
690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Architectural Review Board Staff Report

Meeting Date: March 9, 2023

From: Alyssa Ahner, Planner

Location: 17017 N. Outer 40 Road

Description: The District (ASDP): An Amended Site Development Plan and Amended Architectural Elevations located on a 48.15-acre tract of land located north of N. Outer 40 Road and east of Boone's Crossing, zoned "PC" – Planned Commercial.

PROPOSAL SUMMARY

Icon Contracting, Inc., on behalf of Phenix Salon Suites, has submitted an Amended Site Development Plan and Amended Architectural Elevations for a proposed salon at the development referred to as The District.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

Pre-1988: Subject site zoned "NU" Non-Urban.

2011: Subject site rezoned from "NU" Non-Urban to "PC" Planned Commercial under governing Ordinance 2682.

2012: A Site Development Plan for a 472,282 square foot outlet retail center was approved.

2019: The current governing Ordinance 3049 was approved. An Amended Site Development Plan for Phase 1 of The District was approved subsequently.

2020: An Amended Site Development Plan was approved to remove the office component of the development thus eliminating the need for the proposed parking garage.

2021: An Amended Site Development Plan was approved for the realignment of the westernmost entrances.

2022: An Amended Site Development Plan was approved to remove Building "J" of the development and create an open-air entertainment space referred to as "The Hub".

STAFF ANALYSIS

The Unified Development Code's Architectural Review Design Standards are broken down into two (2) areas of review: Site Design and Building Design.

General Requirements for Site Design are further broken down into the following categories:

- Site Relationship
- Circulation and Access
- Topography and Parking
- Retaining Walls

General Requirements for Building Design are further broken down into the following categories:

- Scale
- Design
- Materials and Color
- Landscape Design and Screening
- Signage
- Lighting

The UDC also includes specific site and building design criteria for Shopping Center and Office Complex uses, shown in the table below:

Shopping Center and Office Complex	Create separate circulation routes for truck deliveries and customers. Access for deliveries shall be from the least traveled or impacted street. Avoid when possible, large parking areas adjacent to the street.	Provide consistent design styles, details and palettes throughout the development including outlot buildings. Design outdoor retail sales areas, if allowed, to be complementary and integrated into the overall building design.	Screen or architecturally incorporate outdoor shopping cart storage into the design.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Provide outdoor gathering areas. Outdoor retail sales space must be shown and approved on the site plan if allowed.
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A. Site Relationships

The proposed salon is located east of “The Factory” and west of the recently approved “The Hub” (see Figure 2). The existing building is to be utilized.

The District is surrounded by the Monarch Levee Trail to the north, a hotel and Topgolf facility to the east, I-64/40 to the south and 28,000 square feet of bank/office to the west.



Figure 2: General Location of Proposed Project

B. Circulation System, Parking and Access

The proposed development will be utilizing the existing circulation system, parking, and access points.

C. Topography

The development will be utilizing the existing topography. The current topography is relatively flat with a slight grade change east to west and north to south for drainage. There are no retaining walls proposed for this project.

D. Scale

The existing building is to be utilized. There are no proposed changes to the scale of the overall development. The only modifications include adding windows/awnings and replacing doors to the existing façade.



Figure 3: Proposed tenant space of existing building

E. Materials & Design

The tenant space of the existing building is a mixture of gray and beige (see Figure 3). There is some existing horizontal articulation between two sections of the proposed tenant space. There are no changes proposed to the colors or materials of the building.

The applicant is proposing six (6) 7'2" tall windows (see Figure 4) along the base of the façade. There currently are no windows along this façade. There are two existing hollow metal doors. One of the hollow metal doors would be replaced with one of the 7'2" windows while the second door would be replaced with a new glass entrance door.

