



III.A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Architectural Review Board Staff Report

Project Type: Amended Site Development Section Plan

Meeting Date: May 9, 2013

From: John Boyer
Senior Planner

Location: River Crossings, Lot 1 (Villa Farotto's)

Applicant: Jeff Parrott, JCP Properties

Description: **River Crossings, Lot 1 (Villa Farotto's)**: An Amended Site Development Section Plan, Architectural Elevations, and Architect's Statement of Design for a 1.985 acre tract of land zoned "PC" Planned Commercial located northeast of the intersection of Chesterfield Airport Rd. and Arnage Blvd.

PROPOSAL SUMMARY

The request is for the addition of a roof-top patio for approximately 1,000 square feet of outdoor seating for an existing structure (Villa Farotto's). The subject site is zoned "PC" Planned Commercial and is governed under the terms and conditions of City of Chesterfield Ordinance #2385. The materials planned for this roof-top patio addition are composite decking and steel/metal.

HISTORY OF SUBJECT SITE

The subject site was zoned from "C8" Planned Commercial District to "PC" Planned Commercial District in August 2001 via ordinance #1772. On October 7, 2002 the City of Chesterfield approved Ordinance #1871 which amended the original ordinance to allow for a sign package for the development. Construction of Villa Farotto's was approved on April 14, 2003 via a Site Development Section Plan. On September 5, 2007, Ordinance #2385 was approved which amended the previous ordinance authority (#1871 and #1772) to change parking and structure setbacks as well as allow an increase in number of buildings and lots for the River Crossings development.



Figure 1: Site Photo

STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

This improvement is within a predominantly commercial area composed of both multi-tenant commercial centers and stand-alone commercial structures, with many restaurants occupying these tenant spaces. North and northwest of the subject site remains vacant (commercial), while the western parcel is under construction (Wendy's) and the other surrounding parcels are constructed (See above aerial photo).

B. Circulation System and Access

No changes are proposed with access or circulation of the site with this proposed improvement.

C. Topography

No changes to topography are being proposed.

D. Retaining Walls

No retaining walls are being proposed with this improvement.

General Requirements for Building Design:

A. Scale

The proposed patio would consist of approximately 1,000 square feet of additional seating (not including staircase). The proposed improvement would be within the existing improved area of the site and not extend into the parking area or previously approved landscaped area. Generally the proposed patio addition would not increase the height of the existing structure (existing parapets/HVAC screening are at the same approximate height) with the only increase being the proposed waitress station (black canopy/enclosure on the roof).

B. Design

The proposed patio addition is open air (not covered). The seating area would be in the front area (southern portion) of the roof area in front of the HVAC screening element. Access to this area is provided by a staircase which is integrated into the front of the building with an additional staircase to the eastern elevation as indicated on the plans (two total staircases for access). The eastern staircase is connected by a walkway to the seating area of the patio addition.

C. Materials and Color

Materials proposed for this addition include composite decking material and metal/steel supports. Colors of the improvement will be black to match the existing trim of the existing restaurant.

D. Landscape Design and Screening

No landscaping or screening is proposed for this addition.

E. Signage

No signage is proposed with this development.

F. Lighting

Proposed lighting involves low-level string lighting which will accent the patio area. A lighting detail has been submitted (see packet) with additional information on the proposed lighting. The City of Chesterfield Lighting Ordinance would permit this accent lighting with review and approval by the Planning Commission.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Section Plan, Architectural Elevations and Architect's Statement of Design and has found the application to be in conformance with all applicable Zoning Ordinance requirements. Staff requests action on the Amended Site Development Section Plan for River Crossings, Lot 1 (Villa Farotto's).

