



VILE

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January 30, 2009

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **February 09, 2009** will include the following item for your consideration:

McBride and Son Center, Lot 4A (#2 McBride and Son Center Dr.): Amended Site Development Section Plan and Amended Architectural Elevations for a 1.447 acre parcel of land zoned “PC” Planned Commercial District and located at the northeast corner of Chesterfield Airport Road and McBride and Son Center Drive. (17U330178)

Dear Planning Commission:

Plan B and Volz Inc. have submitted, on behalf of Brickhouse Tavern and Tap, an Amended Site Development Section Plan and Amended Architectural Elevations for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

- On February 4, 2002 the City Council approved Ordinance 1818, which rezoned the subject site from “C-8” Planned Commercial District to “PC” Planned Commercial District.
- On May 20, 2002 the City of Chesterfield approved Ordinance 1851, which created Lot 4A of McBride and Son Center.
- On April 14, 2003 the Site Development Concept Plan for McBride and Son Center was approved by Planning Commission.

- On June 9, 2003, a Site Development Section Plan, Architectural Elevations, and Landscape Plan were approved for this lot. The approval included a 6,818 square foot restaurant on the site.
- On August 9, 2004 an Amended Site Development Section Plan was approved by the Planning Commission. The changes requested were a fifty-nine and one-half square foot building addition to house a family restroom and to add two (2) faux windows.
- On March 23, 2005 the Planning Commission approved an Amended Landscape Plan for the lot. The amended plan resulted in a net increase of one (1) tree and ten (10) shrubs.

SUBMITTAL INFORMATION

The current request includes removal the existing playground and replacement with a grassed area and a revision to the covered deck, converting it to patio which is partially covered. Additionally, the request includes amendments to the elevations of the building. The proposal utilizes the existing red brick building with sections of wood in between. The proposal also includes new cedar columns, new steel and metal guardrails, new cement board siding, and new wood and steel awnings to be added to the existing building.

The existing building is 6,878 square feet, and the request does not increase the size of the existing building. No changes to the vehicular and pedestrian access and circulation on the site or changes to the parking areas are being requested. Finally, amendments to the landscape and lighting plans have not been submitted as no changes are being proposed and the previously approved plans still meet current ordinances.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on January 15, 2009. The Architectural Review Board voted, by a vote of 7-0 to forward the above referenced project to Planning Commission with a recommendation for approval.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works recommends approval of the Amended Site Development Section Plan and Amended Architectural Elevations.

