

Planning Commission Staff Report

Project type:	Amended Architectural Elevations
Meeting Date:	August 08, 2022
From:	Shilpi Bharti, Planner
Location:	220 THF Boulevard
Description:	<u>Chesterfield Commons, Lot 14 (Schnucks) AAE:</u> Amended Architectural Elevations and Lighting Plan for a retail anchor on a 160.8 acre tract of land, zoned “C8” Planned Commercial District located at the south of THF Boulevard.

PROPOSAL SUMMARY

BRR Architecture, on behalf of Schnucks, has submitted Amended Architectural Elevations for a 30,624 square-foot anchor retail building located in the Chesterfield Commons subdivision. The proposed changes are limited to exterior updates to the front façade of an anchor tenant space.

HISTORY OF SUBJECT SITE

The Site Development Plan for the Chesterfield Commons Subdivision was approved in 1999 which has a site specific design package.

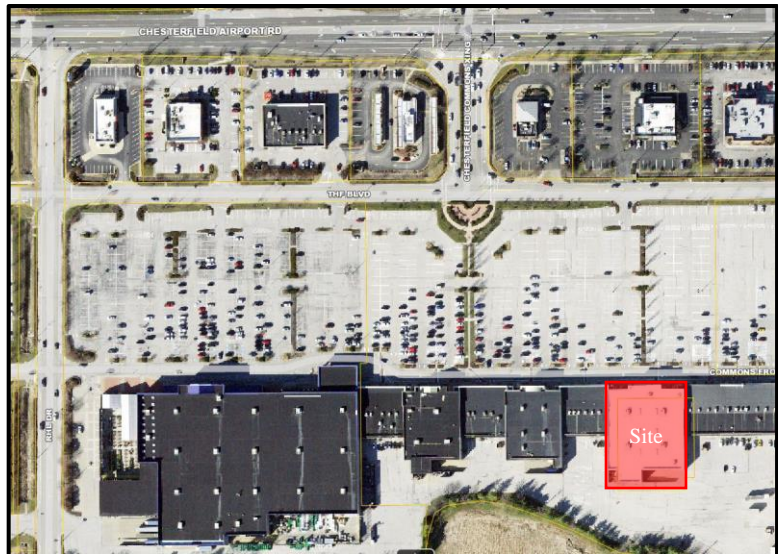


Figure 1: Subject Site Aerial Photo

The architectural features highlighted in the Chesterfield Commons design package include:

- Create uniformity in the overall design while respecting and providing for each tenant’s identity and trade dress.
- Utilize high quality materials to create and preserve a design of high quality and maintainability

STAFF ANALYSIS

The proposed changes include a metal coping roof, aluminum plank, and EIFS cornice tan brick stained at the front elevation. The proposed changes are intended to blend with the existing Chesterfield Commons architectural design. Below, (Figures 2 and 3) are images of the existing building followed by the proposed elevation.

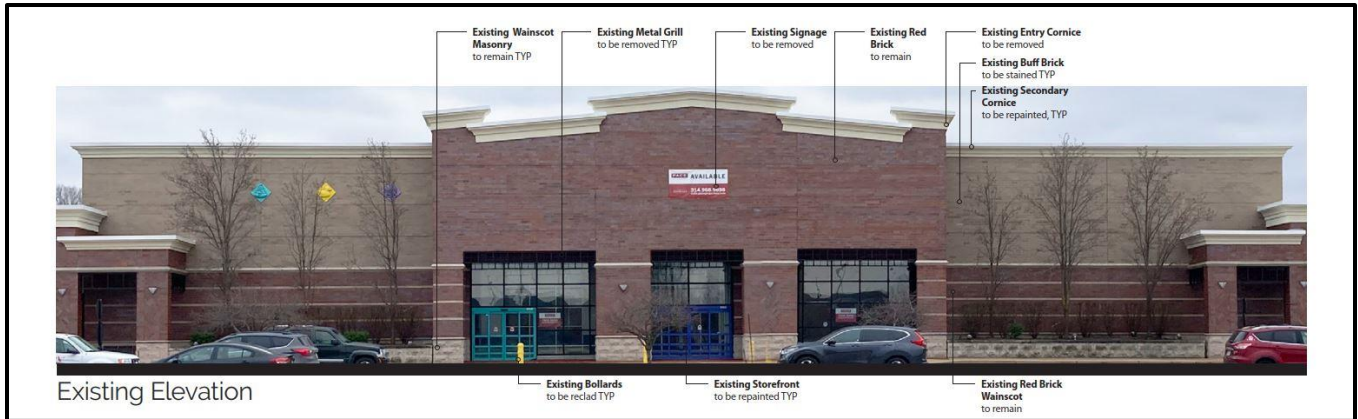


Figure 2: Existing Building



Figure 3: Proposed Elevation

Although Chesterfield Commons originally developed as one entity, in recent history some of the anchor stores of Chesterfield Commons have made updates to their front façade.