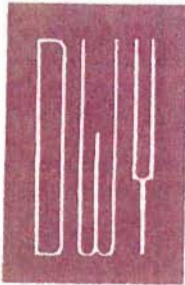
MOTION

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 Section Plan, Architectural Elevations, and Architect's Statement of Design, for River Crossings, Lot 1 (Villa Farotto's), as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Amended Site Development Section Plan, Architectural Elevations, and Architect's Statement of Design, for River Crossings, Lot 1 (Villa Farotto's), to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



DARYLL W.
& ASSOCIATES
ARCHITECTS

April 25, 2013

City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, Mo. 63017

Re: Villa Farotto Rest.
17417 Chesterfield Airport
Chesterfield, Mo. 63005

Gentlemen:

The purpose of this project is to develop additional outside seating for the above referenced restaurant. The method we chosen is to provide a rooftop patio above the existing roof structure. We are extending the column structure and adding additional column support to install new beams and bar joist structure above the existing roof area. The decking will currently be composite decking fastened to the joists and the entire patio will be protected by a 42 inch high railing of metal construction with wire screening panels between supports to allow visibility both into and out of the patio area. The access to this area will be by steel framed staircase on the front at the existing patio area and a stair of the same construction located at the rear of the building on the East side of the building. This provides the two means of egress as required by code.

