


Architectural Review Board Staff Report

Project Type:	Amended Site Development Section Plan
Meeting Date:	July 11, 2019
From:	Andrew Stanislav, Planner 
Location:	15525 Olive Boulevard
Description:	Hilltown Village Center (15525 Olive Blvd): An Amended Site Development Section Plan, Architectural Elevations, and Architect's Statement of Design for a 1.48 acre tract of land zoned "C-8" Planned Commercial District located at the northern corner of the intersection of Olive Boulevard and Chesterfield Parkway (18S520943).

PROPOSAL SUMMARY

Charlie Gitto's From the Hill is proposing a 489 square foot cooler addition on the north elevation of the existing building. The exterior materials will primarily consist of a prefinished aluminum siding in a black color to match the existing accent areas. In order to accommodate the cooler addition, one parking space is proposed to be removed.

A new trash enclosure is also proposed at the rear of the building in a brick veneer to match what is existing.

HISTORY OF SUBJECT SITE

The subject site was zoned "C-8" Planned Commercial District prior to the City's incorporation in 1987 via St. Louis County Ordinance 13,388. A petition was subsequently filed to amend this "C-8" District to reduce the required parking setback along Chesterfield Parkway.



Figure 1: Subject Site Aerial

Olive Boulevard and Chesterfield Parkway. The addition will have some visibility from the Parkway when traveling near the site, and it is also adjacent to the rear side of a strip retail building in Hilltown Village Center to the east. An 8'-8" high trash enclosure is also proposed at the rear of the building.

A. Circulation System, Access, and Parking

Overall site circulation will not be impacted by this request, and no changes to the site's existing access points are proposed. One parking space is proposed for removal to accommodate the location of the cooler addition; however, the property will remain in compliance with the City's parking requirements.

B. Design, Materials, and Color

The existing restaurant building is primarily composed of a brick veneer along with black painted wood accent features on the parapet as well as surrounding the west and east window portions of the dining room. All existing exterior materials and colors will remain unchanged.

A black prefinished aluminum siding is proposed for the 9'-8" tall cooler addition to match the existing black accents of the building. The trash enclosure is proposed in a brick veneer with accent brick course to match the existing building.

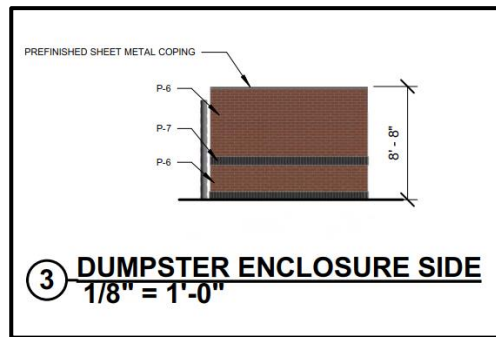


Figure 3: Trash Enclosure



Figure 4: Color Elevations

C. Landscaping

Landscaping for the site was approved in 1990 as part of the Final Development Plan and will be brought into compliance as part of this project. The applicant has noted that a landscape area near the parking space to be removed will be relocated and replanted in accordance with the approved landscaping.



Figure 5: Rendering

DEPARTMENT INPUT

Staff requests review and recommendation of this submittal for Hilltown Village Center (15525 Olive Blvd).

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 Hilltown Village Center (15525 Olive Blvd), as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Amended Site Development Section Plan, Architectural Elevations, and Architect's Statement of Design for Hilltown Village Center (15525 Olive Blvd) with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal

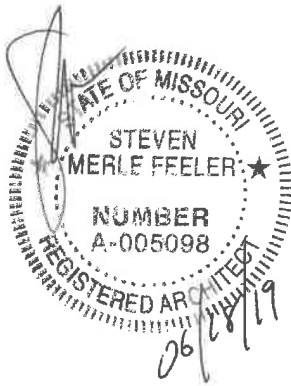


06/18/2019
Charlie Gitto's Chesterfield - Exterior Cooler Addition
Olive Road and Chesterfield Village Parkway
Chesterfield, MO 63107

