior renovation, and the Owner would like to update the exterior to reflect their corporate image.

General Site Requirements for Site Design

We have provided the previously approved amended site development plan for reference. We are making no changes to the site plan.

Circulation System and Access

There are no changes to the existing access or circulation on this site.

Topography

There are no topographic changes to the site.

Retaining walls

We not proposing any new retaining walls to the site.

General Requirements fort Building Design

Scale

The existing building is a single-story structure with an average parapet height of 18'-0". This is consistent with the adjacent properties to the north, south and west.

Design

The existing building has brick veneer on the north, south, and west elevations and painted concrete masonry units on the east elevation. The windows and doors are a storefront glazing system with black anodized frames.

Materials and Colors

We are proposing to change the field color of the existing dark brown brick veneer to TCI Powder Coatings RAL 1015 "Light Ivory" and to paint the existing soldier courses at the base, head of the windows, and the parapet on the north, south and west elevations, and the dock stairs TCI Powder Coatings RAL 2001 "Red Orange". This color is very close to Success Brands corporate color. The east elevation will be painted Sherwin Williams 6351 "Sweet Orange" to refresh the existing painted finish. We also propose to add a canopy over the entrances on the west and south elevations. These canopies will be a thin profile pre-finished metal to match the RAL 2001 "Red Orange" color with tie rods back to the face of the building. The canopies will drain to the side and dump into the adjacent landscaped area. Please refer to the colored elevations, rendering, and materials sample submitted at the Architectural Review board meeting for more information.

Landscape Design and Screening

There are no proposed changes to the existing landscaping. Refer to attached existing landscape plan for reference.

Signage

We understand that signage is not part of this process and will be reviewed in a future submittal when the signage design is completed. Any signage will comply with the City of Chesterfield code.

Lighting

There are no changes to the existing exterior lighting on this site.

Once again, we are pleased to continue our relationship with the City of Chesterfield through the development of your wonderful city. If you should need any additional information or have questions, please feel free to call.

Respectfully submitted.

ACI Boland Architects



Matthew P Malinee

Attachments:

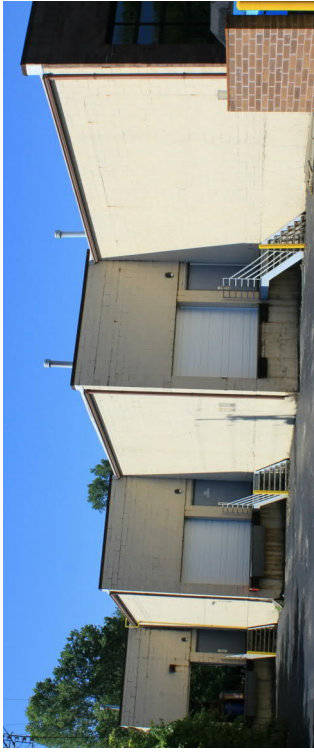
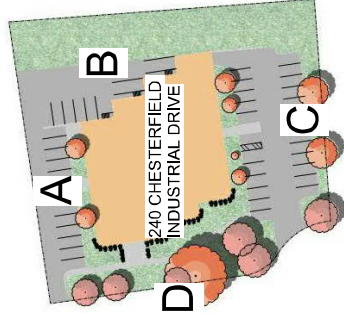
City of Chesterfield – Architectural Review Board Project Statistics and Checklist.



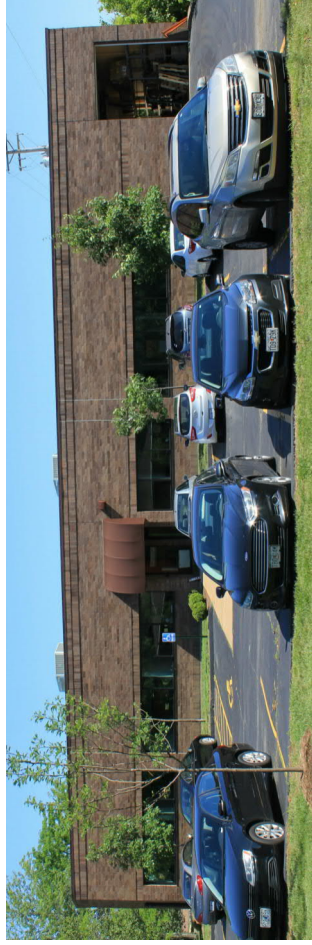
NORTH ELEVATION (A)



WEST ELEVATION (D)



EAST ELEVATION (B)



SOUTH ELEVATION (C)