The waitress station area is to be covered by a black vinyl tent covering which is removable during the winter when the patio will not be utilized. All covering and railings will be of a black coloring. Access to the rear stair will be across the existing TPO roofing where walk pads will be placed for roofing protection and safety access while walking.

The patio will be cantilevered to the front over the landscape area and sidewalk and all clearances will exceed minimum required heights. These clearances will also be maintained at the stair landing over the front sidewalk.

Lighting for the patio area will be low level, non-directional string lighting with exposed bulbs placed on the perimeter of the patio area. No high level lighting is being utilized.



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield _____

Project Title: Villa Farotto Rooftop Patio Location: 17417 Chesterfield Airport Rd.

Developer: Jeff Parrot Architect: Daryll W. Yahl Engineer: _____

PROJECT STATISTICS:

Size of site (in acres): 2± Total Square Footage: 1519 Building Height: N/A

Proposed Usage: Rooftop Patio

Exterior Building Materials: Metal painted black

Roof Material & Design: N/A

Screening Material & Design: N/A

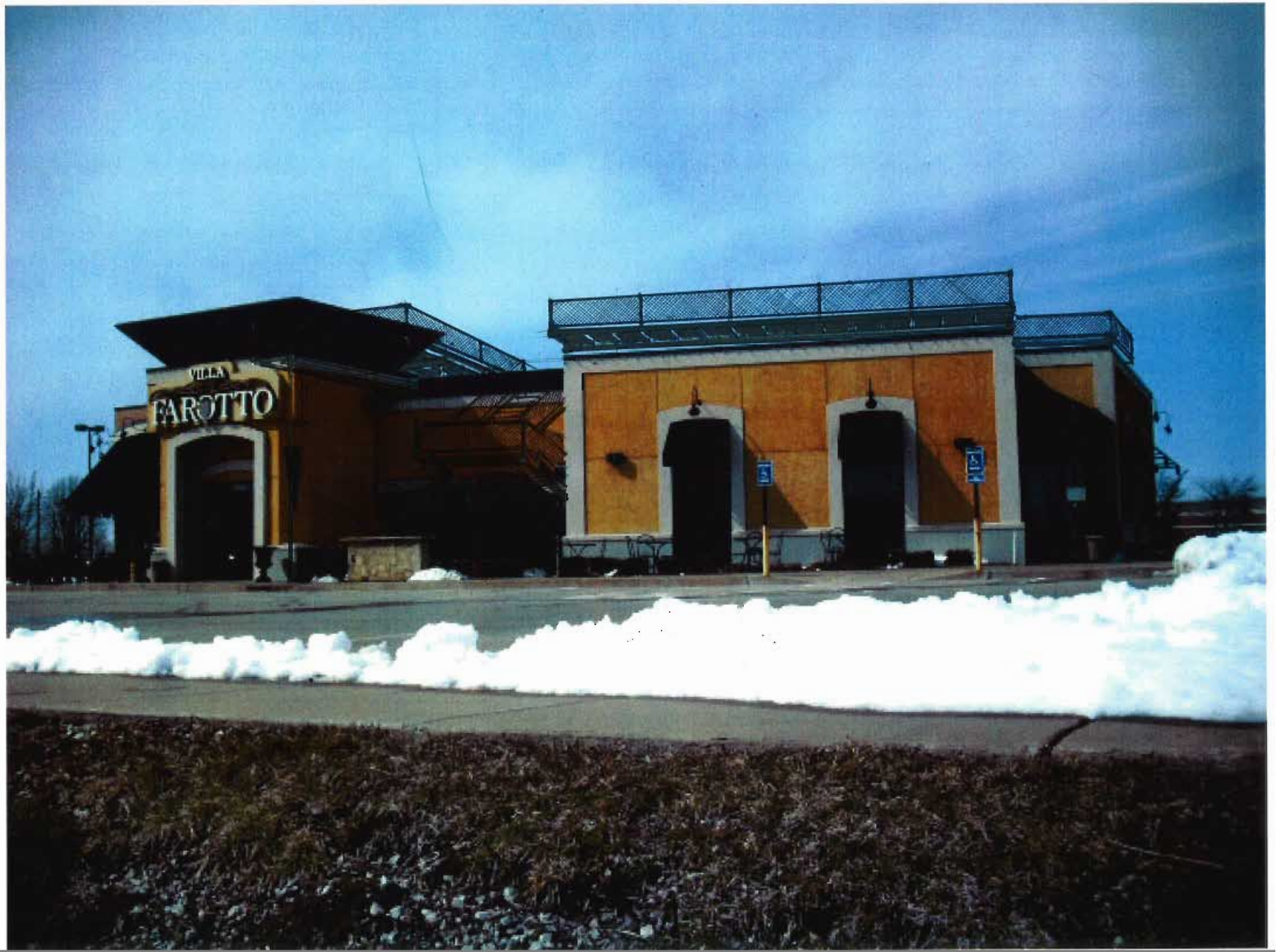
Description of art or architecturally significant features (if any): _____

