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Architectural Review Board Staff Report

Project type: Amended Architectural Elevations

Meeting Date: June 14, 2012

From: Shawn Seymour, Senior Planner

Location: 13435 Olive Boulevard

Applicant: KIM CHEESE

Description: **13435 Olive Boulevard (KIM CHEESE):** Amended Architectural Elevations for a restaurant building on a 0.27 acre tract of land, zoned "PC" Planned Commercial District located on the north side of Olive Boulevard just east of its intersection with Woodsmill Road (16Q331031).

PROPOSAL SUMMARY

Kim Cheese, has submitted a request for Amended Architectural Elevations for a twenty-four (24) foot tall 1,170 sf fast food style restaurant located on the north side of Olive Boulevard just east of intersection with Woodsmill Road. The request is for approval of a color change to the EIFS of the existing building. The building was originally approved with stone and brick veneer, with beige and black EIFS. The applicant seeks approval to change the color of the EIFS to blue and yellow. No other changes are being requested at this time.

HISTORY OF SUBJECT SITE

This property was zoned "C2" Shopping District by St. Louis County in 1970. In 2002, the City of Chesterfield approved Ordinance 1874, granting approval of a zoning map amendment from "C2" to a "PC" Planned Commercial District. The only approved land use was and is, restaurants, fast food.

In 2003, the City of Chesterfield approved a site development plan granting the property owner the ability to construct a 1,170 sf freestanding fast food restaurant. The property has not been in use for the last few years and has sat unutilized.



STAFF ANALYSIS

General Requirements for Site Design

A. Site Relationship

Addressed as Written Addressed with Modification Not Applicable

There are no proposed changes to the previously approved site plan.

B. Circulation and Access

Addressed as Written Addressed with Modification Not Applicable

There are no proposed changes to the previously approved site plan.

C. Topography

Addressed as Written Addressed with Modification Not Applicable

There are no proposed changes to the previously approved site plan.

D. Retaining Walls

Addressed as Written Addressed with Modification Not Applicable

There are no proposed retaining walls for the subject site.

Proposed Amended Architectural Elevations



General Requirements for Building Design:

A. Scale

Addressed as Written Addressed with Modification Not Applicable

There are no proposed changes to the scale of the building.

B. Design

Addressed as Written Addressed with Modification Not Applicable

The overall design of the building is not changing.

C. Materials and Colors:

Addressed as Written Addressed with Modification Not Applicable

The applicant requests a color change from the previously approved beige and black EIFS to a blue and yellow.



View of the front of the Structure



View of the rear & side

D. Landscape Design and Screening

Addressed as Written Addressed with Modification Not Applicable

There are no proposed changes to the previously approved landscape plan.

E. Signage

Addressed as Written Addressed with Modification Not Applicable

Signage is not submitted for approval at this time and will be reviewed by staff at a later date.

F. Lighting

Addressed as Written Addressed with Modification Not Applicable

There are no proposed changes to the previously approved lighting plan.

DEPARTMENT INPUT

Staff has reviewed the Amended Architectural Elevations and has found the application to be in conformance with the City of Chesterfield Zoning Ordinance and other applicable Zoning Ordinance requirements. Staff requests action on the Amended Architectural Elevation for 13435 Olive Boulevard (KIM CHEESE).

MOTION

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

- 1) "I move to forward Amended Architectural Elevations for 13435 Olive Boulevard (KIM CHEESE), as presented, with a recommendation for approval (or denial) to the Planning Commission."

13435 Olive Boulevard (KIM CHEESE)
Architectural Review Board
June 14, 2012

- 2) "I move to forward the Amended Architectural Elevations for 13435 Olive Boulevard (KIM CHEESE), to the Planning Commission with the following recommendations..."

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Seymour", written over a horizontal line.

Shawn Seymour, AICP
Senior Planner

Attachments

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield may 17, 2012

Project Title: 13435 Olive Boulevard (KIM CHEESE) Location: 13435 Olive Boulevard

Developer: N/A Architect: N/A Engineer: N/A

PROJECT STATISTICS:

Size of site (in acres): 0.27 Total Square Footage: 1,170 sf Building Height: 24 ft.