12209 Big Bend Road.
Kirkwood, MO. 63122
636-530-7362 Phone

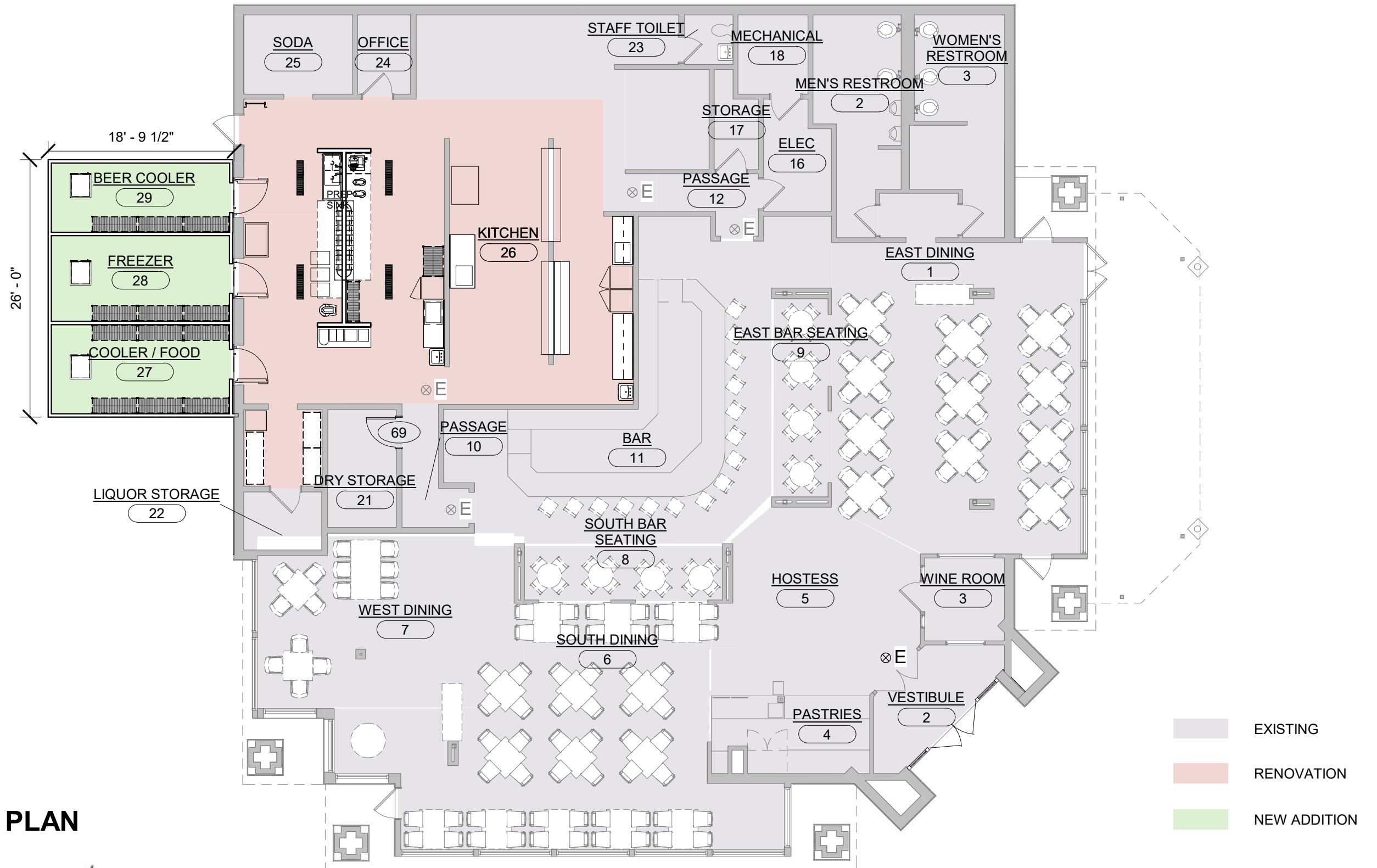
Statement of Design

The renovations and addition of Charlie Gitto's in Chesterfield includes an exterior cooler addition, a dumpster enclosure, and new equipment in the kitchen. The addition of 485 sq. ft. of prefabricated refrigerator, freezer boxes clad in prefabricated black metal to match existing building. The renovation of 1,215 sq. ft. of part of existing kitchen space after existing refrigerator and freezer boxes removed on interior. The new added dumpster enclosure to the site clads in brick veneer to match the existing building.