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- N/A Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- N/A Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.







FRONT ELEVATION
SCALE 1/8"=1'-0"

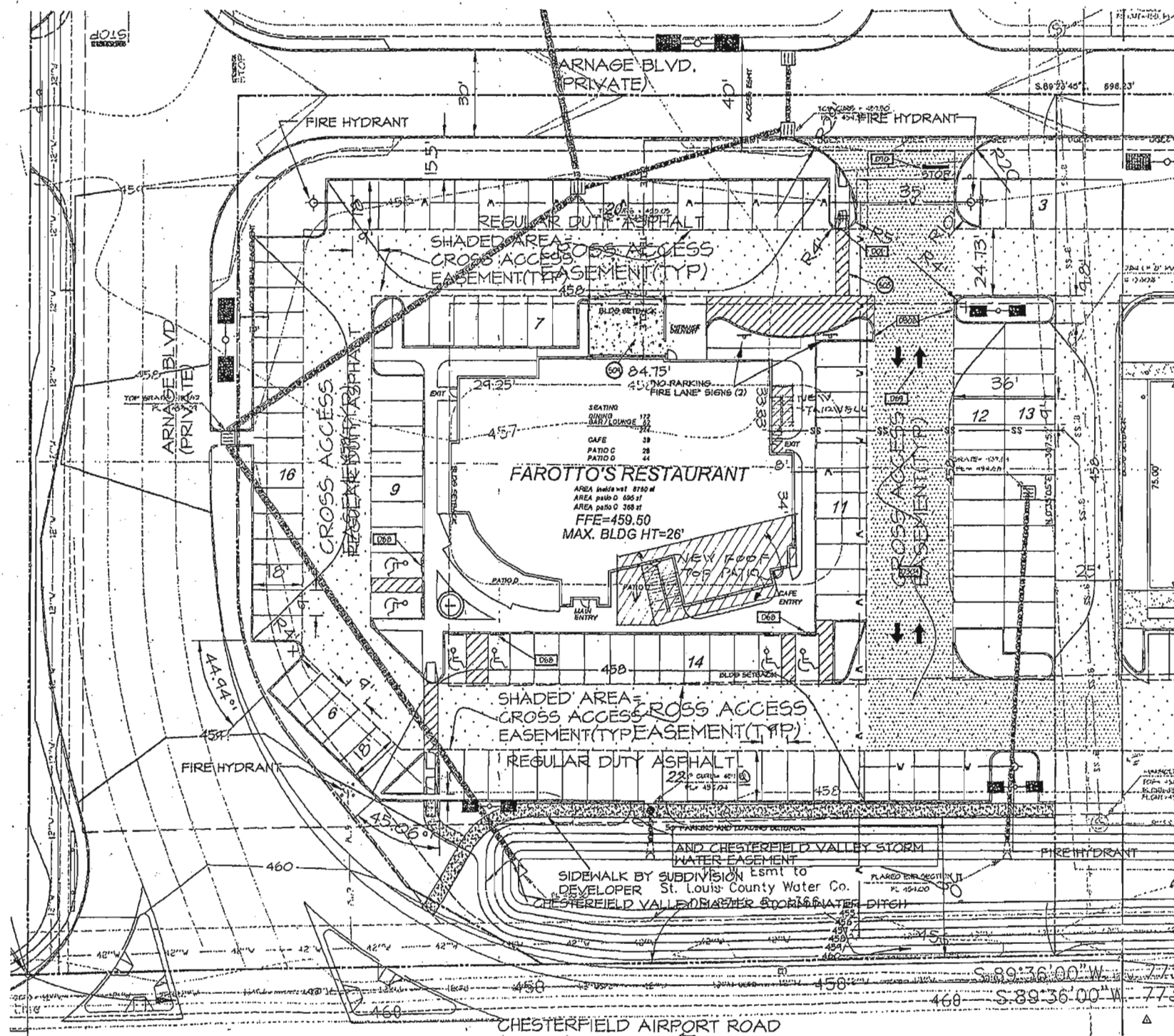


LIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

DARYLL W. YAHL L.L.C. & ASSOCIATES ARCHITECTS
434 OLD DORSETT RD
MARYLAND HEIGHTS, MO 63043
517-0442 cell

PATIO ADDITION FOR:
Villa Farotto's Restaurant
17417 Chesterfield Airport Rd
Chesterfield, MO 63017

DATE	
SHEET	OF



Site PLAN
SCALE = 30' 0"