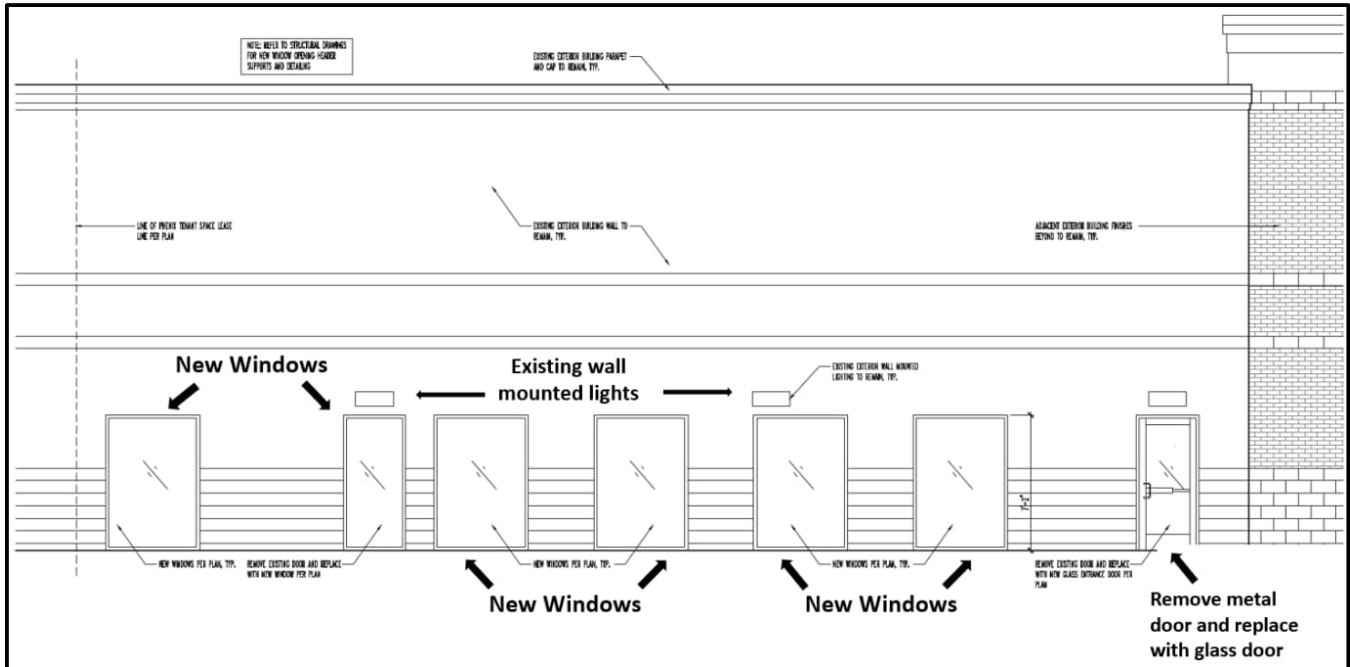


Figure 4: Proposed South Elevation

Per the applicant, “the new glass door and two (2) storefront windows will have awnings installed above them. These three (3) awnings are being relocated from an existing space in the center. They will match exactly what is currently installed on the retail center” (see Figure 5).



Figure 5: Existing window awnings throughout retail center

F. Landscape Design & Screening

The existing tenant space is currently screened by a galvanized steel screen wall. Approximately thirty-four (34) feet of this steel fencing is to be removed in order to accommodate public access to this tenant space. The existing public entrance to this tenant space is internal to The District. The applicant desires a public entrance on the south façade as it would allow them a sign. A public entrance on the south façade is a requirement of The District sign package. A six (6) foot wide concrete walk would be incorporated into the existing plant bedding to provide access to the new public entrance (see Figure 6).