Steven Feeler

Principal



① EQUIPMENT PLAN
3/32" = 1'-0"

Charlie Gitto's Chesterfield - Exterior Cooler Addition



F S A
FEELER, S. ARCHITECTS
12209 BIG BEND ROAD
KIRKWOOD, MO 63122
636-530-7362



Charlie Gitto's Chesterfield - Exterior Cooler Addition

STOCK & ASSOCIATES
Consulting Engineers, Inc.

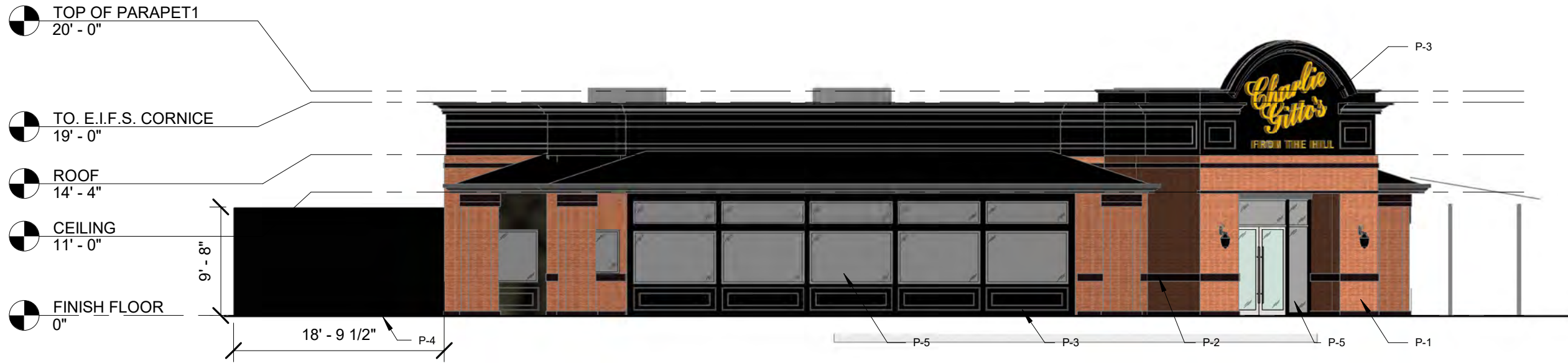


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Charlie Gitto's Chesterfield - Exterior Cooler Addition

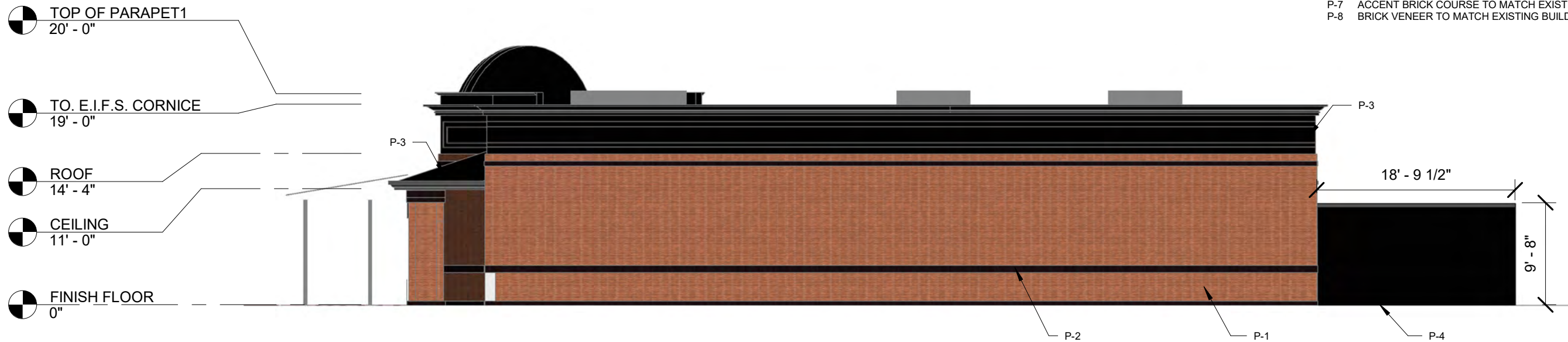
STOCK & ASSOCIATES
Consulting Engineers, Inc.



