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Planning Commission Staff Report

Meeting Date: April 24, 2023

From: Alyssa Ahner, Planner

Location: 9 Arnage Blvd.

Description: River Crossing, Lot 7 (Holman Motorcars St. Louis) AAE: Amended architectural elevations for a 1.4-acre tract of land zoned "PC" Planned Commercial located north of Arnage Blvd and south of Interstate 64.

PROPOSAL SUMMARY

ACI Boland, on behalf of Holman Motorcars St. Louis, has submitted amended architectural elevations for an existing car dealership. The modifications include the addition of an architectural feature for one of the tenants, new entryway canopy, replacing the glass storefront, and adding a new sliding glass door.

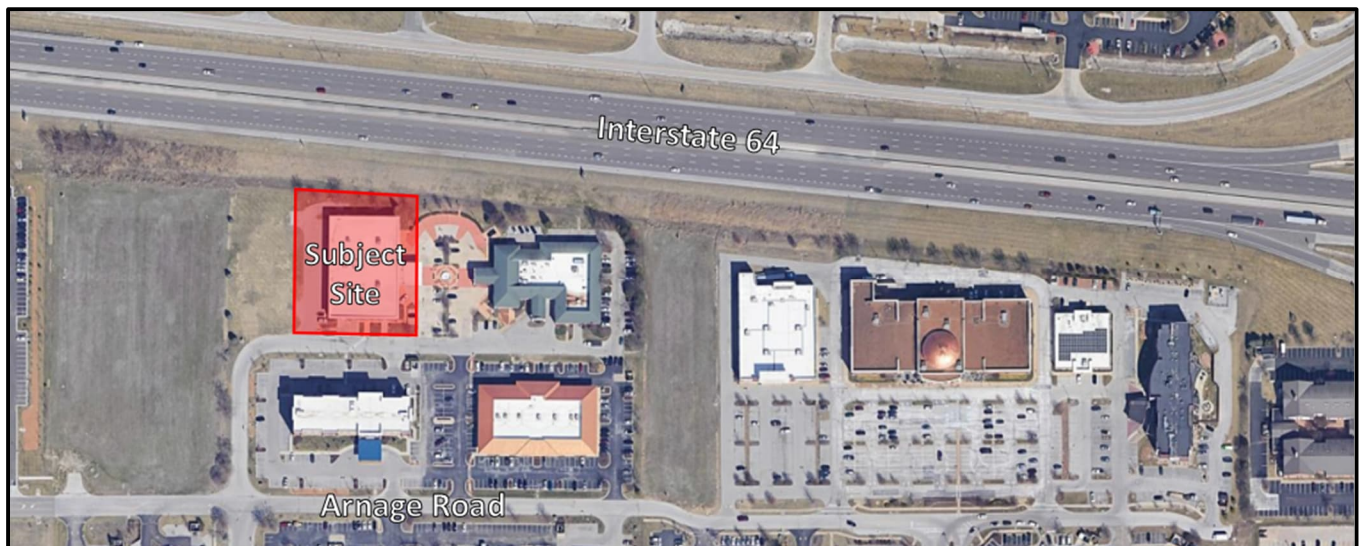


Figure 1: Subject Site

HISTORY OF SUBJECT SITE

- 2001: River Crossing development was rezoned from “C8” Planned Commercial to “PC” Planned Commercial under governing [Ordinance 1772](#).
- 2002: River Crossing was rezoned from Planned Commercial Ordinance 1772 to Planned Commercial [Ordinance 1871](#). A Site Development Section Plan was approved for Lot 7.
- 2007: River Crossing was rezoned from Planned Commercial Ordinance 1871 to Planned Commercial [Ordinance 2385](#). A Site Development Section Plan was amended for Lots 6, 7, & 8.
- 2008: River Crossing was rezoned from Planned Commercial Ordinance 2385 to Planned Commercial [Ordinance 2469](#).
- 2009: River Crossing was rezoned from Planned Commercial Ordinance 2469 to Planned Commercial [Ordinance 2566](#).
- 2022: River Crossing Ordinance 2566 was amended to update the signage criteria for the development. Signage criteria may be found in [Ordinance 3194](#).