In 2019, an anchor tenant introduced blue accents and darker grays into the facades. Below (Figure 4) is an image that identifies areas in which the updates were introduced to the Walmart tenant space.



Figure 4: 2019 Update to the Walmart Anchor

In 2021, the Target anchor tenant space undertook a large interior renovation. Also incorporated into the renovation was a modest update to the exterior façade. The most noticeable addition was an EIFS element on the front façade applied in a similar fashion as the subject site's proposed elevations. Below is an image of the updates to the Target building.



Figure 5: Recent Update to the Target Anchor

Landscape Plan:

It should be noted, earlier in 2022, the same applicant received approval for an amended Landscape Plan. This update included the replacement of existing plantings with 4 deciduous ornamental trees (Sweetbay magnolia) and 30 new shrubs in front of the building in the existing planters.

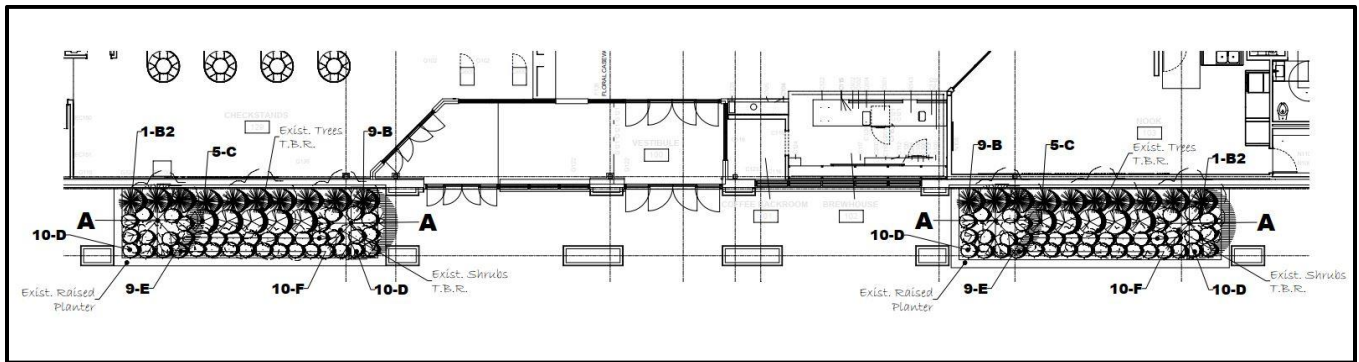


Figure 6: Landscape Plan

Lighting Plan:

The applicant is proposing festoon lighting under the existing entry canopy. The proposed light is black polymer plastic fixtures with frosted white bulbs of warm white color. The light will remain static. The light fixture is proposed under the canopy but will be visible from outside.

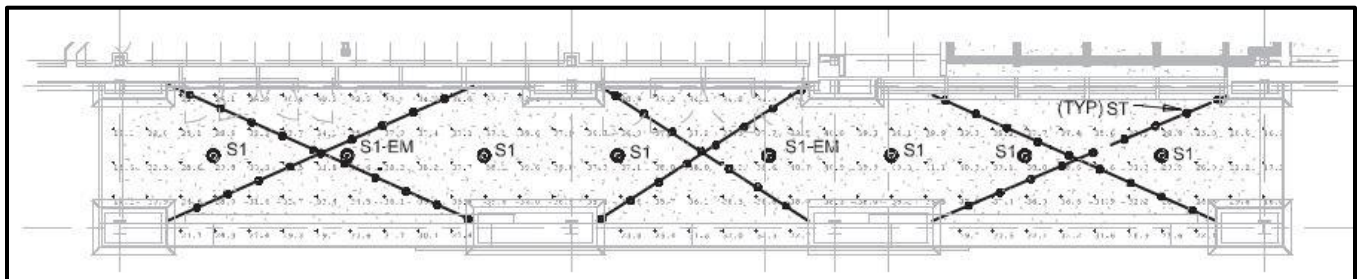


Figure 7: Lighting Plan

Rendering:

Below is a rendering incorporating the changes with the updated landscaping.



