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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

Project Type: Amended Architectural Elevations

Meeting Date: May 10, 2018

From: Cassie Harashe, Project Planner

Location: South side of Chesterfield Airport Rd., west of Chesterfield Commons Dr.

Description: **Chesterfield Commons, Lot 13 (St. Louis Bread Co.) Amended Architectural Elevations:** Amended Architectural Elevations and Project Narrative for a 1.3 acre tract of land zoned “C-8” Planned Commercial District located on the south side of Chesterfield Airport Rd., west of Chesterfield Commons Drive.

PROPOSAL SUMMARY

Aria Group Architects, Inc., on behalf of Panera Bread, has submitted a request to modify the existing elevations on Outlot 13 of the Chesterfield Commons. As part of a rebranding effort, the applicant is remodeling the existing store by changing two paint colors and the fabric awning covers. The existing exterior building materials include EIFS, brick, stone, and glass.



Figure 1: Aerial of Subject Site

HISTORY OF SUBJECT SITE

On November 17, 1997 the City of Chesterfield approved Ordinance 1344, which permitted the development of Chesterfield Commons. On January 4, 1999 the City approved the Concept Plan for the portion of the development located on the south side of Chesterfield Airport Road. The approved plan included both the strip retail center and 15 outlots. The Site Development Section Plan for the strip retail development was approved at the same time as the Site Development Concept Plan. In May 2000, the Site Development Section Plan for Outlot 13 was approved.

The original governing ordinance for The Commons was amended by Ordinances 1600 and 1627. In 2004, the City of Chesterfield approved Ordinance 2081, which repealed 1600 and 1627 and consolidated the governing conditions for The Commons into one ordinance.

The subject site has remained St. Louis Bread Company since its construction. In May 2009 an Amended Site Development Plan was approved by the Planning Commission for the addition of a drive-through.



Figure 2: Existing Conditions of East Elevation

STAFF ANALYSIS

The subject site is located between Chesterfield Airport Rd. and THF Blvd., west of Chesterfield Commons Drive. No changes to the site's circulation system, scale, landscaping or lighting are proposed. Changes to the elevations will not change the primary orientation of the building (i.e. entrance facing Chesterfield Airport Rd.).

The primary design includes existing elements of the building that are common within the Chesterfield Commons development. Most notably, the existing brick utilized throughout the development will remain on the building. The proposed color palette for the building includes utilizing the existing red brick, repainting the existing green EFIS accent panels with Berber White color, and the yellow EFIS accent band near the top of the building will be repainted a Rocky Coast Grey. The patterned fabric canopies will be replaced with a green fabric canopy.



Figure 3: Rendering of North and East Elevations

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and Project Narrative and requests review and recommendation on the Amended Architectural Elevations for Chesterfield Commons, Outlot 13 (St. Louis Bread Co.).



Figure 4: Proposed Color North Elevation

MOTION

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

- 1) "I move to forward the Amended Architectural Elevations and Project Narrative for Chesterfield Commons, Outlot 13 (St. Louis Bread Co.) as presented, with a recommendation for approval (or denial) to Staff."
- 2) "I move to forward the Amended Architectural Elevations and Project Narrative for Chesterfield Commons, Outlot 13 (St. Louis Bread Co.) to the Staff with a recommendation for approval with the following conditions..."

Attachments

1. Architectural Review Packet Submittal

V. COMPREHENSIVE PLAN POLICY AND LAND USE

Comprehensive Plan Land Use Designation: N/A

VI. PROJECT NARRATIVE

Please provide an explanation of the project to be reviewed.

Exterior facade improvements to include new paint on the existing exterior EIFS facade and new fabric to replace existing awnings. No new building materials proposed.

VII. COMPLIANCE

Are there any violations that exist on the Property?

Yes No If yes, please explain: _____

Is property in compliance with all previous conditions of approval of all applicable Ordinance requirements?