ZONING & LAND USE

The subject site is zoned “PC” Planned Commercial under governing Ordinance 2566 with additional signage criteria in governing Ordinance 3194.

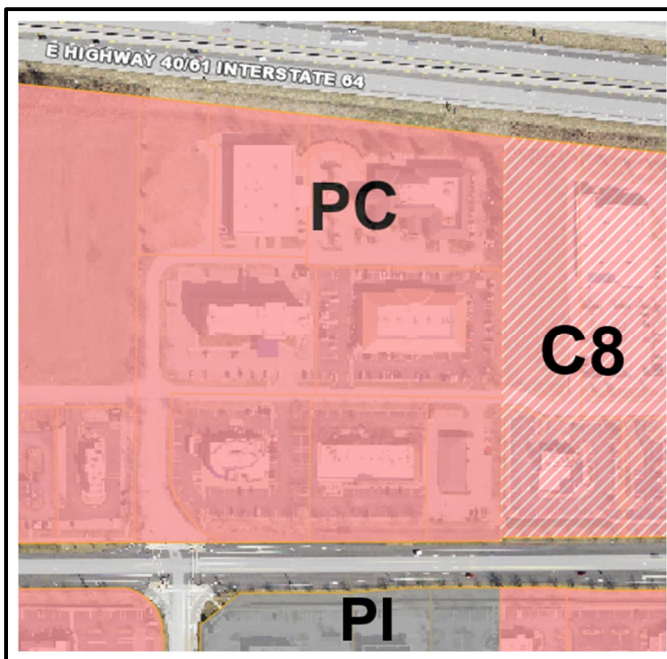


Figure 2: Zoning Map



Figure 3: Land Use Map

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Plan indicates the subject site as being part of the Regional Commercial land use designation. The City of Chesterfield provides a character description of this area as, “Areas that serve regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components)”

and draw visitors from both Chesterfield and the surrounding areas. Multiple buildings planned and developed together using unified project development standards". The development policies to Regional Commercial are listed below:

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points
- Primary entrance points should be aligned with access points immediately across the street
- Promote re-invention of existing tenant space to accommodate different users to increase the mix of uses and redefine the centers, allowing them to be modernized and remain relevant in the market
- Landscape buffering should be utilized between roadways to screen areas of surface parking
- Maintain pedestrian connectivity from transit stops to facilitate the large employment centers
- Secure infrastructure for safe walking and biking between lodging and attraction centers
- Residential projects should be limited to areas outside of the Chesterfield Valley

STAFF ANALYSIS

A. Circulation System, Parking and Access

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

B. Landscape Design & Screening

No changes are proposed to the existing landscaping or screening.

C. Materials & Design

The applicant is proposing modifications to the south elevation (see Figure 2) and the east elevation (see Figure 3) of the existing building. These elevations do not directly face Interstate 64. One modification includes a new glass storefront with an aluminum anodized frame. The glazing is detailed as "clear low-e" while a "portion of the southern curtainwall system will be spandrel glazing with Viraspan's high-opacity white finish" per the applicant.



Figure 4: Existing south elevation



Figure 5: Portion of the existing east elevation

Additionally, a new entryway canopy is proposed on the south elevation. This canopy is proposed as anodized aluminum to match the existing canopy that is located on the east elevation (see Figure 3). There is an existing door where the canopy would be located. This door would be replaced with a new sliding entry door (see Figure 4). The final modification includes the addition of an architectural

metal panel on the south elevation in a shade of purple. Per the applicant, this area would be utilized for signage in the future.