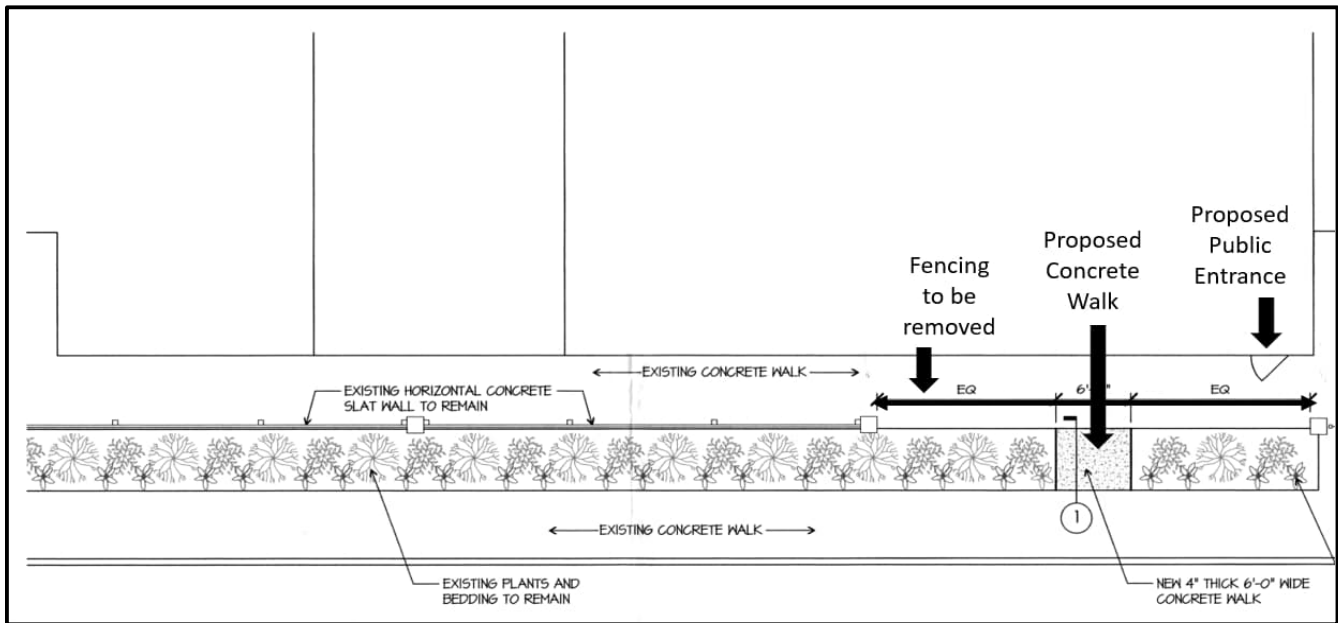


Figure 6: Proposed Site Work

G. Lighting

There are no proposed changes to the existing lighting. There are three (3) existing wall mounted lights on the tenant space (see Figure 7).



Figure 7: Existing wall mounted lighting

RENDERING



DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed for approval until all outstanding items have been addressed. All recommendations made by the Architectural Review Board will be included in Staff's report to the appropriate approving body.

Staff requests review on the Amended Site Development Plan and Amended Architectural Elevations for The District (ASDP).

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Amended Site Development Plan and Amended Architectural Elevations for The District (ASDP), as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Amended Site Development Plan and Amended Architectural Elevations for The District (ASDP) to the Planning Commission with a recommendation for approval with the following recommendations..."

Attachments:

1. Architectural Review Packet Submittal



February 27, 2023

Alyssa Ahner
Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: Phenix Salon Suites-The District

Ms. Ahner,

Phenix Salon Suites would like the approval from the City of Chesterfield Architectural Review Board to slightly modify the south elevation of 117057 N. Outer Road Suite 212 and 213 Chesterfield MO 63005. The goal is to bring in natural outside light into private salon suites and the secondary entrance.

The modification consists of:

- Six (6) new aluminum storefront windows matching existing rear door height, brushed aluminum frames and glass to match the existing retail center's storefront.
- One (1) existing hollow metal door frame will be removed and replaced with a 3' full lite aluminum door with a 12" sidelite. Frames and glass will match existing storefront material.
- The new glass door and two (2) storefront windows will have awnings installed above them. These three (3) awnings are being relocated from an existing space in the center. They will match exactly to what is currently installed on the retail center.
- 35 lineal feet of the existing galvanized plant screening wall will be removed for entry and exit from the parking lot.
- Where work is performed the building will be repainted to match existing.
- Landscaping will mostly remain other than where a new 6' wide walk will be installed from the parking lot sidewalk to the sidewalk running parallel with the back wall of the retail center.
- Finally, we would be installing new signage above the south entrance.