Figure 8: Rendering

ARB Meeting Report

The project was reviewed by the Architectural Review Board on June 9th, 2022. At that time, the Board made a motion to forward the Landscape Plan, Lighting Plan, Amended Architectural Elevations and Architect’s Statement of Design to the Planning Commission with a recommendation to approve as presented with the following conditions:

1. Confirm that the staining of the masonry accurately matches the color sample provided vs. the rendered image.
2. Material samples of the north elevation including but not limited to, the branding wall, green paint sample, and best example of existing brick shall be made available to the Board.
3. A copy of the updated Landscape Plan shall be made available to the Board.

Since then, applicant has addressed all the conditions.

DEPARTMENTAL INPUT

Staff has reviewed this proposed development and found it to be in compliance with the City’s Unified Development Code and site-specific ordinances. All outstanding comments have been addressed at this time. Staff has no further comment, Planning Commission may vote on this tonight.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Architectural Elevations and Lighting fixture for Chesterfield Commons, Lot 14 (Schnucks) as presented."
- 2) "I move to approve the Amended Architectural Elevations and Lighting fixture for Chesterfield Commons, Lot 14 (Schnucks) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments

1. Planning Commission Review Packet Submittal



CALIFORNIA
ACCENT
LIGHTING
INC

ML2000 | STRING LIGHTS

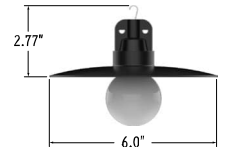
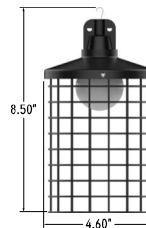
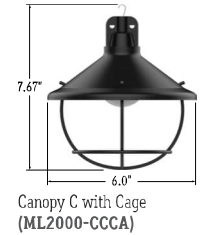
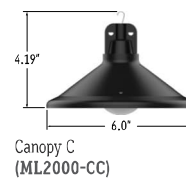
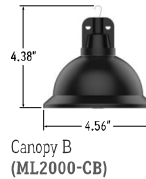
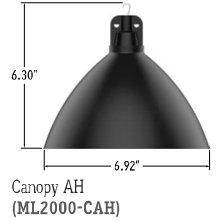
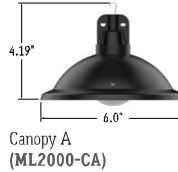
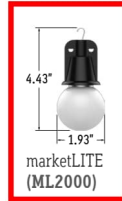
PROJECT

TYPE



SERIES OPTIONS

Click image to view individual submittal



Canopy M (ML2000-CM)

Canopy MH (ML2000-CMH)

Canopy W (ML2000-CW)

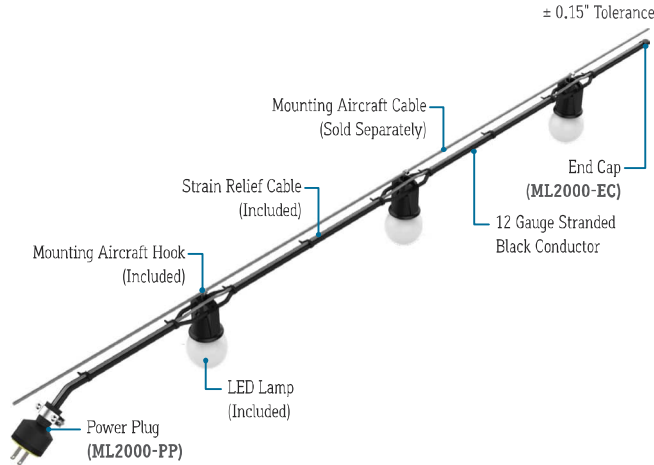
ACCESSORIES (Sold Separately)



Power Plug (ML2000-PP)



End Cap (ML2000-EC)



FEATURES

APPLICATIONS	Indoor and Outdoor
LAMP	LED Lamp (Included)
LED LAMP LIFE	20,000 Hours
LENGTH	Built to Order
FINISH	Black
FEED	Standard 6' Power Lead
STRAIN RELIEF	Cable (Included, Not for Mounting)
MOUNTING	Mounting Aircraft Cable (Sold Separately)
LISTING	Dry or Wet Location ANSI/UL1598, CSA 22.2 No. 250.0-04, 2nd Edition UL2108, CSA C22.2#9
OPTIONS	Mesh, Canopies, or Cages
UV RATING	Sun Light Resistance
INSTALLATION	Link to Installation Instructions
ELECTRICAL	
DIMMING	Forward Phase
MAXIMUM RUN	250' Without Canopies, 100' With Canopies
VOLTAGE	120V
SYSTEM	20 Amps (12 Gauge Wire)
WATTS	1W or 3W Lamps