06-28-2021 - 220056



SUCCESS PROMOTIONS

240 Chesterfield Industrial Blvd
Chesterfield, Missouri 63005

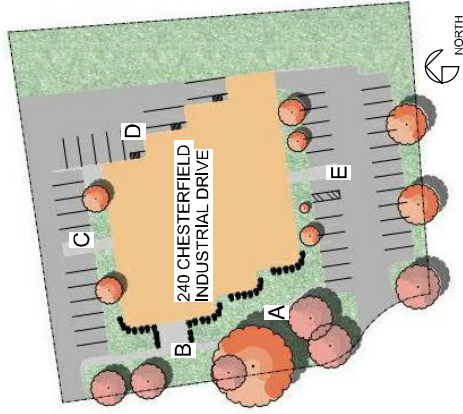
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VIEW TO NORTHERN PROPERTY FROM C



VIEW TO WESTERN PROPERTY (NORTH END) FROM B



VIEW TO EASTERN PROPERTY FROM D



VIEW TO WESTERN PROPERTY (SOUTH END) FROM A



VIEW TO SOUTHERN PROPERTY FROM E



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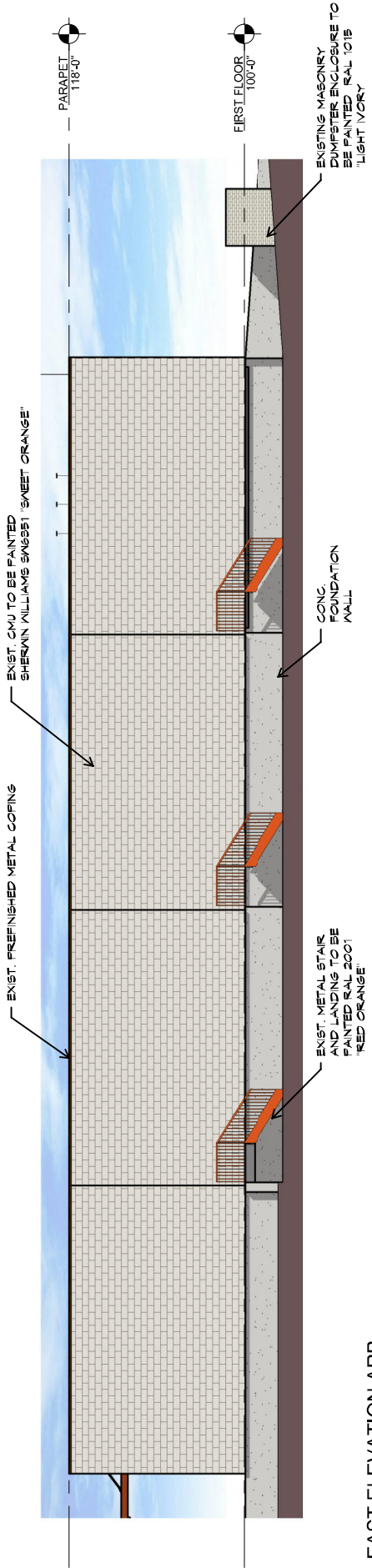
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EAST ELEVATION ARB
3/32" = 1'-0"

CMU TO BE PAINTED SHERWIN WILLIAMS SW 651 "SWEET ORANGE"

EXIST. PREFINISHED METAL COPING

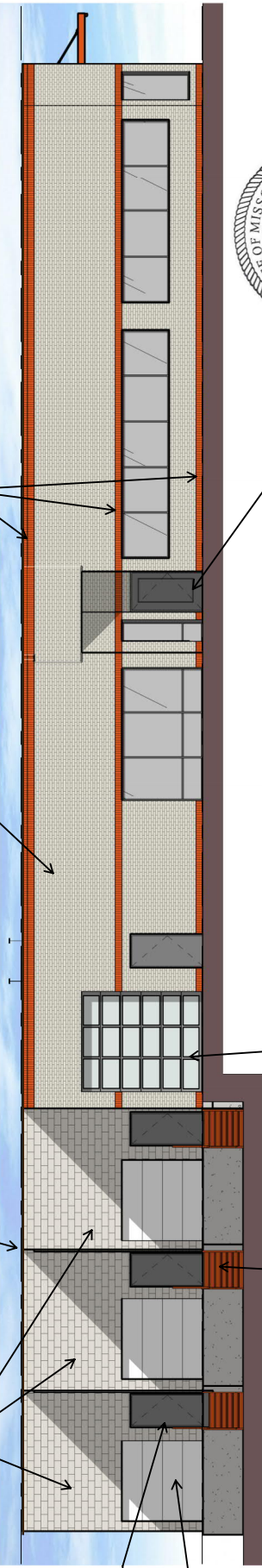
BRICK TO BE PAINTED RAL 1015 "LIGHT IVORY"