PARKING REQUIRED	127 CARS
PARKING PROVIDED	133 CARS

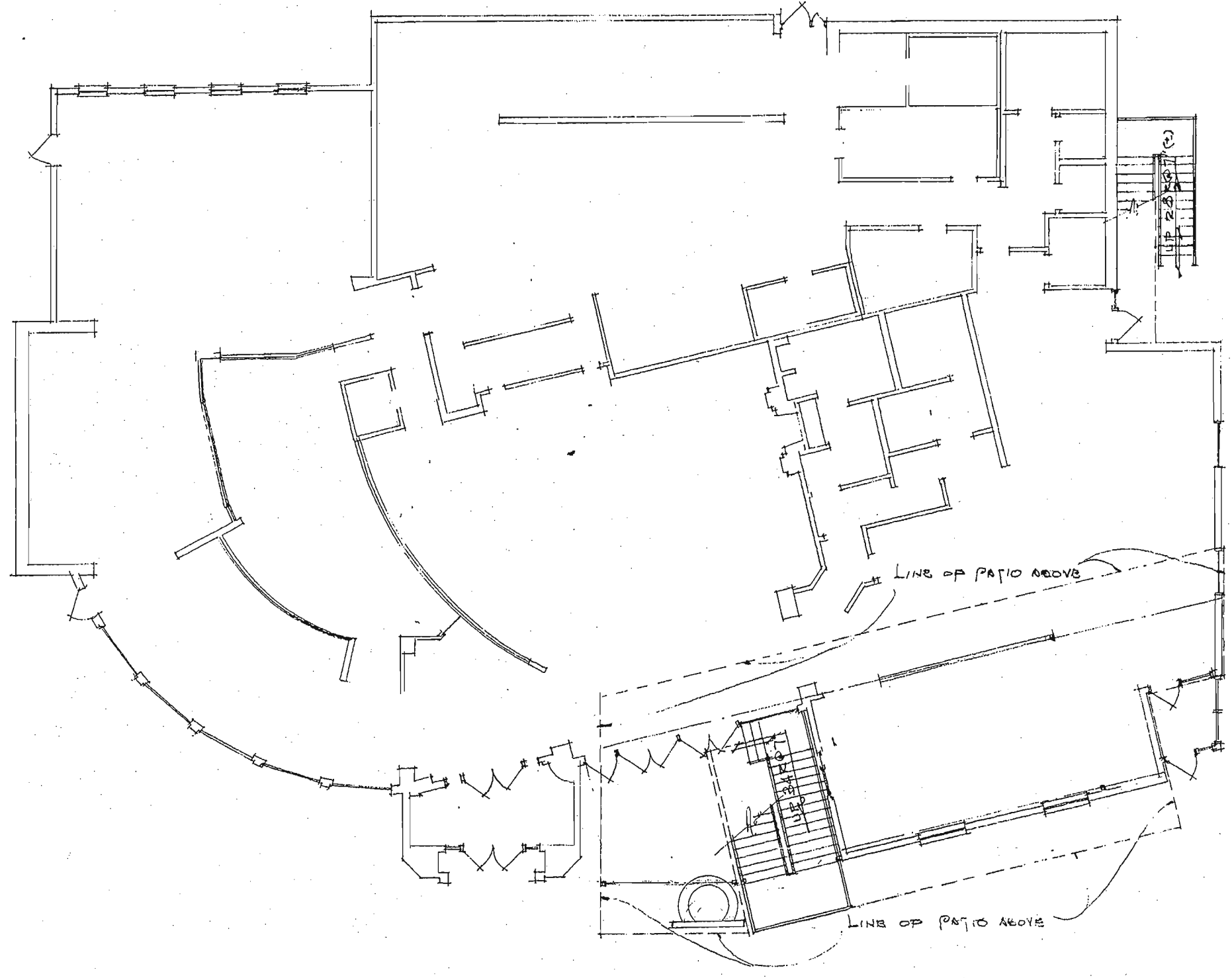
SITE PLAN INFORMATION TAKEN FROM DRAWINGS PREPARED BY OZARK CIVIL ENGINEERING INC. AS RECORDED IN PLAT BOOK 351, PAGE 319 OF THE ST. LOUIS COUNTY RECORDS. INFORMATION INDICATED ON THE PLAN HAS NOT BEEN FIELD VERIFIED AND THE PURPOSE OF THE SITE PLAN IS FOR INDICATING THE LOCATION OF THE PROPOSED ROOF TOP PATIO AREA ONLY.

DARYLL W. YAHL L.L.C. & ASSOCIATES ARCHITECTS
434 OLD DORSETT RD
MARYLAND HEIGHTS, MO 63043
517-6442 cell



PATIO ADDITION FOR:
Villa Farotto's Restaurant
17417 Chesterfield Airport Rd
Chesterfield, MO 63017