Respectfully submitted,



Justin Wyse
Project Planner

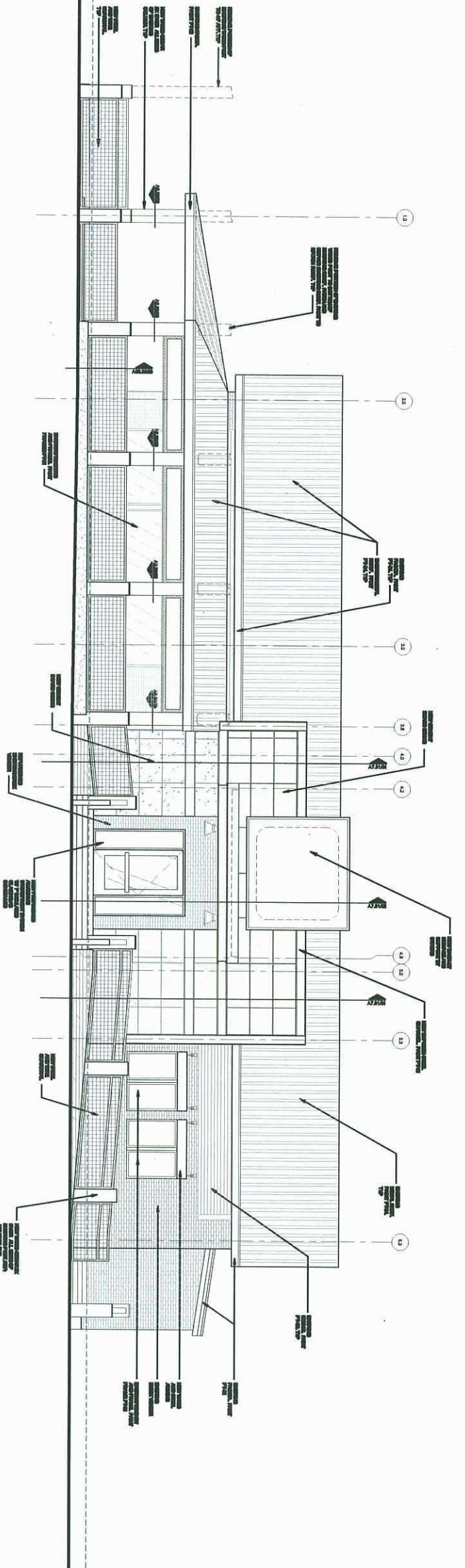
Respectfully submitted



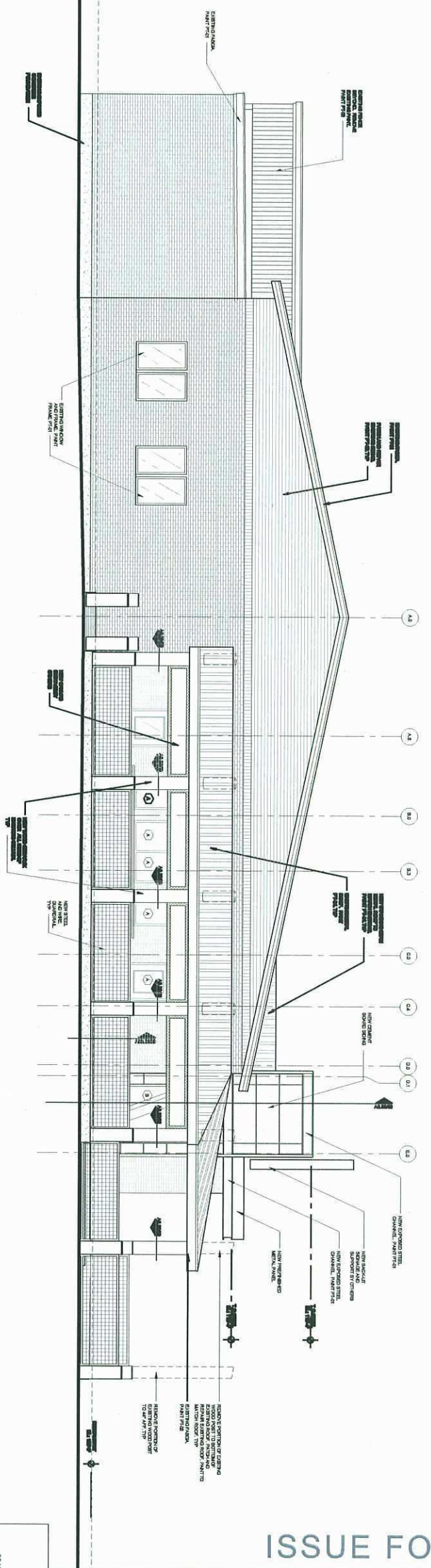
Annissa McCaskill-Clay, AICP
Lead Senior Planner

Cc: City Administrator
City Attorney
Director of Planning and Public Works
Planning and Development Services Director

Attachments:
Amended Site Development Section Plan
Amended Architectural Elevations