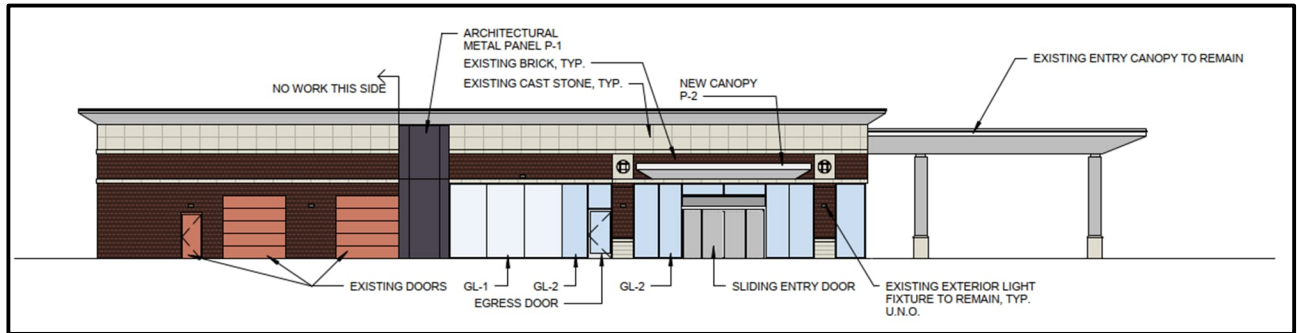


Figure 6: Proposed south elevation

D. Lighting

There are existing wall mounted lights. These lights were approved in 2008 and met City Lighting Standards. One of these lights would be removed where the proposed architectural metal panel would be installed. There are no other changes proposed to the lighting.

ARCHITECTURAL REVIEW BOARD

This project was reviewed by Architectural Review Board on April 13, 2023. At that time, the Board made the motion to forward the project to the Planning Commission with a recommendation for approval, as presented.

RENDERING



DEPARTMENT INPUT

Staff has reviewed the Amended Architectural Elevations and found that it meets the requirements to be presented to the Planning Commission for review. Staff recommends action.

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 for River Crossing, Lot 7 (Holman Motorcars St. Louis), as presented."
- 2) "I move to approve the Amended Architectural Elevations for River Crossing, Lot 7 (Holman Motorcars St. Louis), with the following conditions..."

Attachments:

1. Applicant Submittal Packet

March 27, 2023

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



**RE: Amended Architectural Elevations – Rolls-Royce Renovation, ACI Boland Architects
Project No. 2-22161**

To City of Chesterfield – Planning Department:

We are pleased to submit the following project to The City of Chesterfield Architectural Review Board for their consideration. We have included in this Statement of Design listed below how we plan to address each of the pertinent design standards as part of the design submittal requirements.

STATEMENT OF DESIGN INTENT

Section 405.04.010 Architectural Review Design Standards Requirements

General Requirements for Site Design

Site Relationships

Site changes are minor and do not impede pedestrian traffic between elements. There will be no changes to vehicular circulation or parking.

Circulation System and Access

See above.

Topography

No significant change will be made to the topography.

Retaining Walls

Not Applicable.

General Requirements for Building Design

Scale

This project is a partial renovation of an existing building. The new canopy on the south elevation brings a sense of human scale to the façade and indicates the Rolls-Royce showroom entry.

Design

The Rolls-Royce Renovation is a partial exterior and partial interior renovation of an existing auto dealership building at 9 Arnage Boulevard in Chesterfield, Missouri.

The exterior scope includes a selective demolition and replacement of existing storefront on the south and southeast elevations of the building. On the south elevation, an existing car access door will be removed, a new egress door will be added, and an existing entry door will be replaced with a new sliding entry door. On the east

elevation, a new car access door will be added in the new curtain wall system and paving will be extended to the building footprint. The new paving color and pattern will match existing adjacent.

A new canopy on the south elevation will be located above the new sliding entry door. The canopy is designed to mimic the existing canopy on the east elevation by using a similar roof edge profile and finish.

In addition, an 8'-0" wide vertical metal panel architectural façade feature will be added to the south elevation.

Materials and Colors

The new curtainwall system will be vertical butt-glazed with an anodized aluminum frame. Glazing will be 1" insulated, clear low-e. A portion of the southern curtainwall system will be spandrel glazing with Viraspan's high-opacity white finish.

The new canopy will be clear anodized aluminum to match the existing canopy on the east elevation.

The vertical metal panel façade element will be a composite aluminum panel with a semi-gloss powder coated finish. The color will match RAL 320 20 15 per Rolls-Royce directions and brand standards.

Landscape and Screening

No changes will be made to the site's existing landscape and trees. For this reason, a landscape plan is not included in this submission.

Tree Preservation and Landscape Requirements

Not applicable.