LAMP SPECIFICATIONS

LAMP NUMBER	CORRELATED COLOR TEMPERATURE	COMPATIBLE SHAPES
2.4K	2400K Incandescent White	GSFL
2.7K	2700K Warm White	GSF, GSFL, SSF, SSC
3.0K	3000K Warm White	GSFL
5.0K	5000K Cool White	GSF, GSFL, SSF, SSC
A	Amber	SSC, GSF
R	Red	SSC, GSF
G	Green	SSC, GSF
B	Blue	SSC, GSF

SERIES	SPACING	LAMP	DIMMING	LISTING	FIXTURE LENGTH
ML2000	- 18"	- 2.7K-GSF	-	- WET	-
ML2000	12" O/C (12")	2.7K-GSF	5.0K-GSFL	Forward Phase	Specify Length in Feet Example: 100'
ML2000-CA*1	18" O/C (18")	5.0K-GSF	2.7K-SSF	(DM)	
ML2000-CACA*1	24" O/C (24")	A-GSF	5.0K-SSF	Leave Blank for Non-Dimming	
ML2000-CAH*1	36" O/C (36")	R-GSF	2.7K-SSC		
ML2000-CB*1	48" O/C (48")	G-GSF	5.0K-SSC		
ML2000-CC*1	60" O/C (60")	B-GSF	A-SSC		
ML2000-CCCA*1		2.4K-GSFL	R-SSC		
ML2000-CM*1		2.7K-GSFL	G-SSC		
ML2000-CMH*1		3.0K-GSFL	B-SSC		
ML2000-CW*1					

*1 Standard Canopy Inside / Outside Finish is Black (BK). See individual submittal for other finish options.

CALIFORNIA ACCENT LIGHTING, INC.


2820 E. Gretta Lane, Anaheim, CA 92806
ph. 800.921.CALI (2254) | fx. 714.535.7902 | info@calilighting.com | calilighting.com

© CALI. All rights reserved. CALI reserves the right to make changes or withdraw specifications without prior notice.

marketLITE™
Manufactured in the U.S.A.



LAMP OPTIONS



Material: Polymer Plastic
Appearance: Frosted
Lamp Watts: 1W
Lamp Life: 20,000 hrs.
Lamp Type: Standard LED
Lumens: 42
Beam Angle: 360°
Temperatures: 2.7K, 5.0K

G Shape (GSF)




Material: Glass
Appearance: Clear
Lamp Watts: 3W
Lamp Life: 25,000 hrs.
Lamp Type: Filament LED
Lumens: 256
Beam Angle: 360°
Temperatures: 2.4K, 2.7K, 3.0K, 5.0K

Filament G Shape (GSFL)



Material: Polymer Plastic
Appearance: Frosted
Lamp Watts: 1W
Lamp Life: 20,000 hrs.
Lamp Type: Standard LED
Lumens: 42
Beam Angle: 360°
Temperatures: 2.7K, 5.0K

S Shape (SSF)



Material: Polymer Plastic
Appearance: Clear, Textured
Lamp Watts: 1W
Lamp Life: 20,000 hrs.
Lamp Type: Standard LED
Lumens: 42
Beam Angle: 360°
Temperatures: 2.7K, 5.0K, A, R, G, B

S Shape (SSC)

MOUNTING ACCESSORIES

(Sold Separately - Click on Image to View Cut Sheet, If Applicable)



PART NUMBER	MATERIAL	SPECIFY LENGTH	SPECIFY QUANTITY	UNIT
ML2000-EC	Vinyl Plastic (75A Durometer)	N/A		Each
ML2000-PP	Rubber	N/A		Each
ML2000-MP	Stainless Steel	N/A		Each
ML2000-CL-1/8"	Zinc	N/A		Each
ML2000-AC-1/8"-X	302/304 Stainless Steel			Each