02 WEST ELEVATION
 1/4" = 1'-0"
 0 2 4



01 SOUTH ELEVATION
 1/4" = 1'-0"
 0 2 4

ISSUE FOR PERMIT



DESIGNED BY
PLAN B GROUP INC.
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 WWW.PLANBGROUP.COM
 214.522.0000

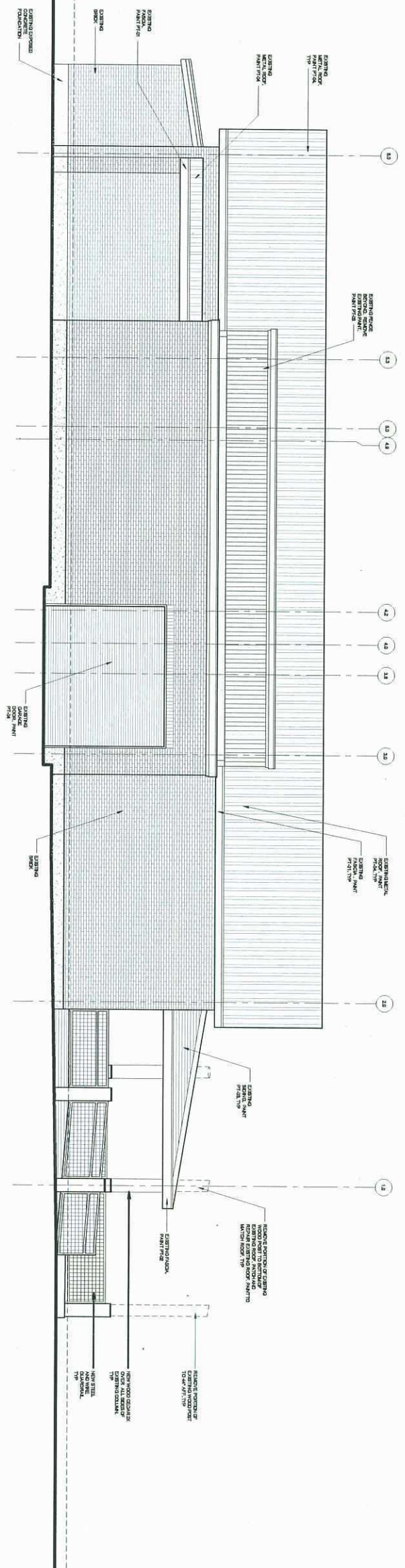
BRICK HOUSE
 CHESTERFIELD AIRPORT RD.
 CHESTERFIELD, MO 63005



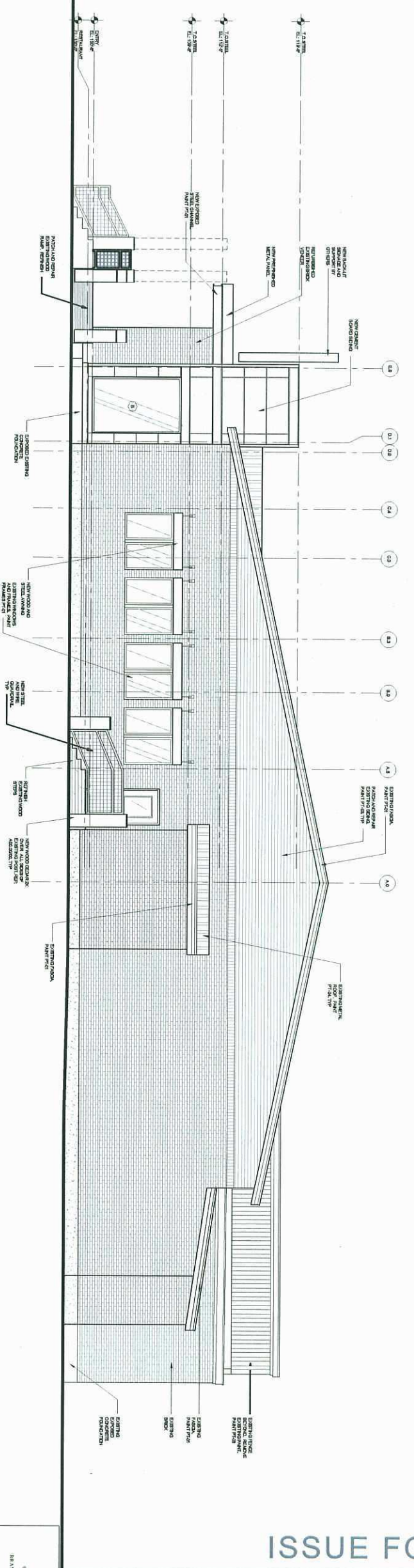
DATE: 01.01.09
 SHEET NO.: 01
 TOTAL SHEETS: 01

PLAN B
 BRAND + DESIGN + CONSTRUCTION

EXTERIOR ELEVATIONS
A3.01



02 EAST ELEVATION
 1/4" = 1'-0"
 0 2 4 6



01 NORTH ELEVATION
 1/4" = 1'-0"
 0 2 4 6

ISSUE FOR PERMIT



DESIGNED BY
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01.01.09

PLAN B
 DESIGN & CONSTRUCTION

EXTERIOR ELEVATIONS
A3.02