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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:** 17204 Chesterfield Airport Road

**Applicant:** hmd Group Architects

**Description:** **Chesterfield Commons, Outlot 10 (Red Lobster)**: Amended Architectural Elevations for a restaurant building on a 1.72 acre tract of land, zoned "C8" Planned Commercial District located south of Chesterfield Airport Road and west of JW Drive(17T130133).

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### **PROPOSAL SUMMARY**

hmd Group Architects, on behalf of Red Lobster has submitted a request for Amended Architectural Elevations for a eighteen and one-half (18.5) foot tall 6,973 sf. sit down style restaurant located on the south side of Chesterfield Airport Road just west of its intersection with JW Drive. The request is for approval of a color change to the hardie plank siding and unpainted wooded supports for the gabled entry of the existing building. The applicants also wish to enclose the existing entry gables with wooden shingles. The building was originally approved with blue hardie plank siding. The gabled entry ways were left with exposed structure components. The applicant seeks approval to change the color of the hardie plank siding to a burgundy and to paint the gabled entry supports white. The applicant further wishes to enclose the gabled entry ways and to remove the existing damaged metal shutters along the sides of the building. The applicant has also request additional architectural lighting to the structure. No other changes are being requested at this time.

**HISTORY OF SUBJECT SITE**

This property was zoned “C8” Planned Commercial District by the City of Chesterfield in 1997. In 2001, the City of Chesterfield approved a Site Development Section Plan for the construction of a sit down restaurant for this property. The property has been utilized as a Red Lobster restaurant since construction.



**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**



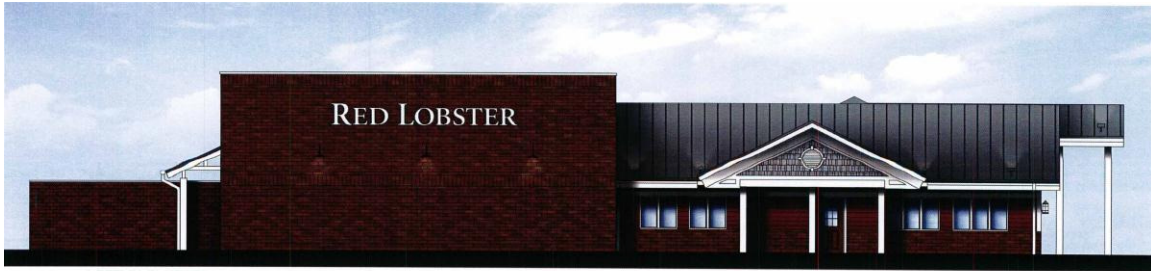
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

**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 applicants request to change the color of the hardie plank siding from blue to burgundy and to paint white the unpainted wooded supports for the gabled entry. The applicants also wish to enclose the existing entry gables with wooden shingles. The applicant further wishes to remove the existing damaged metal shutters along the sides of the building.

**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*

The applicant has requested to add a number of light fixtures to the roof of the existing structure. Although these lighting fixtures are considered to be architectural, they must be aligned so as to not project light above the roofline of the existing structure.

**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 Chesterfield Commons, Outlot 10 (Red Lobster).

**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 Chesterfield Commons, Outlot 10 (Red Lobster), as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Amended Architectural Elevations for Chesterfield Commons, Outlot 10 (Red Lobster), to the Planning Commission with the following recommendations..."

Respectfully submitted,



Shawn Seymour, AICP  
Senior Planner

**Attachments**

1. Architectural Review Packet Submittal



June 6, 2012

Attn: Shawn Seymore – Senior planner  
City of Chesterfield Planning Dept  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

Re: Red Lobster #6261  
17204 Chesterfield Airport Road  
Chesterfield, MO 63005

Architects Statement

Red Lobster #6261 located at 17204 Chesterfield Airport Road Chesterfield, MO 63005 is an existing building that will undergo interior and exterior remodeling in the near future. The changes to exterior of the building consist of new finish materials(Shingles & Trim) at existing entry gable and sides open truss. Also new paint is proposed at existing horizontal siding and other areas as described below.