① ELEVATION SOUTH
3/32" = 1'-0"

EXTERIOR FINISHES

- P-1 EXISTING BRICK VENEER
- P-2 EXISTING CAST STONE ELEMENT - PAINTED BLACK
- P-3 EXISTING WOOD - PAINTED BLACK
- P-4 PREFINISHED ALUMINUM SIDING - BLACK TO MATCH EXISTING BUILDING
- P-5 EXISTING ALUMINUM STOREFRONT SYSTEM - PAINTED BRONZE
- P-6 BRICK VENEER TO MATCH EXISTING BUILDING
- P-7 ACCENT BRICK COURSE TO MATCH EXISTING BUILDING
- P-8 BRICK VENEER TO MATCH EXISTING BUILDING



② ELEVATION NORTH
3/32" = 1'-0"

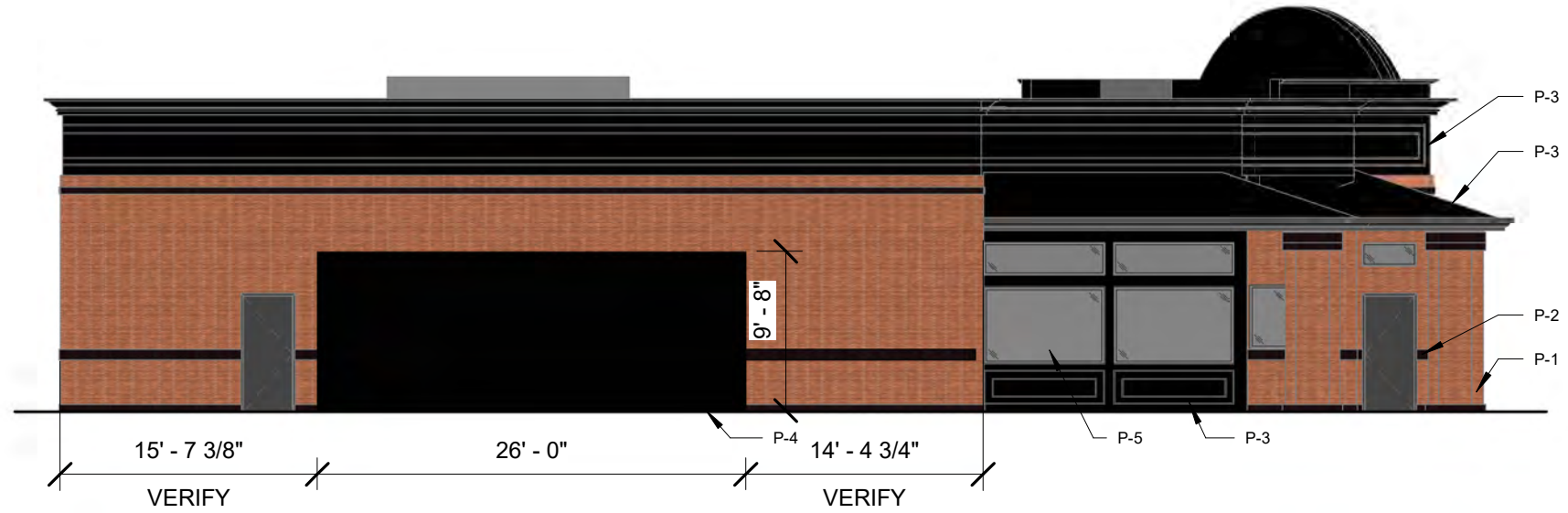
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Charlie Gitto's Chesterfield - Exterior Cooler Addition

STOCK & ASSOCIATES
Consulting Engineers, Inc.