ACCENT BAND TO BE PAINTED RAL 2001 "RED ORANGE"

EXIST. METAL STAIR AND LANDING TO BE PAINTED RAL 2001 "RED ORANGE"

CONC. FOUNDATION WALL

EXISTING MASONRY DUMPSTER ENCLOSURE TO BE PAINTED RAL 1015 "LIGHT IVORY"



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

EXISTING MAN DOOR TYPICAL
EXISTING OVERHEAD DOOR TYPICAL

EXISTING METAL STAIR AND LANDING TO BE PAINTED RAL 2001 "RED ORANGE"

EXISTING GLAZED OVERHEAD DOOR

EXISTING STOREFRONT DOOR

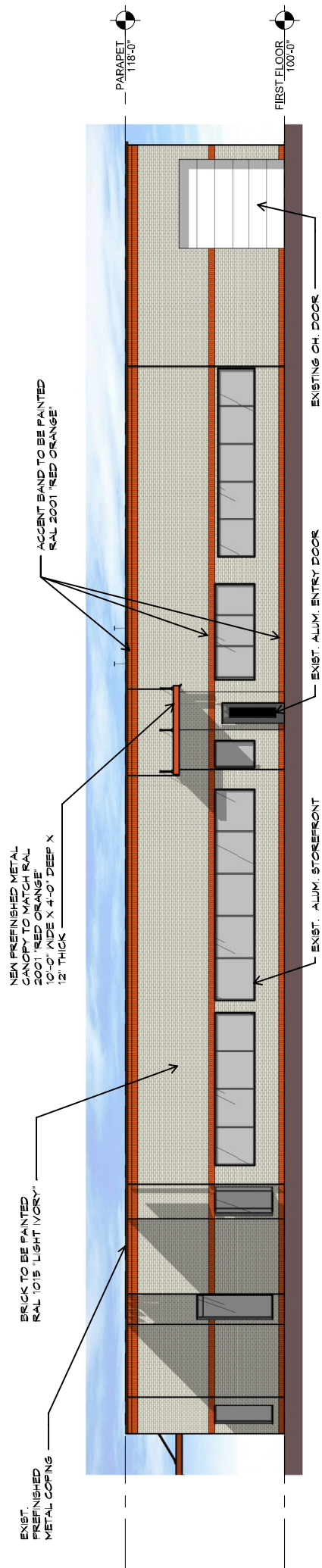


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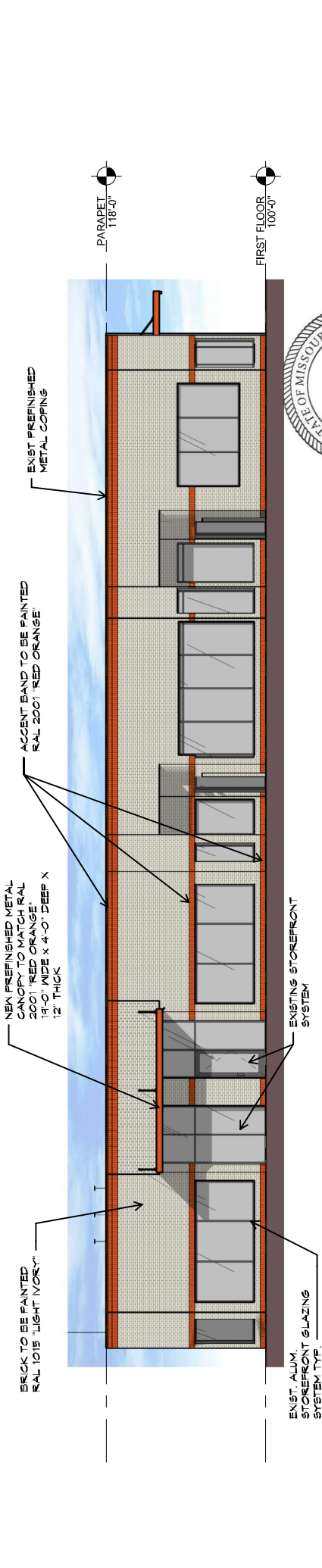


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Chesterfield, Missouri 63005