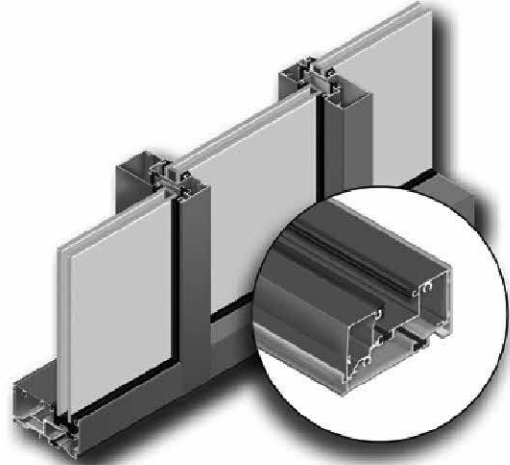
If you have any questions, please feel free to give me a call.

Respectfully Submitted,
Ron Hampp
Icon Contracting, Inc

1590 Ashby Road
St. Louis, MO 63132
Office: 314-962-2211 Fax: 314-733-5454

Series 3000 Thermal MultiPlane— the versatility of standard storefront systems with improved thermal performance

The Series 3000 Thermal MultiPlane extends the versatility of standard storefront systems by offering **improved thermal performance** and multiple glass plane options. The Series 3000 provides more options for head and sill anchorage, **structural silicone glazing** and a front set installation option utilizing continuous head and sill members. Designed for 1" infill, Series 3000 Thermal MultiPlane has available glazing adapters and gasket options for infills ranging from 1/4" to 1-1/8".



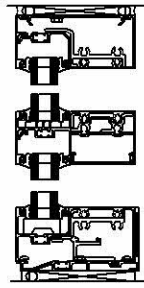
First Community Credit Union, St. Louis, MO
Architect: TR,I Architects

Features

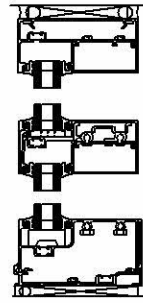
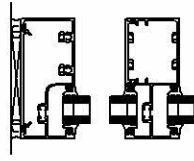
- Overall system dimensions: 2" x 4-1/2"
- Front Set, Center Set, Back Set or Multi-set glazing configurations
- Optional sill receptor requires no additional anchoring of sill member
- Optional thermally broken head anchor clip
- SSG glazing with patented funnel bridge
- Continuous head and sill assembly option for front set
- Screw spline and shear block assembly
- Outside and inside glazing options
- Complete 90° and 135° corners
- High sidelite base
- Thermally broken members with polyurethane thermal breaks
- Accommodates ZS-2750 vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing



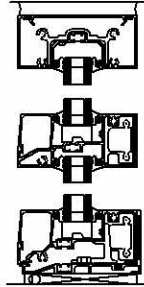
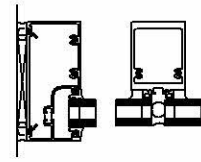
Product Details



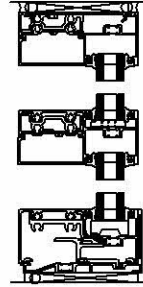
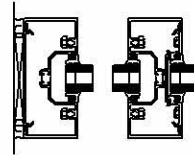
Front Set



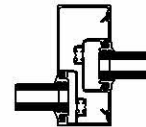
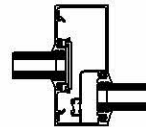
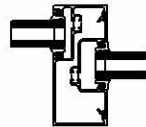
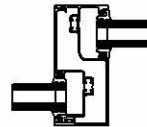
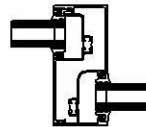
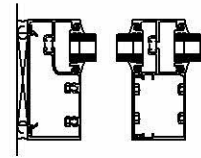
Front Set SSG



Center Set



Back Set



Multi-Set

Performance

Air Infiltration	<.06 CFM/SQ FT (6.24 PSF) per ASTM E283
Static Water	10 PSF per ATSM E331
Deflection Load	40 PSF per ASTM E330
Structural Load	60 PSF per ASTM E330
STC	
32 (1/4" - 1/2" - 1/4" glazing) -	Center and Front Set
37 (1/4" laminated - 1/2" - 1/4" laminated glazing) -	Center Set
38 (1/4" laminated - 1/2" - 1/4" laminated glazing) -	Front Set
High-performance per AAMA 1503 for Clear 1" Insulating Glass:	
U-Factor = 0.54, CRF frame = 69	Front Set
U-Factor = 0.56, CRF frame = 58	Center Set
U-Factor = 0.51, CRF frame = 57	Back Set
NFRC Tested and Certified	

Kynar 500® is a registered trademark of Atofina
 Hylar 5000® is a registered trademark of Ausimont USA, Inc.