DATE	10/15/18
SHEET	10

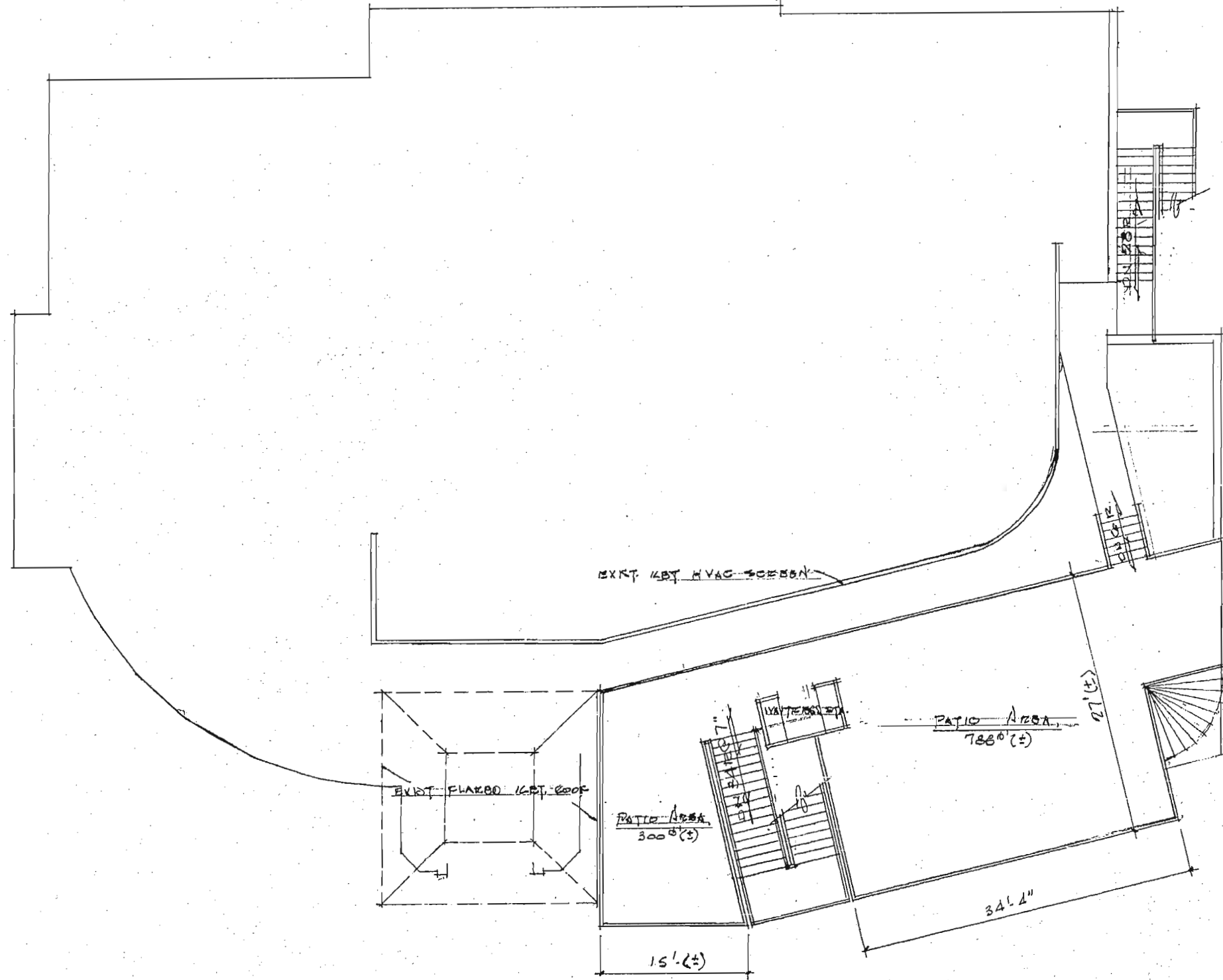


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PATIO ADDITION FOR:
Villa Farotto's Restaurant
 17417 Chesterfield Airport Rd Chesterfield, MO 63017



DARRYL W. YAHL L.L.C. & ASSOCIATES ARCHITECTS
 434 OLD DORSETT RD MARYLAND HEIGHTS, MO 63043
 517-6442 cell



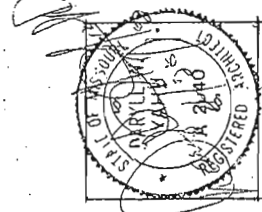
ROOF PATIO PLAN
SCALE 1/8" = 1'-0"