INSTALLATION RECOMMENDATIONS

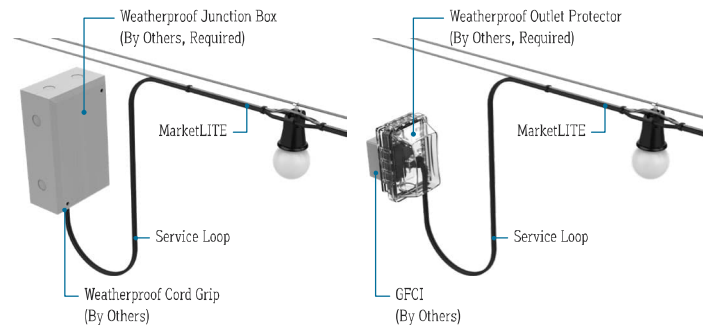
- Determine weight of marketLITE that will be used.
- Determine length of marketLITE and multiply by weight.
- An engineer must choose the proper aircraft cable to handle the tension, based on length and weight to prevent product from sagging.
- An engineer must determine the strength of the structure where the cable will attach, based on tension calculation from previous step.
- If installing on a pole, check with pole manufacturer to confirm the pole can handle the tension.
- marketLITE is hung to the above aircraft cable using the hooks. Secure hooks to aircraft cable by crimping or using stainless steel tie wraps.
- The supplied aircraft cable is designed to prevent strain on the wire. An additional aircraft cable is required to hang marketLITE.

DESIGN GUIDELINES



HARDWARE INSTALLATION

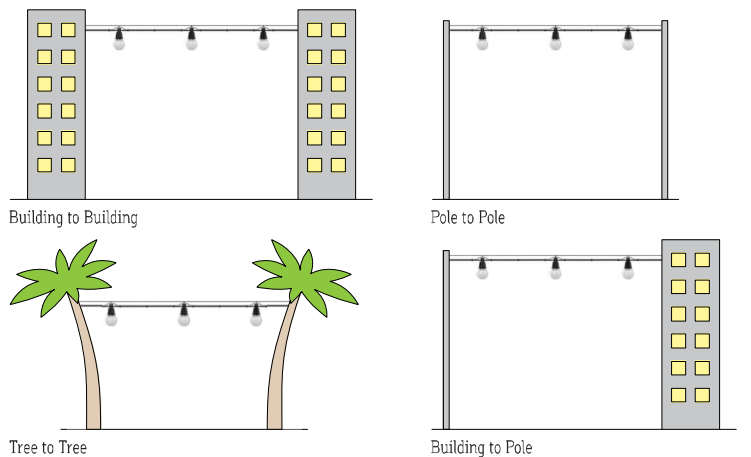
(Wet Location)



POWER PLUG

(Wet Location)

INSTALLATION OPTIONS



WEIGHT PER FOOT

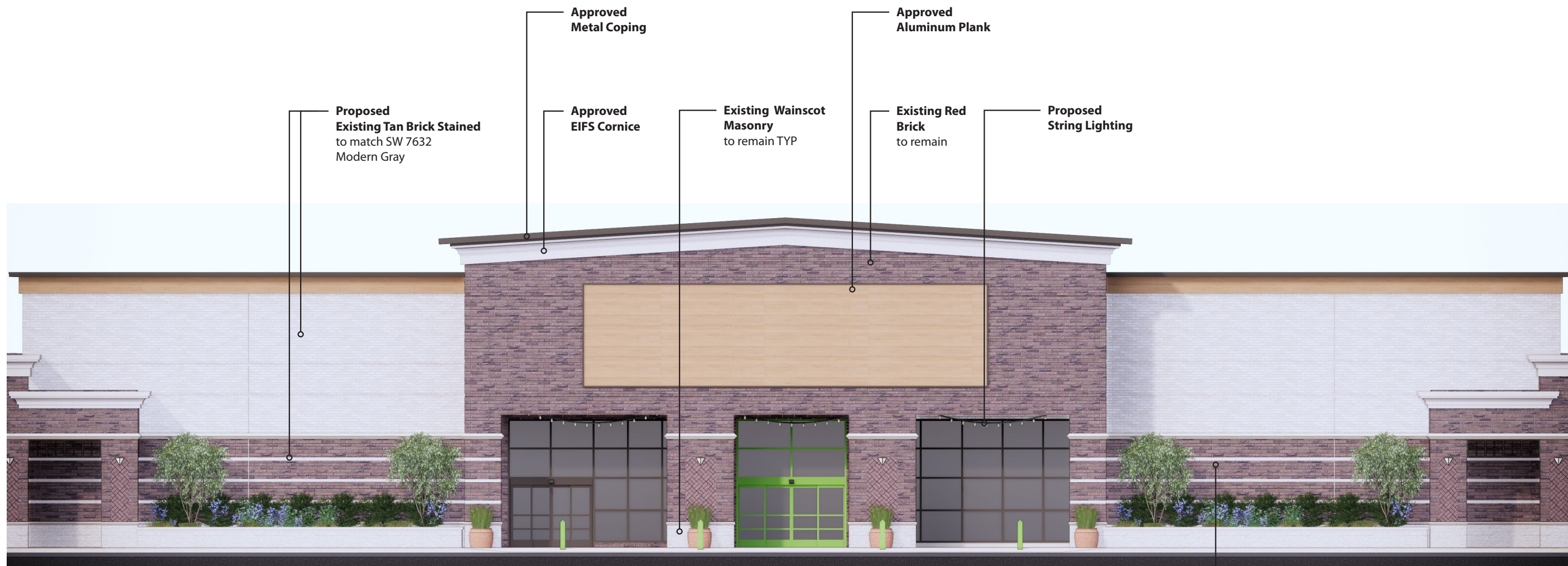
SERIES	SPACING	WEIGHT
ML2000	12" O/C	0.3 lbs per foot
	18" O/C	0.24 lbs per foot
	24" O/C	0.21 lbs per foot
	36" O/C	0.18 lbs per foot
	48" O/C	0.17 lbs per foot
	60" O/C	0.16 lbs per foot