Off Street Parking, Stacking, and Loading Space Requirements

Not applicable. No changes will be made to the existing parking.

Sign Requirements

Proposed signage is also not included in this design package, since it will be submitted through a separate process. Prior to the addition of any new building signage, the existing "Aston Martin" sign on the north elevation will be removed.

Lighting

One exterior light fixture will be removed where the new architectural metal panel will be installed. All other exterior lighting will remain in place and no new lighting will be added.

Air Navigation Space Regulations

Not applicable (existing building)

Subdivision Design Standards

Not applicable.

Streets

Not applicable.

Driveway Access Location and Design Standards

Not applicable.

Grading Permits

Not applicable.

Stormwater Standards

Not applicable.

Zoning Performance Standard Regulations

Not applicable. No changes to the building's existing use.

Once again, we are pleased to be continuing our relationship with the City of Chesterfield through its development. If you should need any additional information or have questions, please feel free to call me.

Respectfully Submitted,

ACI Boland Architects



Kristopher T. Mehrtens
Senior Associate | Architect

Attachments:

- City of Chesterfield Letter – March 20, 2023
- Architectural Review Board Packet and Checklist
- Site or Site Development Plan Review Application
- Architect's Statement of Design – (Revised, March 27, 2023)
- Existing Site Plan & Photos of adjacent uses and sites
- Amended Enlarged Site Plan
- Demolition Elevations
- Amended Architectural Elevations
- Elevation Legend
- Amended Architectural Rendering – South
- Amended Architectural Rendering – Southeast
- Existing Building Photos