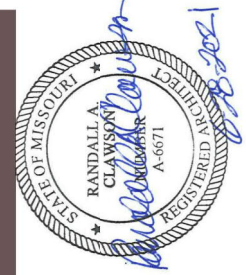
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SOUTH ELEVATION ARB
3/32" = 1'-0"



WEST ELEVATION ARB
3/32" = 1'-0"

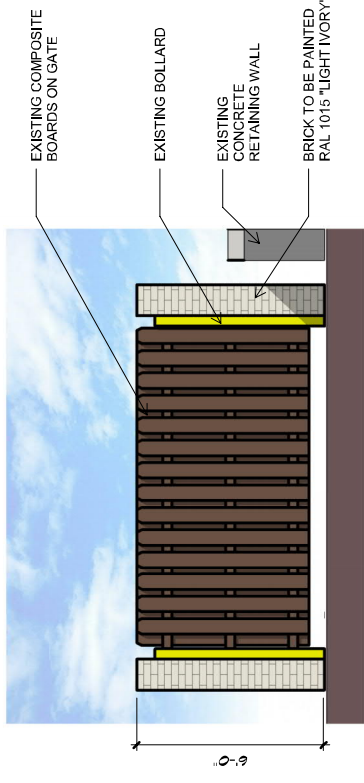
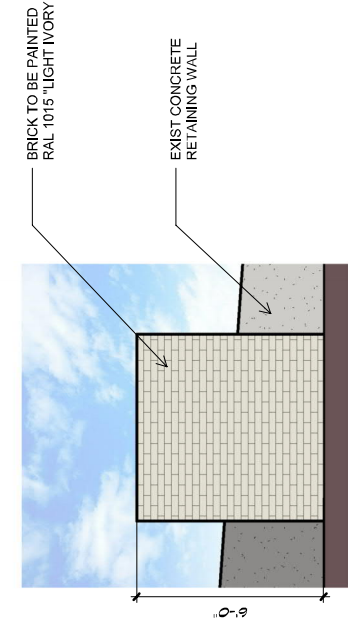


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1 DUMPSTER ENCLOSURE WEST ELEVATION
1/4" = 1'-0"

2 DUMPSTER ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"



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Jared Saunders - Landscape Architect
1111170
Missouri State Certificate of Authority # L.A.C.#000119

Consultants:

Success Promotions
Lot 11
240 Chesterfield Industrial Blvd., Chesterfield, Missouri 63005

Revisions:

Date	Description	No.
10/19/20	City Comments	1
11/16/20	Myra	3

Drawn: KP
Checked: RS

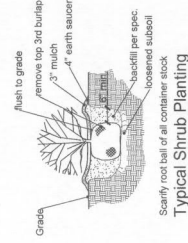
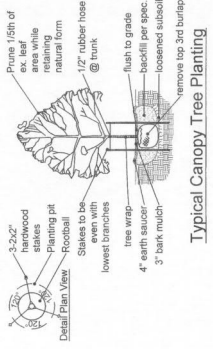
LOOMIS ASSOCIATES
landscape architects + planners
750 Brent 40 park drive, Chesterfield, Missouri 63005
1-636-517-8668
www.loomis-associates.com

Sheet: Landscape Plan
Title: L1.01
Date: 9/24/20
Job #: 813.004

Tree Inventory

Tree ID	Tree Species	DBH	Canopy Diameter	Condition	Comments
2	Honeylocust	11	25	4	
4	Co-lobeliate Elm	12	20	3	Co-lobeliate Elm
5	Honeylocust	12	20	3	
6	Pear	16	45	2	Poor structure
7	Basswood	14	30	3	
8	Basswood	14	30	3	
11	Red Oak	3	8	2	Sparsely canopy
12	Red Oak	2	10	2	Sparsely canopy
13	Red Oak	3	18	3	
14	Red Oak	3	18	3	
15	Pear	21	30	1	Poor structure, cavity