Yes No If no, please explain: _____

VIII. REQUIREMENTS FOR SITE PLANS, SITE DEVELOPMENT PLANS, SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT SECTION PLANS

For the initial submittal, four (4) copies are required of the Site Plan, Site Development Plan, Site Development Concept Plan or Site Development Section Concept Plan.

Site Plans must include the following:

- 1) Location map, north arrow, and plan scale.
- 2) Zoning district, subdivision name, lot number, dimensions and area, and zoning of adjacent parcels where different than site.
- 3) Name, address, and telephone number of the person or firm submitting the plan and the person or firm who desires the review comments forwarded to them.
- 4) Proposed use of the building and its construction type and distance from adjacent property lines.
- 5) Off-street parking spaces, required and proposed, including the number, size, and location of those designated for the handicapped.
- 6) Type of sanitary sewage treatment and stormwater drainage facilities, including retention ponds.

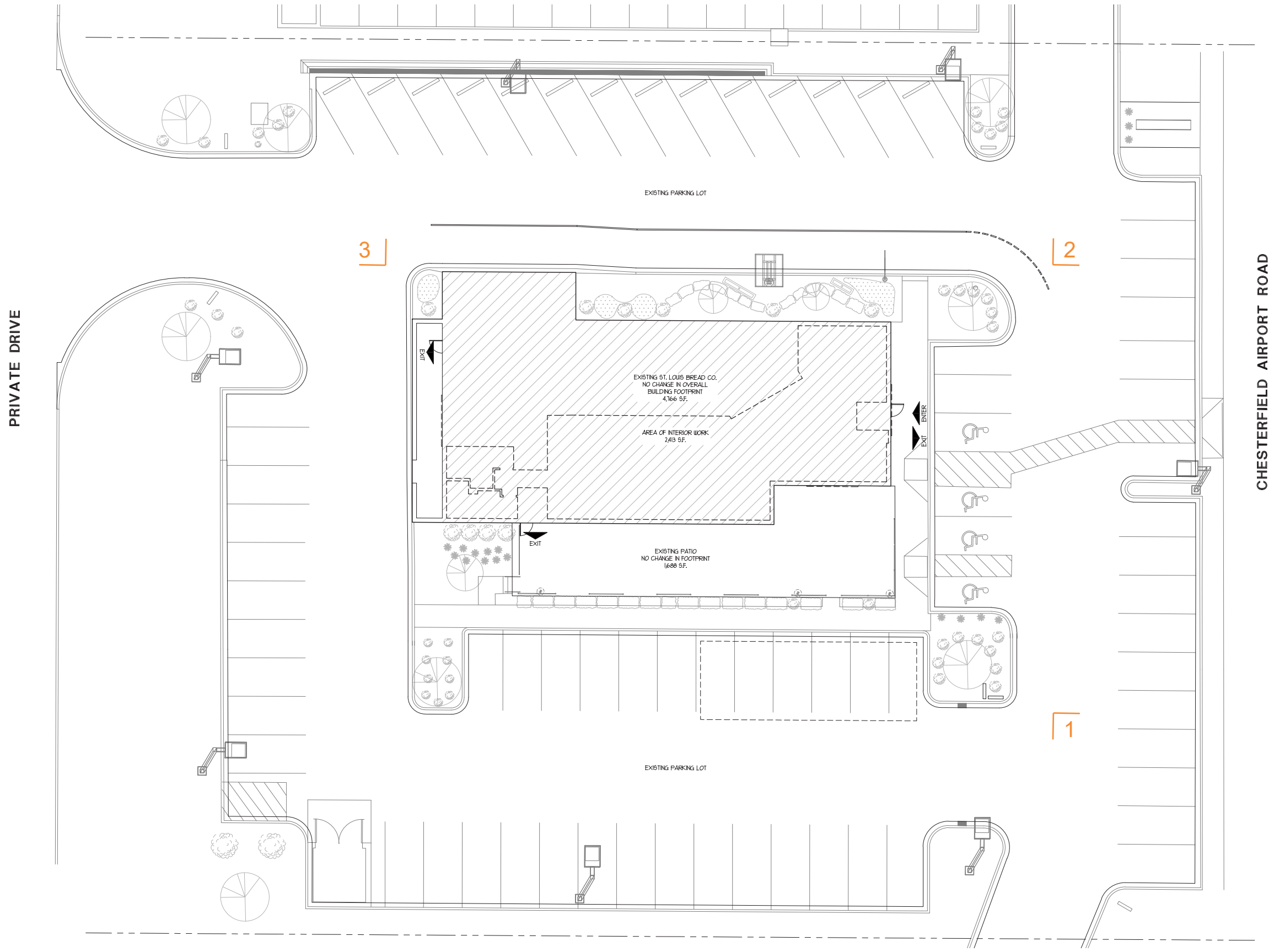
690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us