CALIFORNIA ACCENT LIGHTING, INC.

2820 E. Gretta Lane, Anaheim, CA 92806
 ph. 800.921.CALI (2254) | fx. 714.535.7902 | info@calilighting.com | calilighting.com
 © CALI. All rights reserved. CALI reserves the right to make changes or withdraw specifications without prior notice.

marketLITE™
 Manufactured in the U.S.A.





Front Elevation

Existing Red Brick Wainscot to remain

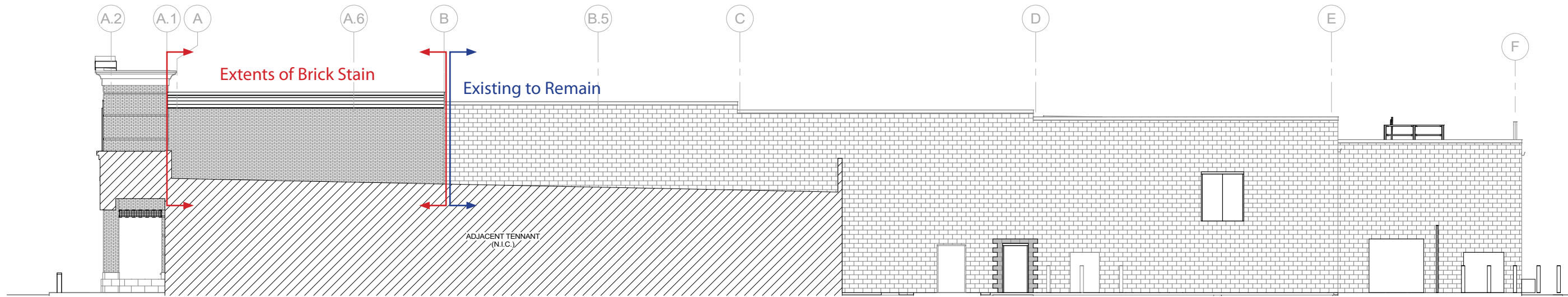


A Store by Schnucks Front Elevation

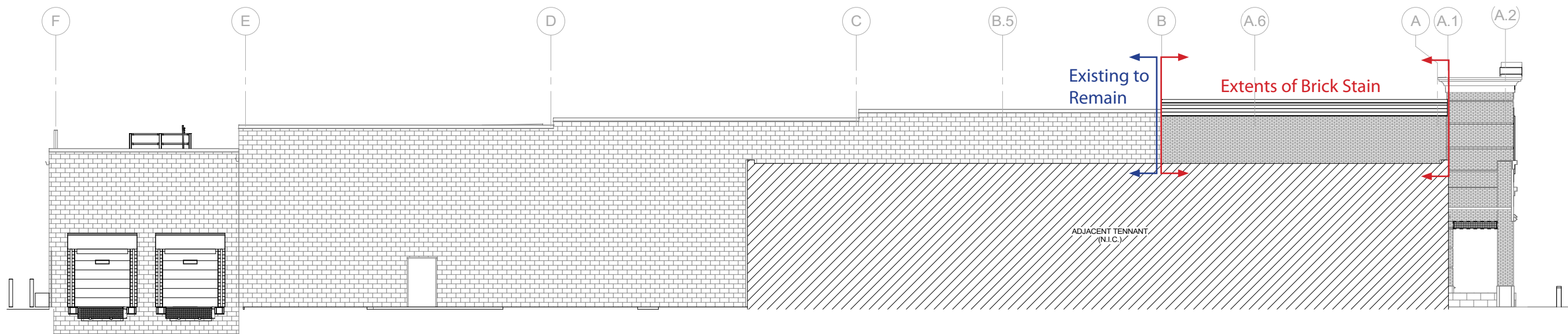
BOONES CROSSING

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION

The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, line, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.