- TOP OF PARAPET1
20' - 0"
- TO. E.I.F.S. CORNICE
19' - 0"
- ROOF
14' - 4"
- CEILING
11' - 0"
- FINISH FLOOR
0"



1 ELEVATION WEST
3/32" = 1'-0"

EXTERIOR FINISHES

- P-1 EXISTING BRICK VENEER
- P-2 EXISTING CAST STONE ELEMENT - PAINTED BLACK
- P-3 EXISTING WOOD - PAINTED BLACK
- P-4 PREFINISHED ALUMINUM SIDING - BLACK TO MATCH EXISTING BUILDING
- P-5 EXISTING ALUMINUM STOREFRONT SYSTEM - PAINTED BRONZE
- P-6 BRICK VENEER TO MATCH EXISTING BUILDING
- P-7 ACCENT BRICK COURSE TO MATCH EXISTING BUILDING
- P-8 BRICK VENEER TO MATCH EXISTING BUILDING

- TOP OF PARAPET1
20' - 0"
- TO. E.I.F.S. CORNICE
19' - 0"
- ROOF
14' - 4"
- CEILING
11' - 0"
- FINISH FLOOR
0"



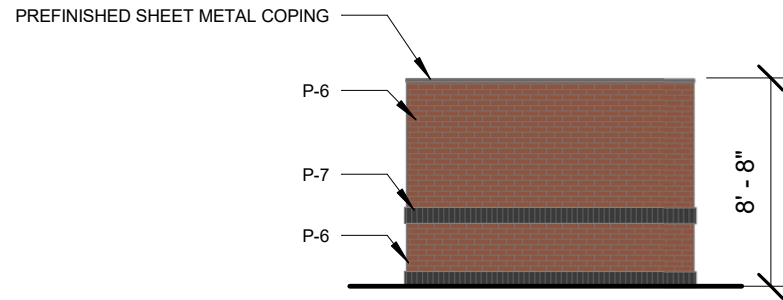
2 ELEVATION EAST
3/32" = 1'-0"

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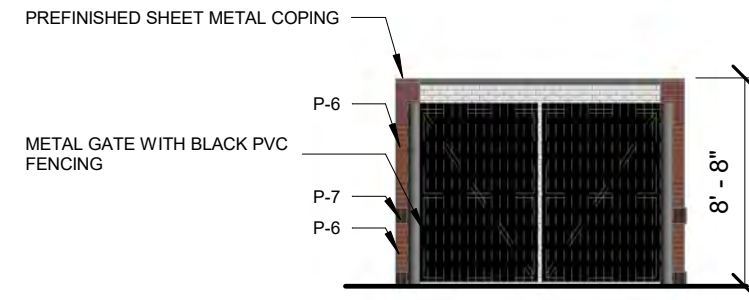


**Charlie Gitto's Chesterfield -
Exterior Cooler Addition**

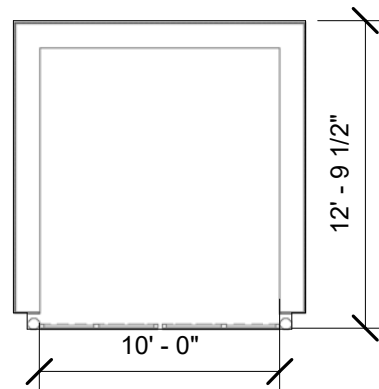
STOCK & ASSOCIATES
Consulting Engineers, Inc.



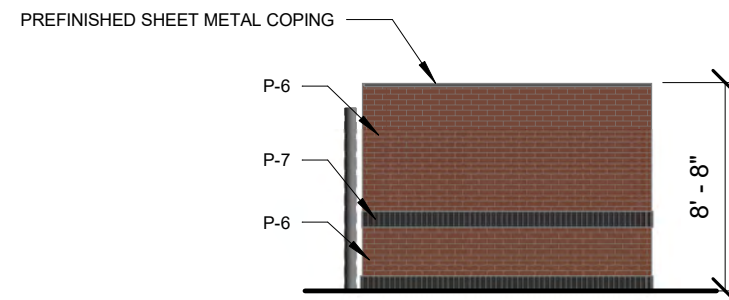
② DUMPSTER ENCLOSURE BACK
 1/8" = 1'-0"



① DUMPSTER ENCLOSURE FRONT
 1/8" = 1'-0"



④ DUMPSTER ENCLOSURE PLAN
 1/8" = 1'-0"



③ DUMPSTER ENCLOSURE SIDE
 1/8" = 1'-0"

EXTERIOR FINISHES

- P-1 EXISTING BRICK VENEER
- P-2 EXISTING CAST STONE ELEMENT - PAINTED BLACK
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SOUTH VIEW