Remodel Exterior Elevations Package

17132 Chesterfield Airport Road
Chesterfield, MO 63005

SITE PLAN





VIEW 1 - EXISTING



NEW PATIO LOUNGE FURNITURE

NEW FABRIC AT EXISTING UMBRELLAS

REMOVE EXISTING AWNINGS

NEW FABRIC AT EXISTING AWNINGS

NEW EXTERIOR PAINT

NEW EXTERIOR PAINT

VIEW 1 - REMODEL

Exterior Facade
Benjamin Moore
Windsbreath

Exterior Facade
Benjamin Moore
Rocky Coast



VIEW 2 - EXISTING



REMOVE EXISTING
AWNINGS

NEW FABRIC AT
EXISTING AWNINGS

NEW EXTERIOR PAINT

NEW EXTERIOR PAINT

VIEW 2 - REMODEL

Exterior Facade
Benjamin Moore
Windsbreath

Exterior Facade
Benjamin Moore
Rocky Coast



VIEW 3 - EXISTING



NEW EXTERIOR PAINT

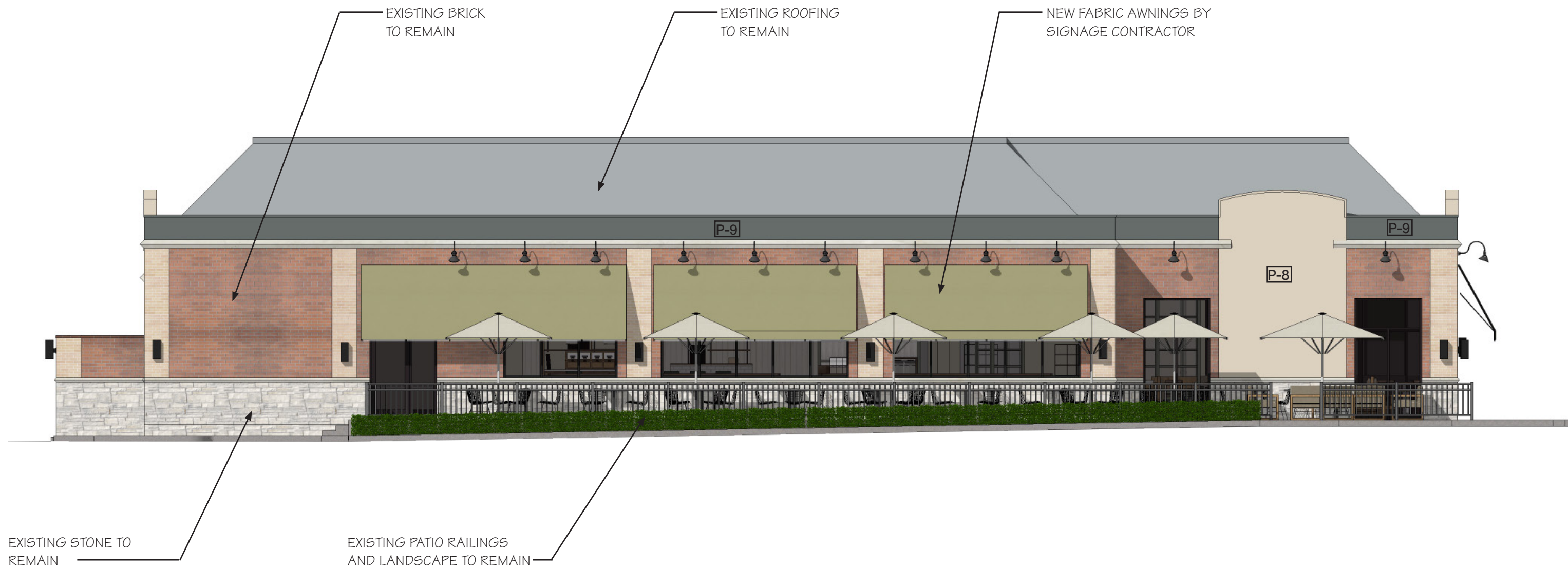
NEW FABRIC AT
EXISTING AWNINGS

NEW EXTERIOR PAINT

VIEW 3 - REMODEL

Exterior Facade
Benjamin Moore
Windsbreath

Exterior Facade
Benjamin Moore
Rocky Coast



ELEVATION 1 - PATIO REMODEL (East Facade)

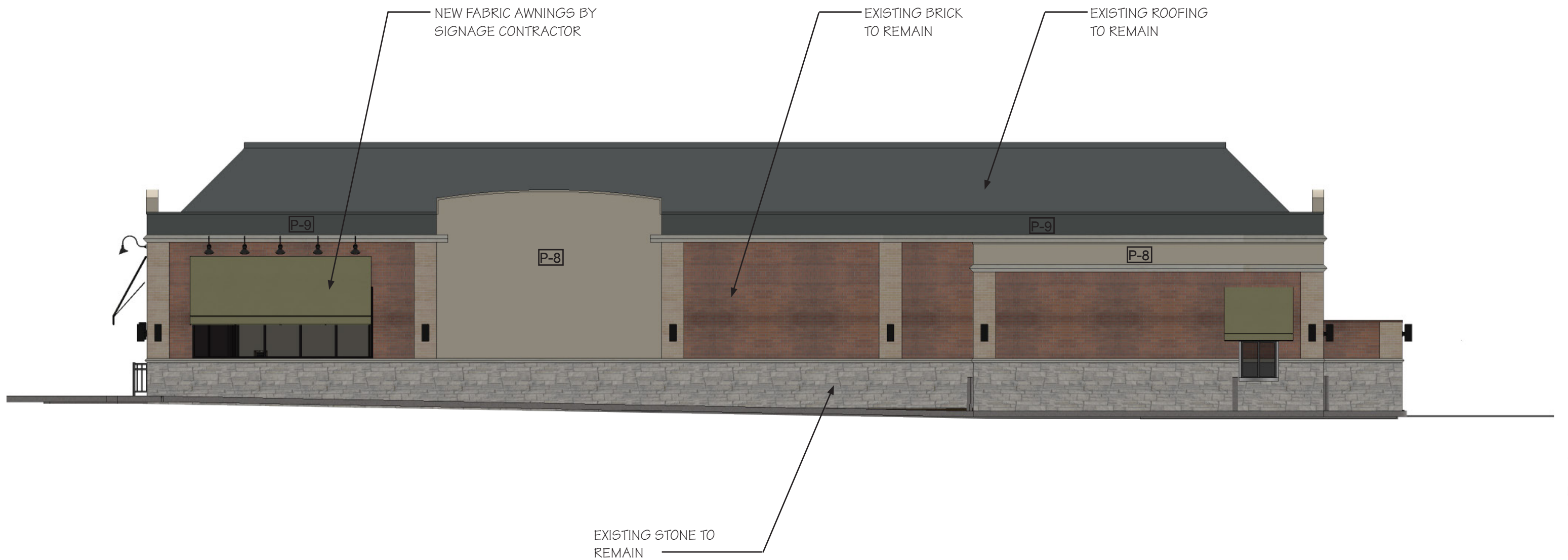
P-8 Exterior Facade Benjamin Moore Windsbreath	P-9 Exterior Facade Benjamin Moore Rocky Coast
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ELEVATION 2 - ENTRY REMODEL (North Facade)