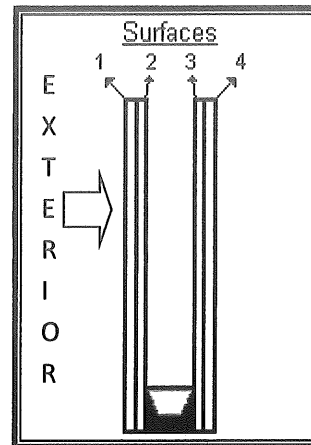


I.G. UNIT GLASS PERFORMANCE SPECIFICATIONS

Date: JANUARY 29, 2021
Customer: BUDGET GLASS
Contact: JT

Make-up:

¼" CLEAR VITRO SOLARBAN 60 (2)
 ½" T-SPACER BLACK
 ¼" CLEAR



Transmittance

Visible Light:	70%
Solar Energy:	34%

Reflectance

Visible Light (Exterior)	11%
Visible Light (Interior)	12%
Solar Energy:	28%

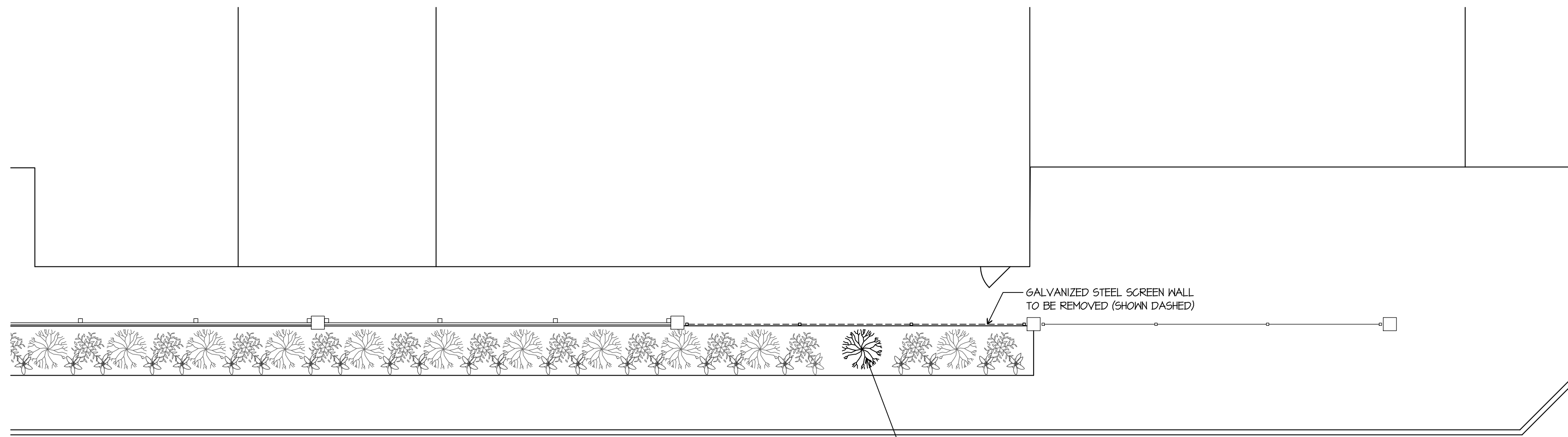
ASHRAE U-Value

Winter Nighttime: AIR / ARGON	.29/.24
Summer Daytime: AIR / ARGON	.27/.21

Shading Coefficient: .45

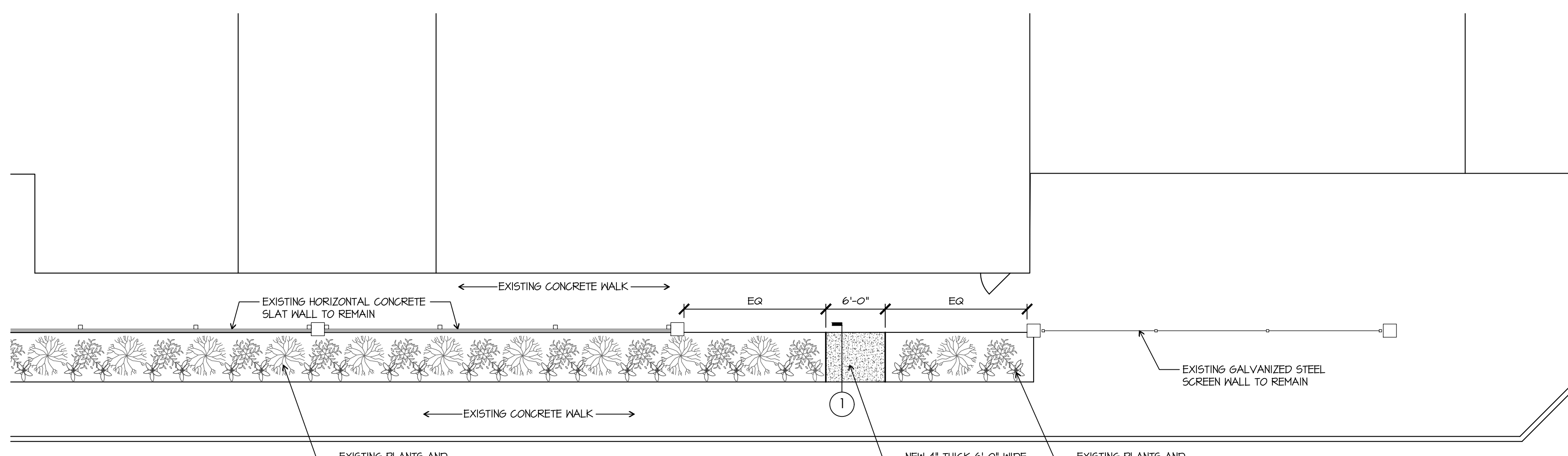
Solar Factor (SHGC): .39

NFRC CENTER-OF-PANE PERFORMANCES.