WEST VIEW



EAST VIEW



NORTH VIEW

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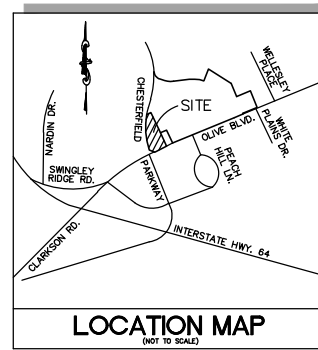
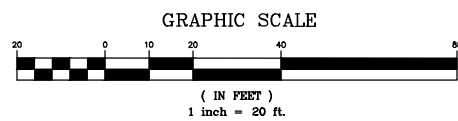
Charlie Gitto's Chesterfield - Exterior Cooler Addition

STOCK & ASSOCIATES
Consulting Engineers, Inc.

AMENDED SITE DEVELOPMENT SECTION PLAN

TO THE SITE DEVELOPMENT PLAN 'UNO PIZZERIA' DATED JULY 6, 1990, P.B. 299, PG. 6

A TRACT OF LAND BEING PART OF LOT 4 OF HUGO ESSEN FARM SUBDIVISION AS RECORDED IN PLAT BOOK 299, PAGE 2, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LEGEND			
	BENCH MARK		FIRE HYDRANT
	FOUND IRON ROD		FIRE DEPARTMENT CONNECTION
	FOUND IRON PIPE		WATER MANHOLE
	RIGHT OF WAY MARKER		WATER METER
	UTILITY POLE SUPPORT POLE		WATER VALVE
	UTILITY POLE WITH LIGHT		POST INDICATOR VALVE
	LIGHT STANDARD		CLEAN OUT
	ELECTRIC METER		STORM MANHOLE
	ELECTRIC MANHOLE		GRATED MANHOLE
	ELECTRIC PEDESTAL		STORMWATER INLET
	ELECTRIC SPLICE BOX		GRATED STORMWATER INLET
	GAS DRIP		SANITARY MANHOLE
	GAS METER		TREE
	GAS VALVE		BUSH
	TELEPHONE MANHOLE		TRAFFIC SIGNAL
	TELEPHONE PEDESTAL		PARKING METER
	TELEPHONE SPLICE BOX		STREET SIGN
	CABLE TV PEDESTAL		SPRINKLER
			MAIL BOX

ABBREVIATIONS	
C.O.	CLEANOUT
D.B.	DEED BOOK
E.	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G.	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
P.B.	PAGE
P.G.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	VERTIFIED CLAY PIPE
W.	WATER
(86'W)	RIGHT-OF-WAY WIDTH
M.B.	MAIL BOX

PARKING:
 RESTAURANT, SIT DOWN: (PER CITY OF CHESTERFIELD UDC 31-04-04)
 EXISTING:
 MIN: 12.0/1000 GFA = (6,652 S.F.) * (12.0/1000) = 80 SPACES
 MAX: 120% OF MIN: 80(1.20) = 96 SPACES
 EXISTING PROVIDED ON SITE = 95 SPACES
 POST EXPANSION:
 MIN: 12.0/1000 GFA = (6,652 + 489 S.F.) * (12.0/1000) = 86 SPACES
 MAX: 120% OF MIN: 86(1.20) = 103 SPACES
 PROVIDED POST EXPANSION = 94 SPACES

RIJO INC. the owner of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03. _____ of City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided by order of ordinance of the City of Chesterfield Council.