Exterior horizontal siding shall be painted Benjamin Moore RME-26 (Classic Burgundy exterior Satin).

Columns at entry and throughout exterior of the building will be painted Benjamin Moore 869 (Oxford White exterior satin). Wood fascia along roof around building will be also be painted Benjamin Moore 869 (Oxford White exterior satin). The dumpster enclosure located at rear of the building shall be painted Benjamin Moore 363-4b (Charcoal Gray). Existing wood railing at front of the building will be painted Benjamin Moore Ben Moore HC-72 (Branch Port Brown). The existing brick wall areas will remain. Signage at front entry to be replaced by sign company hired by the owner. All windows are existing to remain.

The corrugated metal shutters seen throughout the exterior of the building shall be removed. Damaged areas to be repaired to match existing finishes. The restaurants front entry door shall be replaced with new Panel glass doors.

Front entry light fixtures shall be replaced with new decorative exterior lanterns (LT-11). Light fixtures located at left side, right side and rear of building are existing to remain and shall be painted Benjamin Moore 2132-10(Black Exterior Satin). Existing metal roof to remain.

Parking lot area at front, left and right of the building shall be upgraded to comply with ada requirements.



ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield \_\_\_\_\_

Project Title: Red Lobster #6261 Location: 17204 Chesterfield Airport Rd.

Developer: \_\_\_\_\_ Architect: Wilfredo F. Perez dba Hmd Group Engineer: \_\_\_\_\_

**PROJECT STATISTICS:**

Size of site (in acres): .16 acres Total Square Footage: 6,973 Building Height: 18'-6"

Proposed Usage: Existing restaurant

Exterior Building Materials: shingles + paint

Roof Material & Design: Existing to remain

Screening Material & Design: N/A

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

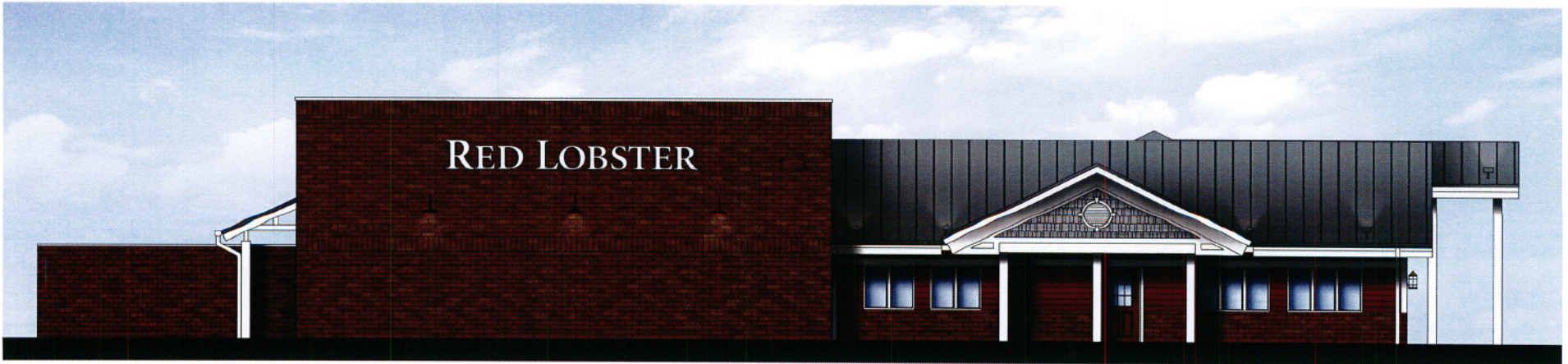
**ADDITIONAL PROJECT INFORMATION:**

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

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



LEFT ELEVATION



RED LOBSTER REMODEL - #6261  
Chesterfield, MO

Date: 03-29-2012







REAR ELEVATION



RIGHT ELEVATION



RED LOBSTER REMODEL - #6261  
Chesterfield, MO

Date: 03-29-2012