Right Elevation



Left Elevation



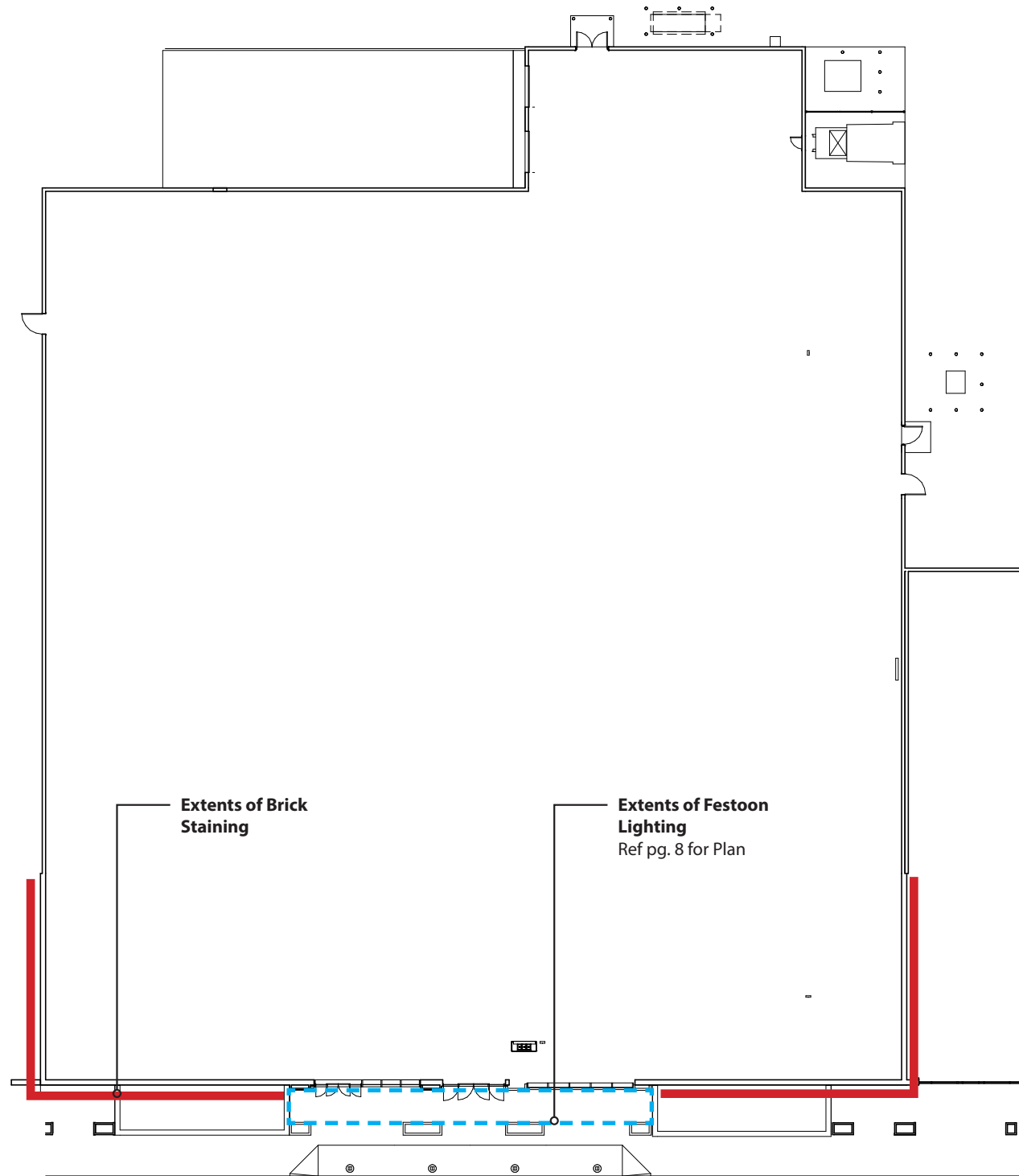
A Store by Schnucks Side Elevations
BOONES CROSSING

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION

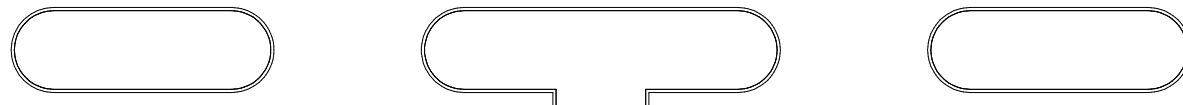
The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, line, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.