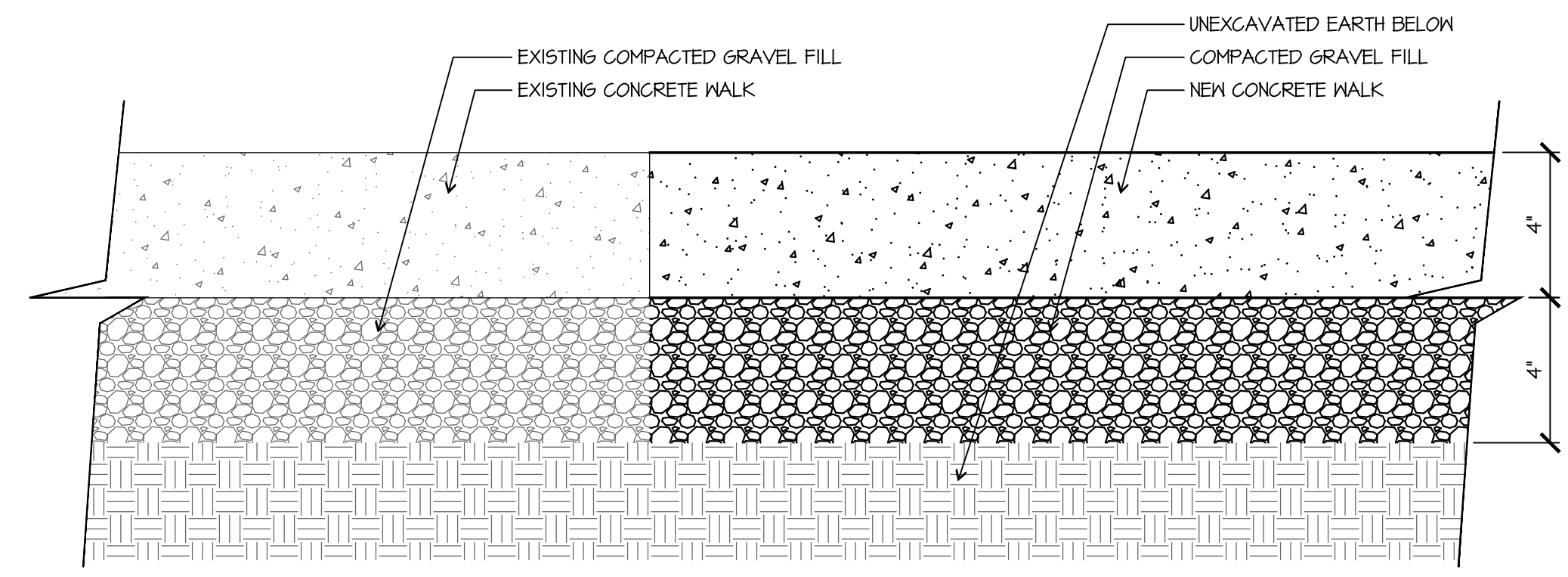


DEMOLITION PLAN
SCALE = 1/8" = 1'-0"

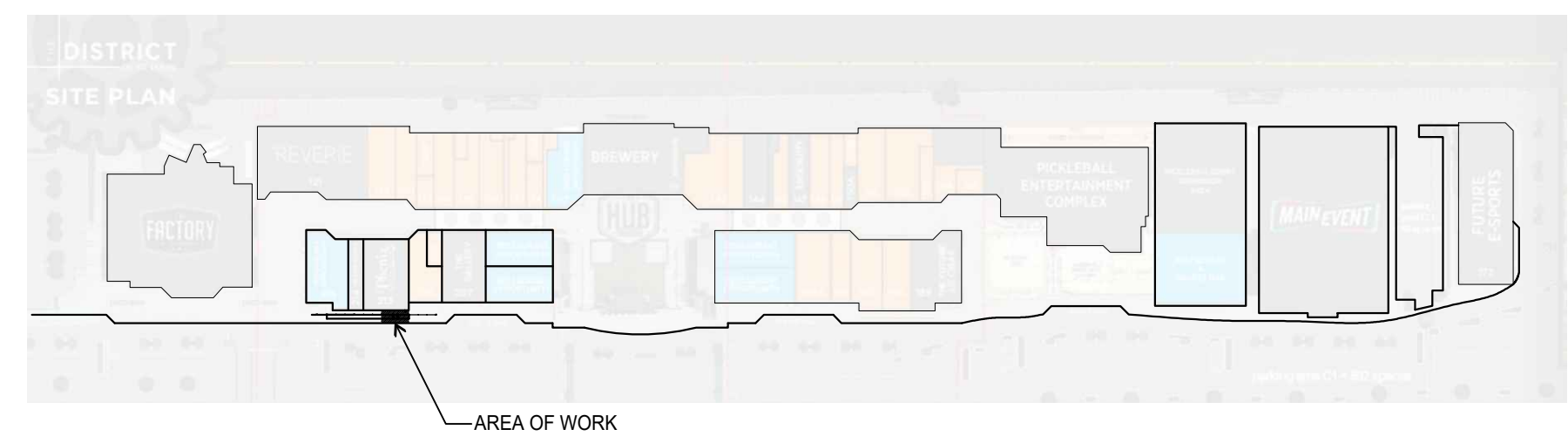
REMOVE EXISTING PLANTS AS REQUIRED FOR INSTALLATION OF NEW CONCRETE WALK, PROTECT EXISTING PLANTS TO REMAIN DURING CONSTRUCTION



