

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
JANUARY 14, 2016
Room 101

ATTENDANCE:

Mr. Matt Adams
Ms. Mary Brown
Mr. Rick Clawson
Mr. Doug DeLong
Mr. Bud Gruchalla
Mr. Mick Weber

ABSENT:

None

ALSO IN ATTENDANCE:

Planning Commission Chair, Stanley Proctor
Planning Commission Liaison, Merrell Hansen
Mr. Jonathan Raiche, Senior Planner, Staff Liaison
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Gruchalla called the meeting to order at **6:00 p.m.**

II. APPROVAL OF MEETING SUMMARY**A. December 10, 2015**

Board Member Clawson made a motion to approve the meeting summary as written. Board Member Weber seconded the motion. The motion passed by a voice vote of 6 - 0.

III. PROJECT PRESENTATION

- A. Chili's & Romano's Macaroni Grill (Twin Peaks) 963 Chesterfield Center AAE: An Amended Architectural Elevations and Architect's Statement of Design for one of the two buildings located on a 3.57 acre tract of land zoned "C-8" Planned Commercial District located on the northwest corner of the intersection of Clarkson Road and Chesterfield Parkway.**

STAFF PRESENTATION

Mr. Jonathan Raiche, Senior Planner explained that the request is to convert a former Macaroni Grill into a Twin Peaks Restaurant. No changes are proposed to the existing adjacent Chili's Restaurant. The applicant has proposed various architectural changes

that will result in changing the current Italian-style architecture to a “mountain lodge” style that will reflect the proposed new tenant.

Mr. Raiche provided an aerial, site photos along with renderings of the northeast, northwest, southeast, and southwest architectural elevations. Paint and material samples were provided by the applicant.

Northwest Elevation/Front Facade

- The changes will include replacing the tile roofing with a dark green standing seam metal roof and introducing a number of timber and wood log accents throughout the building
- A number of awnings are proposed to be removed as well as a change to the sizing of multiple windows.
- Through designing the wall projection to meet the adjacent parapet wall height and using consistent materials, Staff finds that this architectural feature is a positive feature for the northeast elevation.
- The existing stucco and majority of the existing stone is proposed to remain. Some of the stone will be salvaged to be utilized in other areas including old lighting areas along the entry way and chimney.
- The applicant has introduced the following new materials into the design: Faux wood log columns, a wood entryway truss, wood log outriggers, and dark brown hardie-board panel vertical siding.
- The two-tone wall extends around the entire building and will provide variation to all of the facades.

Northeast Elevation

- Changes in materials are similar in nature to the northwest elevation.
- Introduction of additional red trim windows and doorways.
- Wainscoting band to wrap around the building.
- The largest proposed change for scaling is the addition of a wall projection on the northeast elevation with gooseneck light fixtures.

Mr. Raiche explained that signage is out of the purview of the Board’s consideration and will be reviewed separately by Staff. However, the proposal does include a wall projection on the northeast façade which fronts Clarkson Road and is planned for sign placement. In response to a question from the Board, he noted that unless shown on the proposed site plan, the introduction of any additional free-standing/monument signs would require an amended site development plan.

Southeast/Southwest Elevation

- The southwest elevation of the building currently serves as the service area and is proposed to continue to serve as the mechanical and trash-service function of the building.
- Although less ornate, the various rooflines, proposed two-tone paint scheme and the existing evergreen trees, help to create some visual interest on this façade.

The intent of the applicant was to maintain the existing landscaping and trim as needed during renovations.

- New tan vinyl slatted chain-link gates are also proposed to replace the existing ones for the dumpster enclosure.
- Introduction of overhead doors, while small window and the rear chimneys will remain.

Lighting

- The applicant is proposing two accent lighting fixtures that are used in the proposed design. The first fixture type is proposed to have one placed on each side of the newly designed entry vestibule. This light fixture is a lantern style fixture that includes a decorative screen with a mountain scene which is consistent with the overall “mountain lodge” style of the project.
- The second proposed lighting fixture is a typical gooseneck light with two of these proposed at the top of the wall projection of the northeast elevation.
- No additional parking lot lighting is proposed.

DISCUSSION

Board Member Weber asked whether the existing landscaping will remain. Mr. Raiche confirmed that the existing landscaping will remain but if the applicant wishes to change the landscaping an amended landscape plan will be reviewed as required.

It has come to the attention of Board Member Clawson that there is an error on the revised northwest elevation which has omitted an existing painted EIFS wall. He recommended that the applicant work with Staff to amend the plans to reflect the existing conditions prior to submittal to the Planning Commission.

Projection Wall

In response to Board Member Brown’s question, Mr. Raiche explained that projection walls are not uncommon. The overall height is consistent with the rear parapet and will allow visibility along Clarkson Road.

Screening of Mechanical Equipment

No additional mechanical equipment is being proposed. The existing roof-top equipment will be screened by the parapet wall.

Landscaping

Board Member DeLong suggested that in the spring the applicant hire a landscape company to address the overgrown landscaping. Mr. Jon McGee, GM/Owner of Twin Peaks explained that once they obtained the lease of the building they began trimming the overgrown landscaping areas.

Board Member Clawson made a motion to forward the Amended Architectural Elevations and Architect’s Statement of Design for Chili’s & Romano’s Macaroni Grill (Twin Peaks) to the Planning Commission ***with the following recommendations:***

- *As previously stated, Staff work with the applicant to amend the northwest elevation to reflect the existing conditions prior to submittal to the Planning Commission.*
- *Staff continue to ensure that adequate screening is provided to the mechanical equipment to meet city code.*
- *If the applicant decides to make landscaping changes, consult with staff for proper review.*

In response to a question from Commissioner Hansen, it was noted that the Board did not have an issue with the chain-link gate since the slats closely match the proposed color of the walls.

Board Member Weber seconded the motion. **The motion passed by a voice vote of 6 - 0.**

IV. **OLD BUSINESS** - None

V. **NEW BUSINESS**

VI: **ADJOURNMENT** 6:23 p.m.