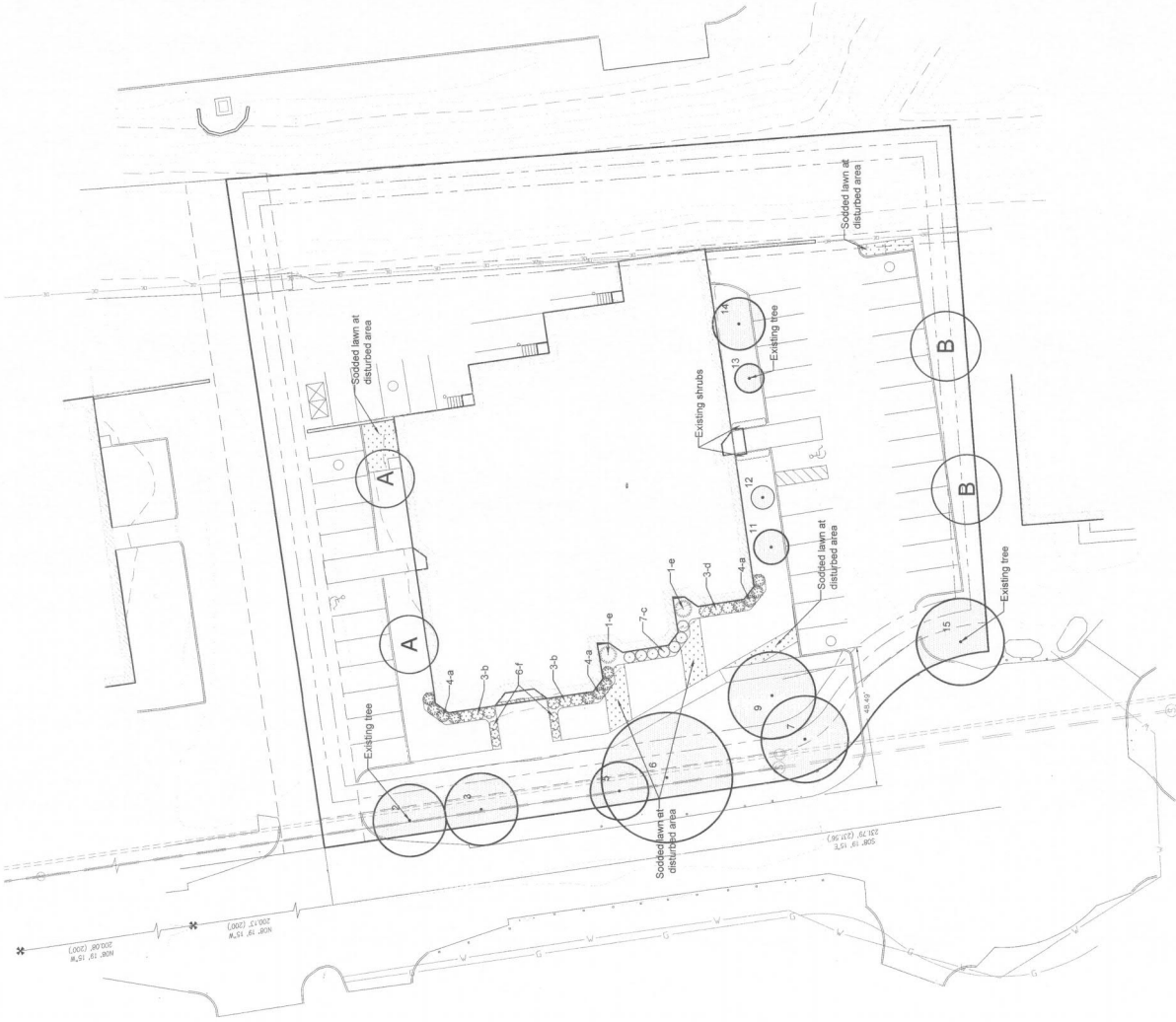
Tree Condition Rating
4 Excellent
3 Good
2 Fair
1 Poor
0 Dead



Landscape Notes:
1. Use suitable ground bark mulch.
2. Sod as noted; see 'sod' notes on plan for sodded lawn locations. Sodded lawn shall be turf-type Tall Fescue Grass or approved equivalent.
3. Topsoil in all disturbed lawn areas at 6\"/>

PLANTING SCHEDULE

SYMBOL	QUANTITY	SP/PLANT/PL NAME	COMMON NAME	SIZE	REMARKS
CANOPY SHADE TREES					
A	2	Large Decid. Prinosidero Sempry	Prinosidero Sempry	2 1/2\"/>	
B	2	Chamaecyparis pisifera	Honeylocust (Domestic)	2 1/2\"/>	
SHRUBS GRASSES PERENNIALS ANNUALS CROUNDCOVER					
a	12	Thuja occidentalis 'Conspicua'	Fire Chief Globe Arborvitae	24\"/>	
b	6	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Threadleaf False Cypress	24\"/>	
c	7	Ilex virginica 'Merlot'	Merlot Sweetgum	18\"/>	
d	3	Forsyglia glandenti	Dwarf Forsyglia	18\"/>	
e	2	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18\"/>	
f	6	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	18\"/>	



Existing Landscape Plan
SCALE 1"=20'