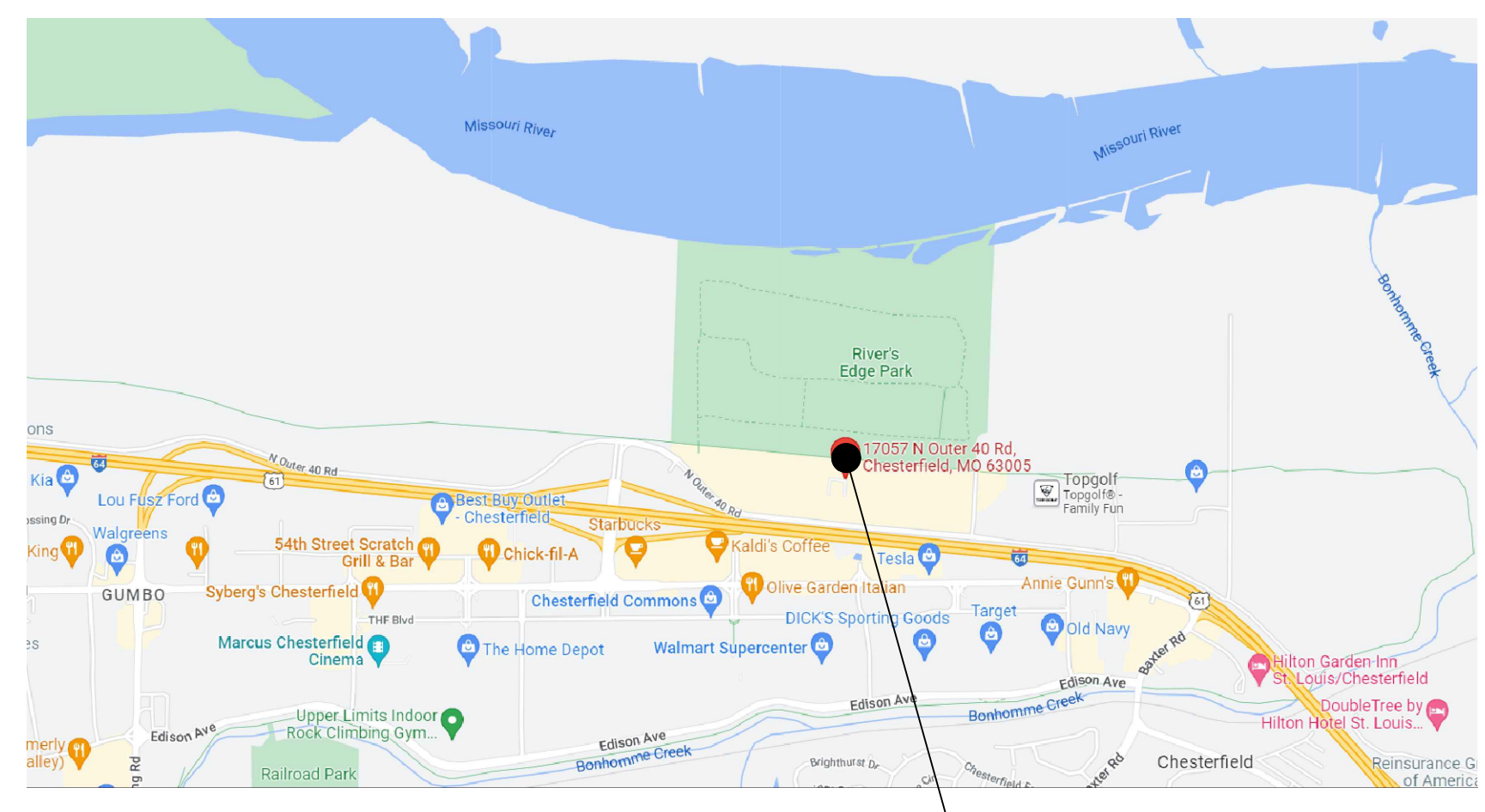
SITE PLAN
SCALE = 1/8" = 1'-0"



1 SECTION @ CONCRETE WALK
SCALE = 3" = 1'-0"



KEY PLAN
SCALE = NTS



LOCATION MAP
SCALE = NTS

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

PROJECT NAME:
PHENIX SALON SUITES
SUITE 212 & 213
17057 NORTH OUTER ROAD
CHESTERFIELD, MISSOURI 63005

ISSUE DATE: 01/08/2023
PROJECT NO.: 23-103
DRAWN BY: MR/MB
CHECKED BY: MB

SHEET
A1



PERSPECTIVE VIEW 1

PHENIX SALON SUITES - WINDOW ADDITION

The District, 17081 Suite 212 & 213
Chesterfield MO



130 W. Lockwood Ave. Ste. 2, Webster Groves, MO 63119
O. 314.801.8601 | www.IdeaSTL.com
Certificate of Authority #2011006331



PERSPECTIVE VIEW 2

PHENIX SALON SUITES - WINDOW ADDITION

The District, 17081 Suite 212 & 213
Chesterfield MO



130 W. Lockwood Ave. Ste. 2, Webster Groves, MO 63119
O. 314.801.8601 | www.IdeaSTL.com
Certificate of Authority #2011006331