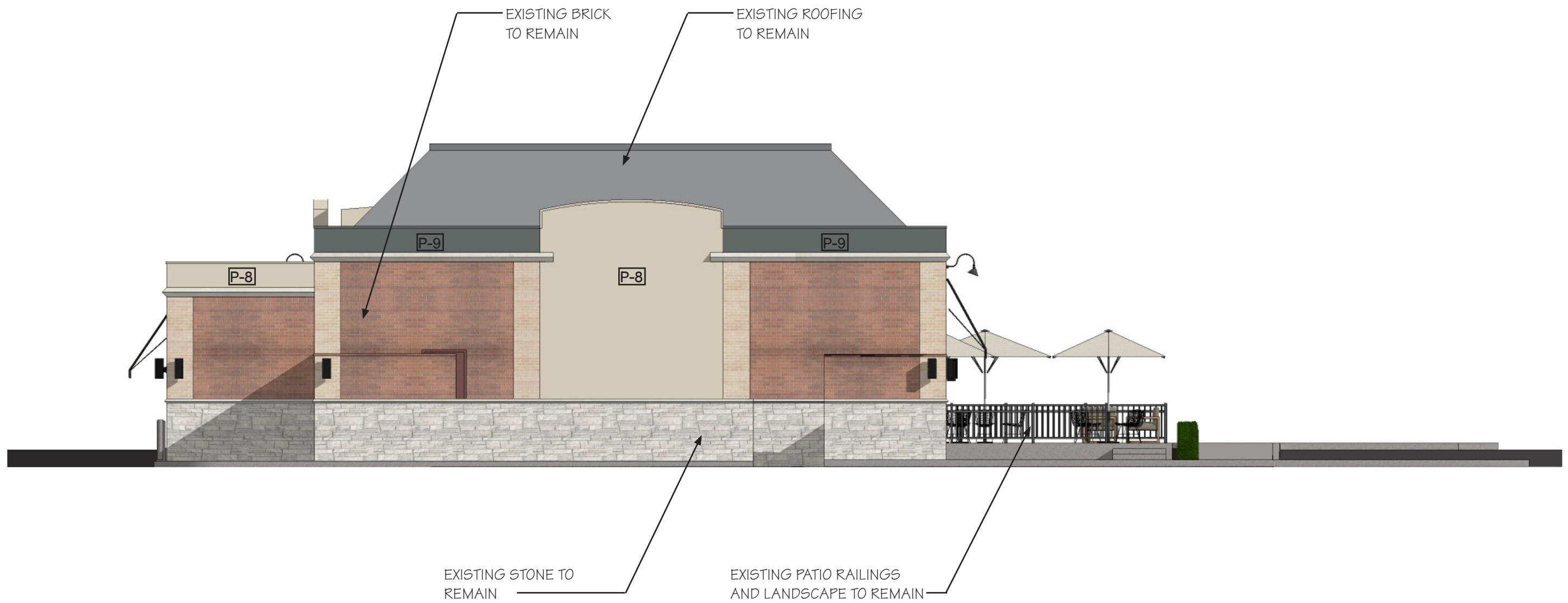
<p>P-8 Exterior Facade Benjamin Moore Windsbreath</p>	<p>P-9 Exterior Facade Benjamin Moore Rocky Coast</p>
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ELEVATION 3 - DRIVE THRU REMODEL (West Facade)



P-8
Exterior Facade
Benjamin Moore
Windsbreath

P-9
Exterior Facade
Benjamin Moore
Rocky Coast



ELEVATION 4 - REAR REMODEL (South Facade)

<p>P-8 Exterior Facade Benjamin Moore Windsbreath</p>	<p>P-9 Exterior Facade Benjamin Moore Rocky Coast</p>
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