Narrative:

The design started with the goal of a fresh, welcoming, modern store. On the front façade, the proposed brick stain will maintain the texture used throughout the shopping center but be a brighter color. This lighter color will be used on either side of the main entry covering the existing tan-colored brick, which wraps around the corner of the building. Using the secondary color will add a bit of contrast to the burgundy brick, which will remain. This slight change from the adjacent buildings will help it be identifiable as different yet complementary; a clean, fresh, & welcoming place.

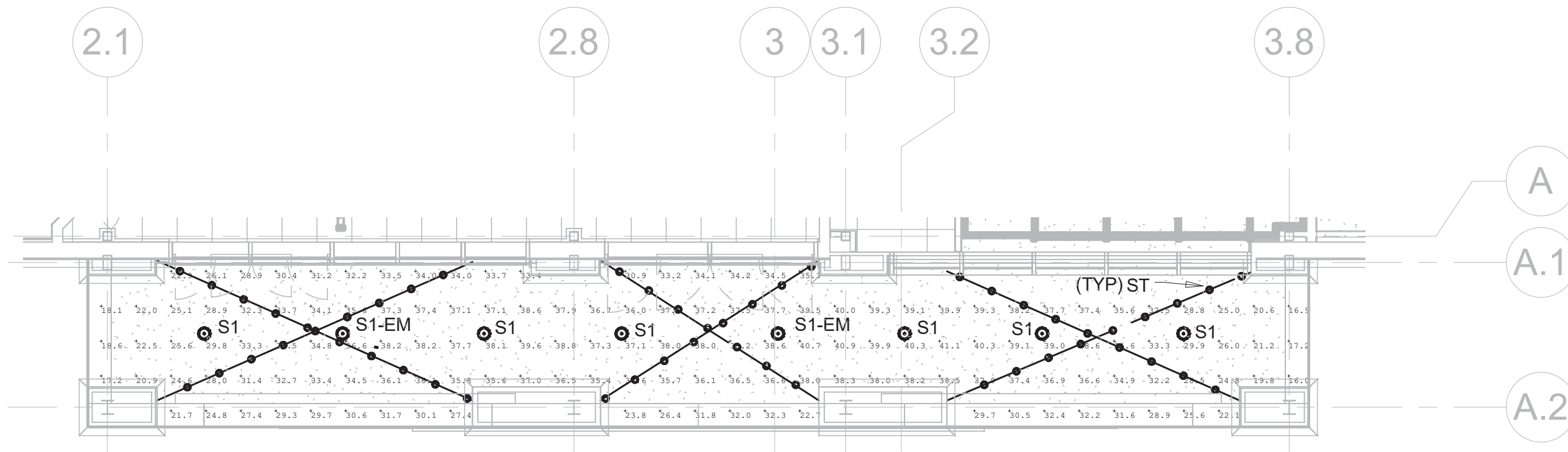


No changes to Site



Narrative:

Our client is requesting the approval of festoon lighting under the existing entry canopy. They want to create a welcoming and lively atmosphere for the entry of the currently vacant space at 220 THF Boulevard to attract and retain customers to the development. The warmth and shape of the festoon lights will help compliment the already neutral color pallet of the existing development. We are proposing 4.43" H x 1.93" W black polymer plastic light fixtures with frosted white bulbs. They will be located at varying heights underneath the entry canopy and will be connected to the building signage illumination timer, so they only operate when the building store signage is in use. The lights will remain static when in use. Their illumination levels are 32.78 Foot Candles, the color temperature is 2700K also called Warm White.



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	8	S1	SINGLE	0.850	LITHONIA LIGHTING - LDN8 35_60 LW8AR LD	5339
	52	ST	SINGLE	0.850	CELESTIAL LIGHTING - HYDRA-STL-GF/CG-12	100

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy_Workplane	Illuminance	Fc	32.78	41.1	16.0	2.05	2.57



HENDERSON ENGINEERS
 8345 LENEXA DRIVE, SUITE 300
 LENEXA, KS 66214
 TEL 913.742.5000 FAX 913.742.5001
 WWW.HENDERSONENGINEERS.COM
 2150002999
 MO. CORPORATE NO: E-556D
 EXPIRES 12/31/2022



A Store by Schnucks Canopy Lighting

BOONES CROSSING

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION

The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, line, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.



A Store by Schnucks Exterior Perspective

BOONES CROSSING

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION

The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, line, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.

01

08/01/2022