RIJO INC.
 by: _____

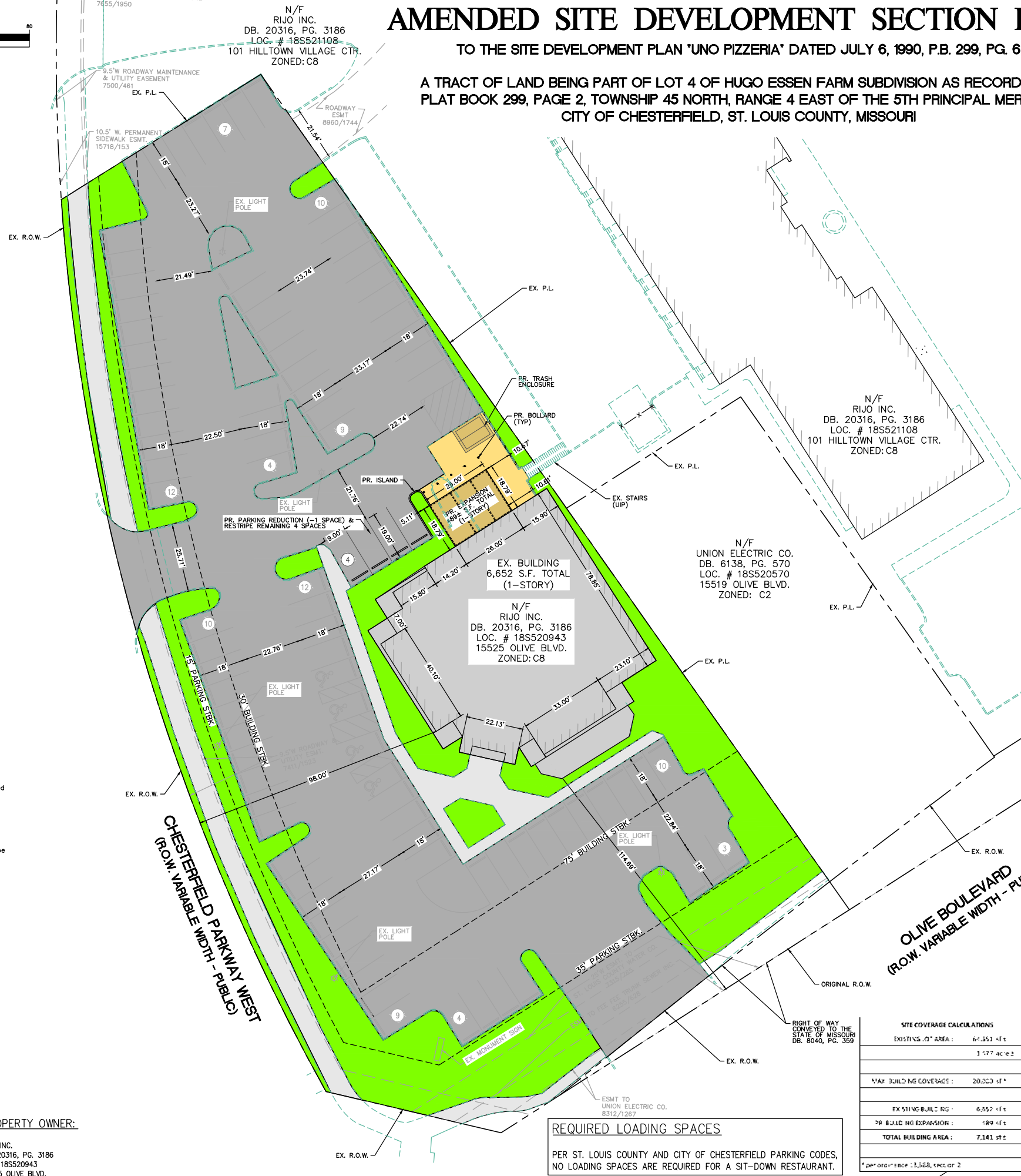
STATE OF MISSOURI }
 COUNTY OF _____ } SS.
 On this _____ day of _____, A.D., 2019, before me personally appeared _____, to me known, who, being by sworn in, did say (Officer of Corporation) that he/she is the _____ of _____ a (Title) (Name of Corporation) a corporation in the State of _____, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ acknowledged said instrument to be the free act and deed of said corporation.
 _____ Notary Public
 _____ Print Name

This Amended Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2019, by the Chairperson of said Commission, authorizing the recording of this Amended Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and Development Services and the City Clerk.

By: Justin Wyse, Director of Planning and Development Services
 By: Vickie Hass, City Clerk

PREPARED FOR:
 MONTGOMERY MANAGEMENT, LLC. & CHARLIE GITTO'S
 ATTN: JOEL MONTGOMERY JR. ATTN: CHARLIE GITTO, JR.
 20 ALLEN AVE., SUITE 341 16401 SWINGLEY RIDGE RD., SUITE 430
 WEBSTER GROVES, MO 63119 CHESTERFIELD, MO 63017
 (314) 968-8033 (314) 772-8898

PROPERTY OWNER:
 N/F RIJO INC.
 DB. 20316, PG. 3186
 LOC. # 18S520943
 15525 OLIVE BLVD.