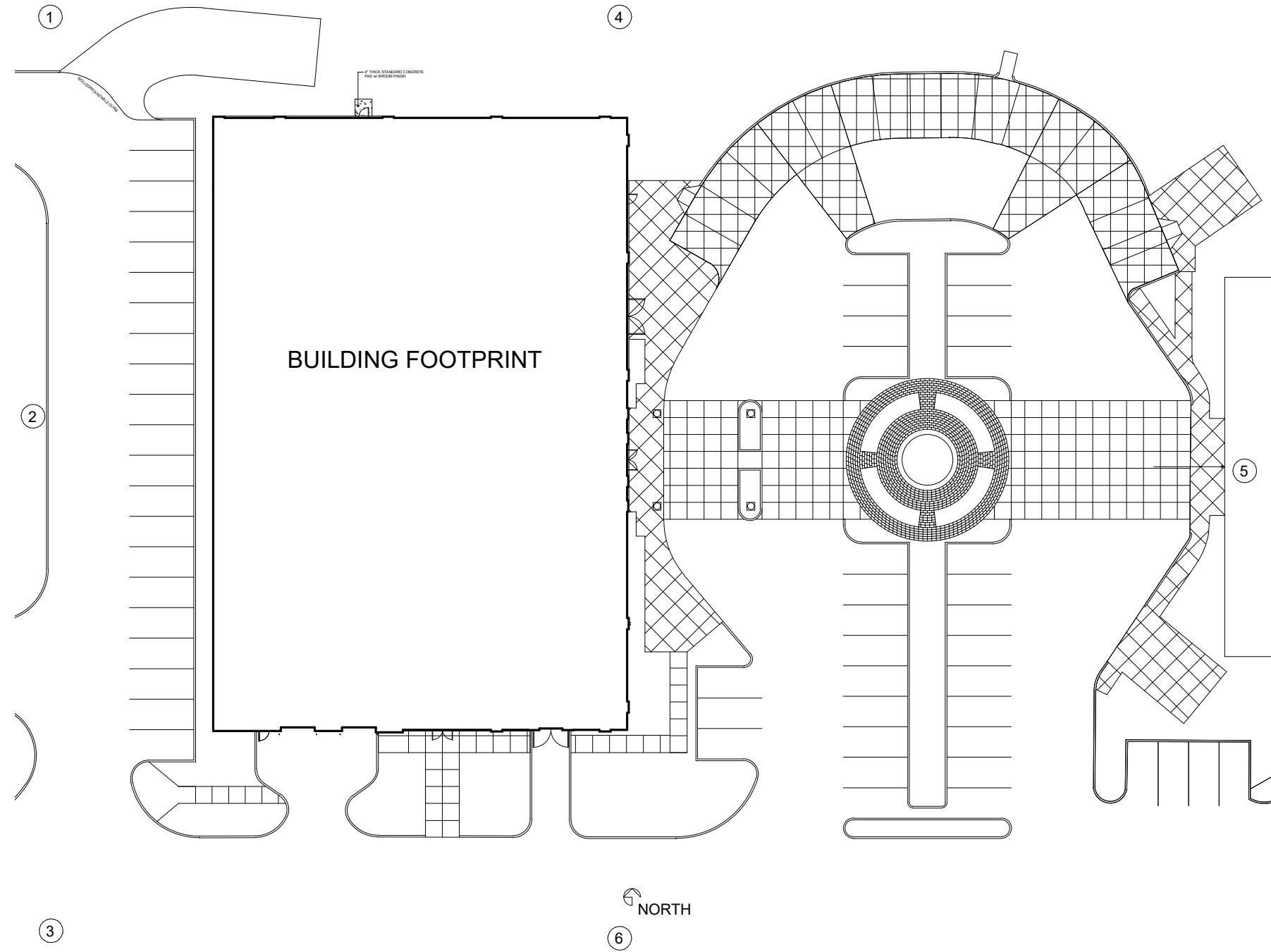
1 NORTH-WEST



2 WEST



3 SOUTH-WEST



EXISTING SITE PLAN
1" = 40'-0"