Proposed Usage: Fast Food Restaurant

Exterior Building Materials: Stone, brick EIFS

Roof Material & Design: Flat Membrane

Screening Material & Design: EIFS on parapet

Description of art or architecturally significant features (if any): N/A

ADDITIONAL PROJECT INFORMATION:

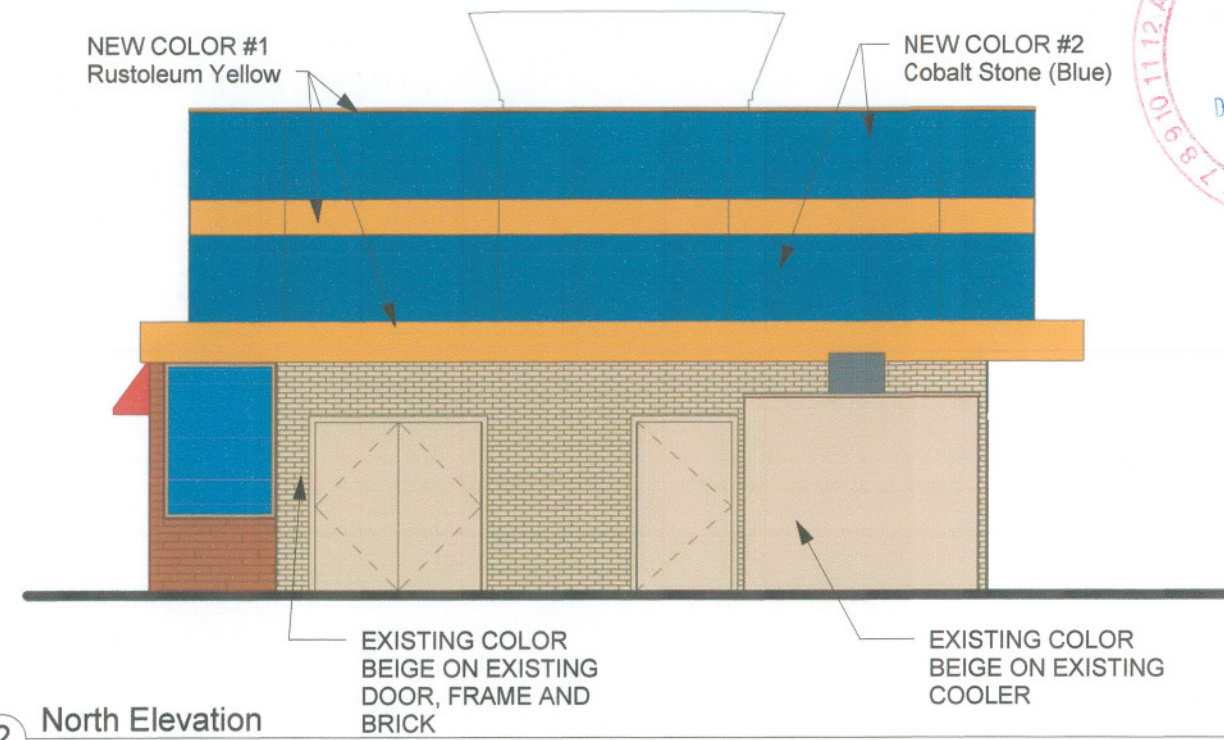
Paint color change only. From beige and black to blue and yellow.

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

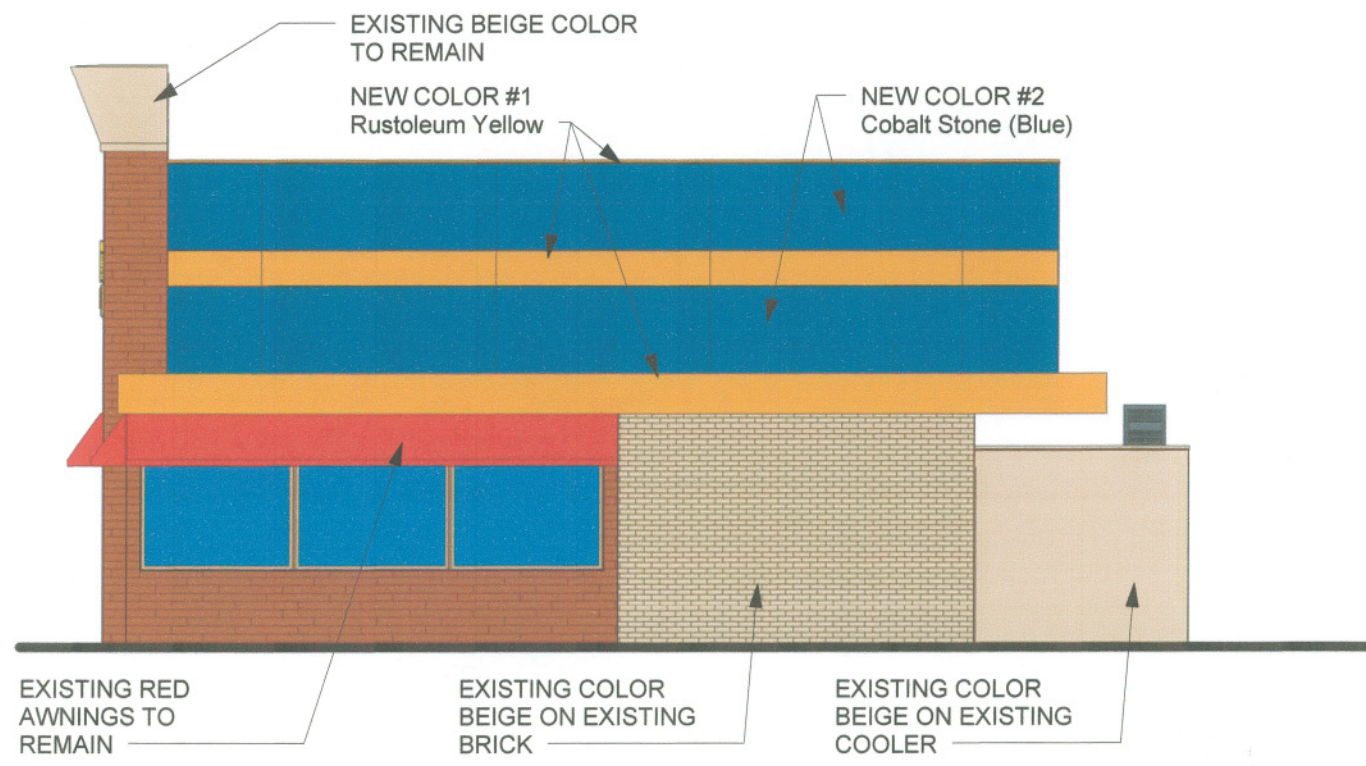
- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section 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.
- 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.