TRUST FUND CONTRIBUTION
 CHESTERFIELD VILLAGE ROAD TRUST FUND (NO. 554)
 86 PARKING SPACES WERE PREVIOUSLY APPROVED PER "UNO PIZZERIA" SITE DEVELOPMENT PLAN (P.B. 299, PG. 2, DATED 7/6/1990)
 85 TOTAL SPACES ARE REQUIRED PER THE CURRENT USAGE AND PROPOSED BUILDING IMPROVEMENTS.
 2018 TRUST FUND RATE FOR QUALITY RESTAURANT:
 \$758.82 PER PARKING SPACE
 PARKING SPACES TO BE PAID: 85 - 86 = +0 SPACES
 REQUIRED CONTRIBUTION: 0 x 758.82 = \$0.00

NOTE:
 ANY LANDSCAPING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED TO COMPLY WITH APPROVED LANDSCAPE PLAN DATED JULY 6, 1990 P.B. 299 PG. 2
OPEN SPACE:
 TOTAL LOT AREA = 64,351 S.F.
 BUILDING: 6,652 + 489 S.F. = 7,141 S.F.
 VEHICULAR PAVEMENT = 37,013 S.F.
 OPEN SPACE = 64,351 - 7,141 - 37,013 = 20,197 S.F.
 OPEN SPACE PERCENTAGE = (20,197 / 64,351) x 100% = 31.4%

CONTROLLING ORDINANCES
 A. ST. LOUIS COUNTY ORDINANCE NO. 13,388
 B. CITY OF CHESTERFIELD ORDINANCE NO. 458

BUILDING SETBACKS
 A. SEVENTY-FIVE (75) FEET FROM THE EXISTING OLIVE BLVD. RIGHT-OF-WAY.
 B. THIRTY (30) FEET FROM THE EXISTING CHESTERFIELD VILLAGE PARKWAY RIGHT-OF-WAY.
 C. ALL OTHER BUILDING SETBACKS SHALL BE AS APPROVED BY THE PLANNING COMMISSION ON THE SITE DEVELOPMENT PLAN.

PARKING SETBACKS
 A. THIRTY-FIVE (35) FEET FROM THE EXISTING OLIVE BLVD. RIGHT-OF-WAY.
 B. FIFTEEN (15) FEET FROM THE EXISTING CHESTERFIELD VILLAGE PARKWAY RIGHT-OF-WAY.
 C. ALL OTHER PARKING SETBACKS SHALL BE AS APPROVED BY THE PLANNING COMMISSION ON THE SITE DEVELOPMENT PLAN.

SITE COVERAGE CALCULATIONS	
EXISTING "A" AREA:	67,353 sq ft
	3,177 ac @ ±
MAX BUILDING COVERAGE:	20,000 sq ft
EXISTING BUILDING:	6,652 sq ft
PR. BUILDING EXPANSION:	489 sq ft
TOTAL BUILDING AREA:	7,141 sq ft
* per ordinance 13,388, section 2	

REQUIRED LOADING SPACES
 PER ST. LOUIS COUNTY AND CITY OF CHESTERFIELD PARKING CODES, NO LOADING SPACES ARE REQUIRED FOR A SIT-DOWN RESTAURANT.

PREPARED BY: **STOCK & ASSOCIATES** Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63015 PH: (636) 530-9100 FAX: (636) 530-9100
 e-mail: general@stockass.com
 Web: www.stockass.com

AMENDED SITE DEVELOPMENT SECTION PLAN
CHARLIE GITTO'S RESTAURANT EXPANSION
 15525 OLIVE BLVD.
 CHESTERFIELD, MO 63017

REVISIONS:
 GEORGE M. STOCK E-25118
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 00099

DRAWN BY: KSG CHECKED BY: GMS
 DATE: 03/2019 JOB NO: 217-6084
 M.S.D. P.#: BASE MAP # 185
 S.L.C. HWT # HWT SUFF. #

M.D.N.R. #
 M.O.
 SHEET TITLE:
 AMENDED SITE DEVELOPMENT SECTION PLAN
 SHEET NO.: C1.0