4 NORTH-EAST

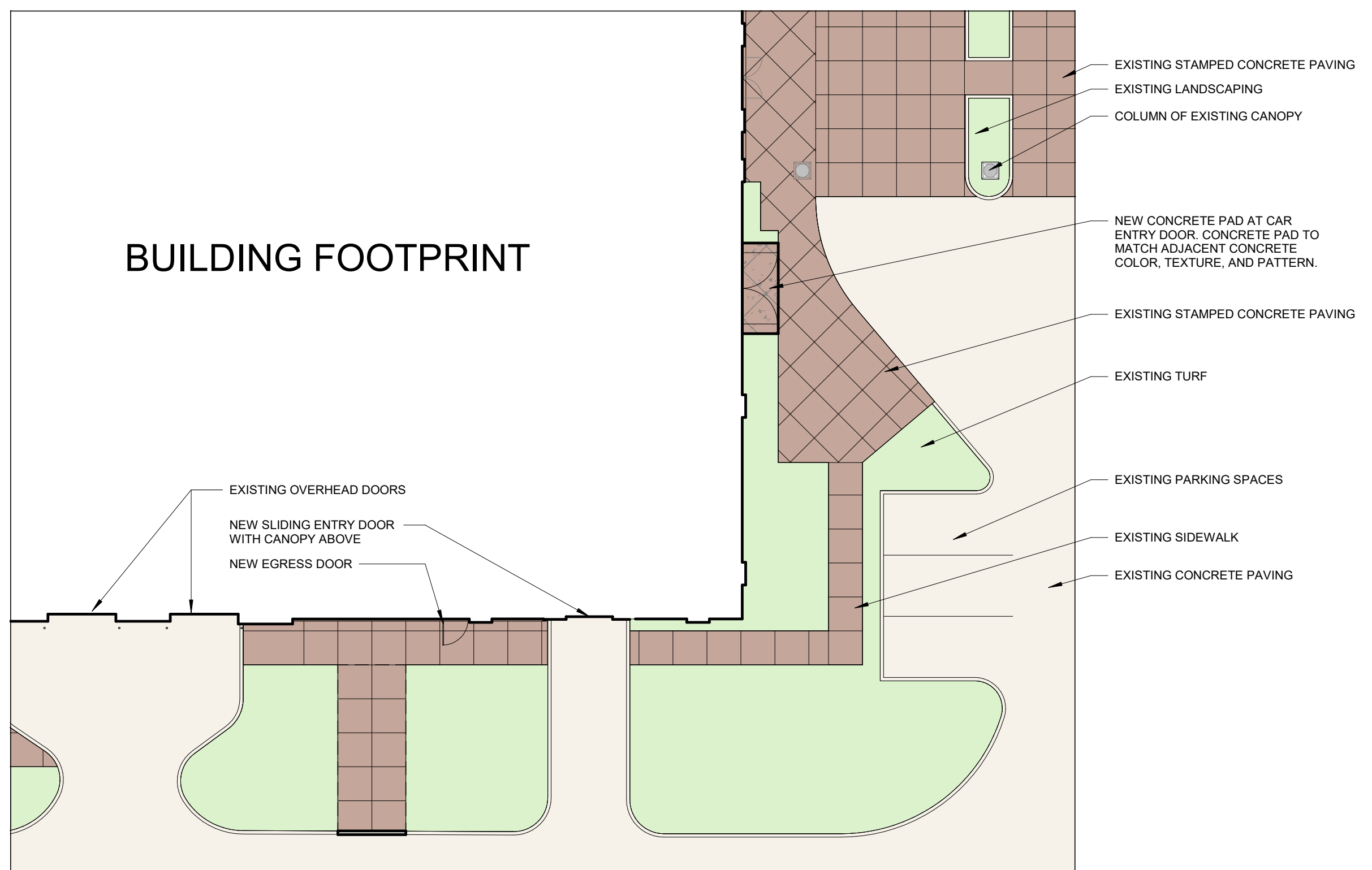


5 EAST

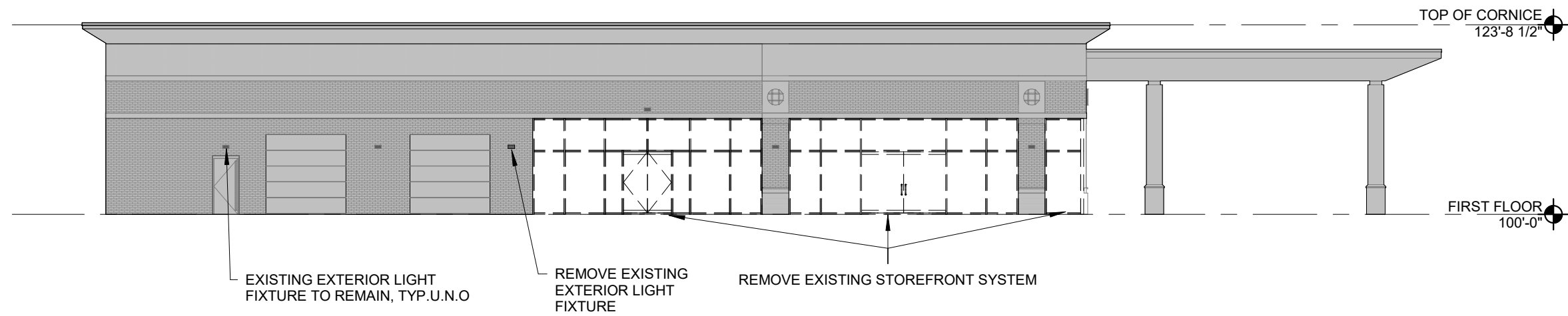


6 SOUTH

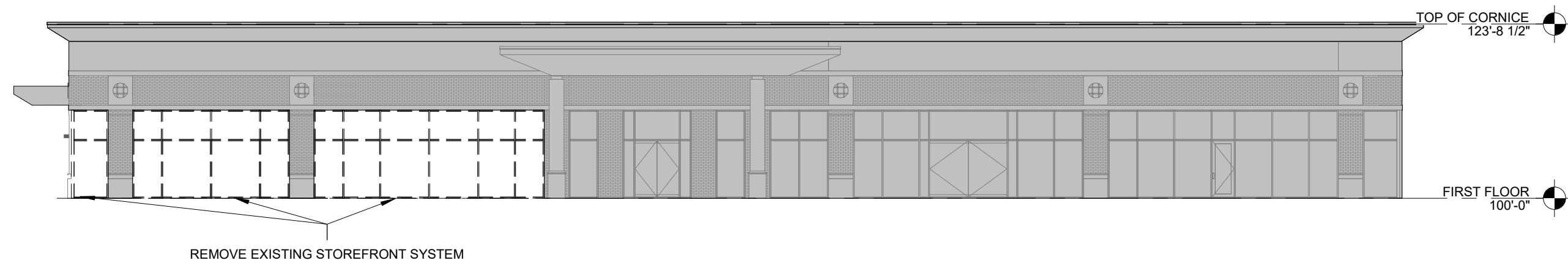
BUILDING FOOTPRINT



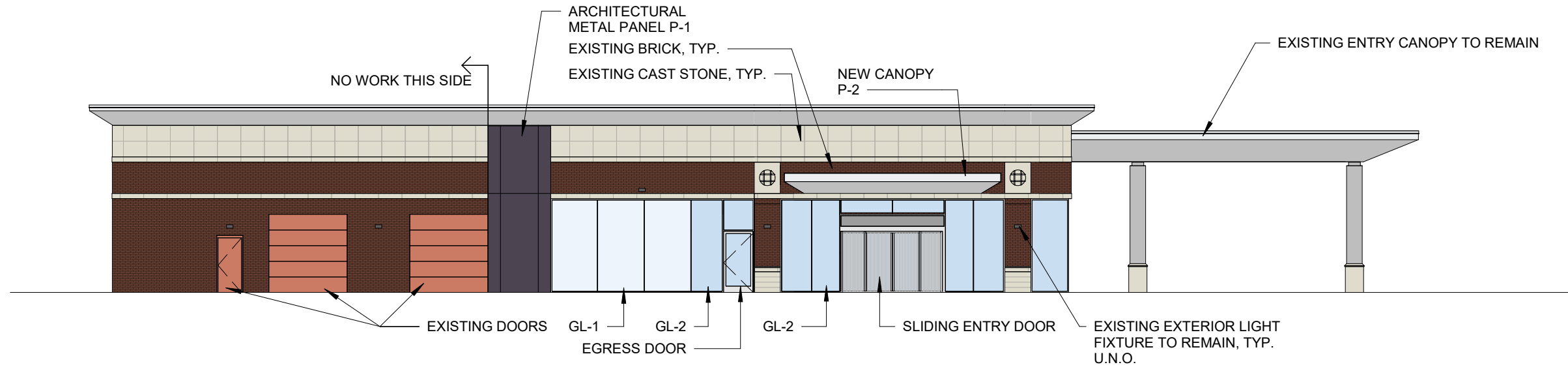
ENLARGED ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



SOUTH ELEVATION - DEMOLITION
1/16" = 1'-0"



EAST ELEVATION - DEMOLITION
1/16" = 1'-0"



SOUTH ELEVATION - NEW CONSTRUCTION

1/16" = 1'-0"



EAST ELEVATION - NEW CONSTRUCTION

1/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

STOREFRONT SYSTEM

VERTICALLY BUTT GLAZED CURTAIN WALL SYSTEM. THERMALLY BROKEN.
FRAME FINISH: CLEAR ANODIZED (MATCH EXISTING STOREFRONT FINISH)

GLAZING

GL-1 1" INSULATED CLEAR LOW-E GLASS, TEMPERED. VIRACON VIRASPAN LEAD FREE SPANDREL GLASS HIGH OPACITY WHITE ON FACE 2. TEMPERED.

GL-2 1" INSULATED CLEAR LOW-E GLASS, TEMPERED

CLADDING

P-1 COMPOSITE ALUMINUM PANEL
COLOR: RAL 320 20 15
FINISH: SEMI-GLOSS POWDER COATED
THICKNESS: 4 MM

P-2 PREFINISHED ALUMINUM COMPOSITE METAL PANEL.
COLOR: CLEAR ANODIZED
THICKNESS: 4MM

SIGNAGE NOTES

PRIOR TO INSTALLATION OF ROLLS ROYCE SIGNAGE, ASTON MARTIN SIGN ON THE NORTH ELEVATION WILL BE REMOVED.



EXISTING CONSTRUCTION TO REMAIN



RENDERING - SOUTH



RENDERING - SOUTHEAST



EAST ELEVATION - PROJECT ONLY



EAST ELEVATION - OVERALL



SOUTH ELEVATION - PROJECT ONLY



SOUTH ELEVATION - OVERALL