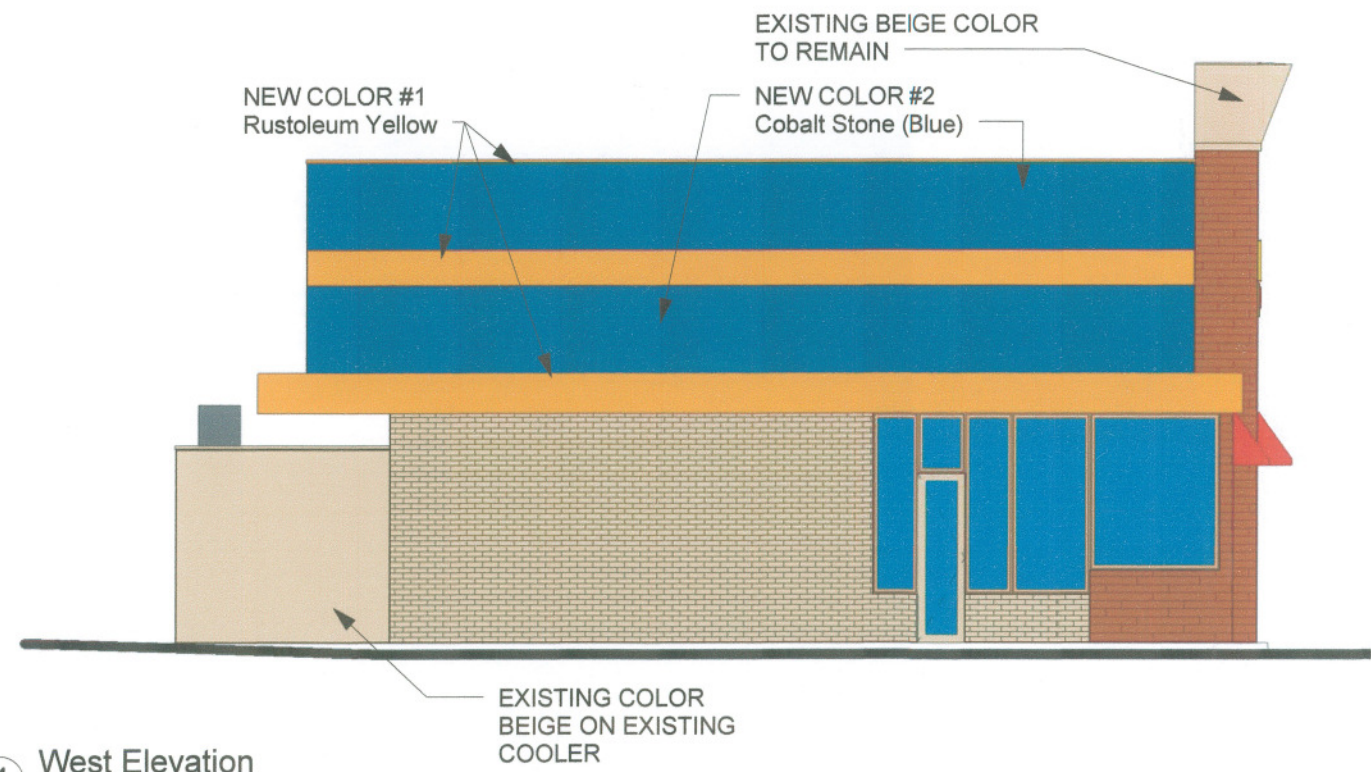
1 South Elevation
1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"



3 East Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