1876	
	SHEET
	OF

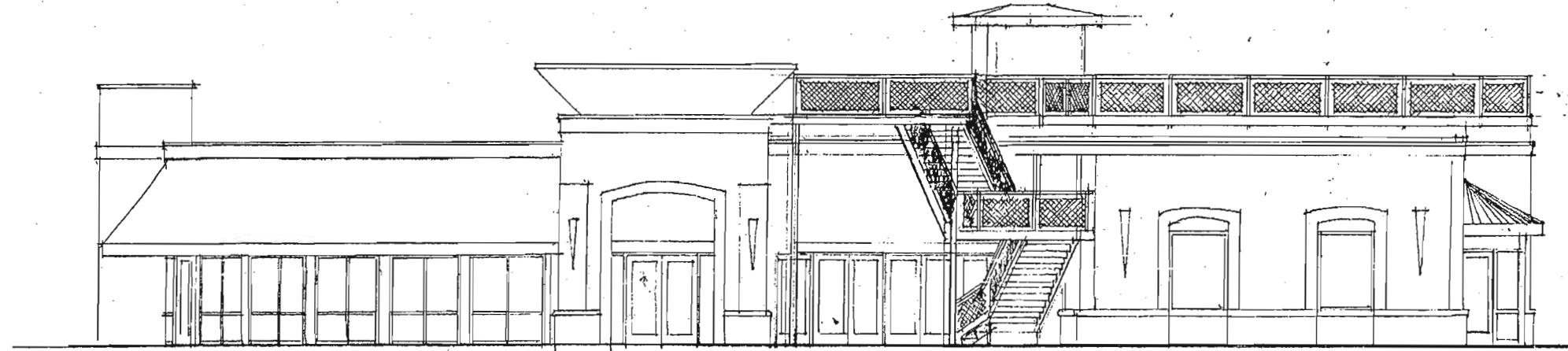
PATIO ADDITION FOR:

Villa Farotto's Restaurant

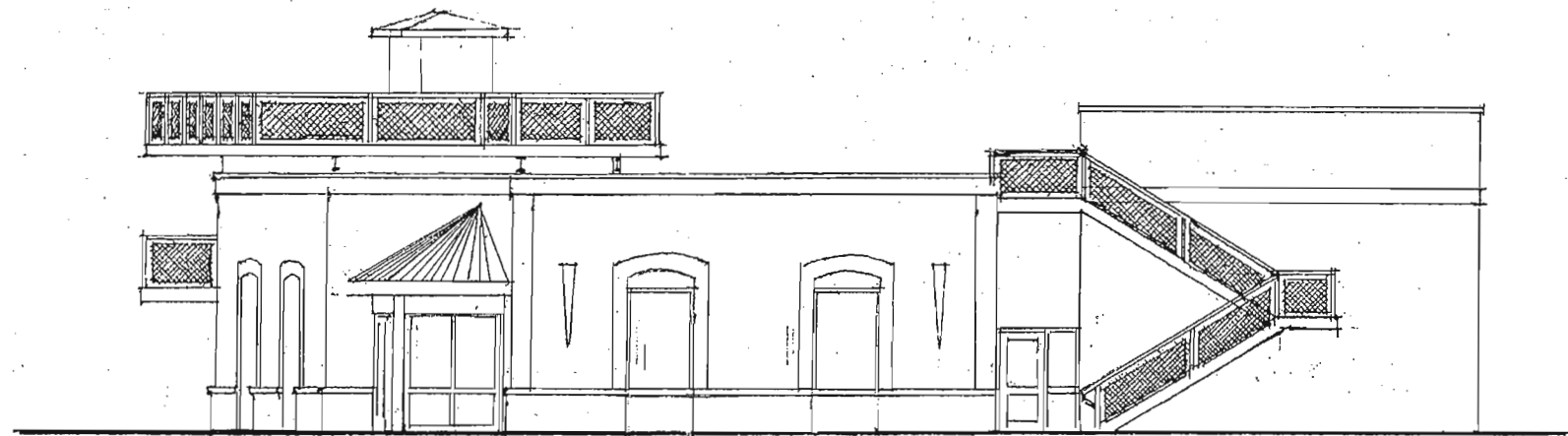
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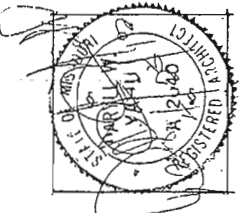


FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

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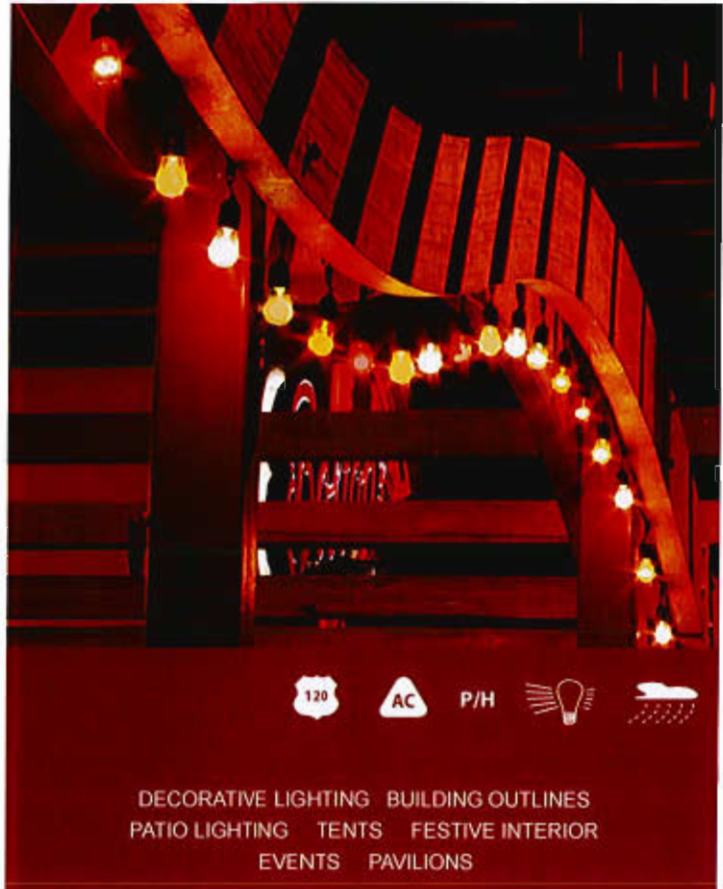
PATIO ADDITION FOR:
Villa Farotto's Restaurant
17417 Chesterfield Airport Rd
Chesterfield, MO 63017

DATE	BY	CHKD	APP'D
SHEET			OF

COMMERCIAL GRADE LIGHT STRING

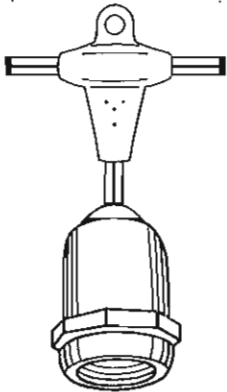
COMMERCIAL GRADE LIGHT STRING

adds festive lighting to interiors and exteriors including building outlines, patio lighting, gazebos and other decorative uses. Heavy-duty factory molded sockets on 14-gauge or 16-gauge wire are durable and well suited for a variety of commercial application's where UL Listing is not required. Available in several wire colors, socket sizes and socket spacings. 330 foot bulk reels are great for custom situations and kits are ready to use, just add lamps and plug in!



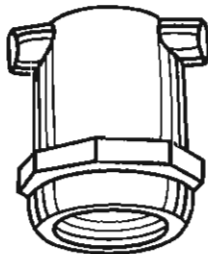
DECORATIVE LIGHTING BUILDING OUTLINES
PATIO LIGHTING TENTS FESTIVE INTERIOR
EVENTS PAVILIONS

Suspended Medium Base



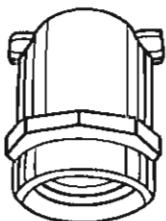
Max load/socket 25 watts

Medium Base



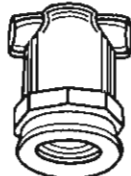
Max load/socket 25 watts

Intermediate Base



Max load/socket 10 watts

Candelabra Base



Max load/socket 10 watts

FEATURES

- Factory-molded sockets on 14-gauge wire is suitable for commercial applications (16-gauge for kits)
- Formulated PVC sockets form a tight weatherproof seal around the bulb
- Long life, low maintenance linear lighting (for use with Long Life Lamps on facing page)
- Available in bulk reels in candelabra, intermediate and medium base sockets
- Use with LED lamps to run full reel length and save up to 98% in energy costs over incandescent