

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
August 11, 2011

PRESENT

Mr. Matt Adams
Ms. Carol Duenke
Mr. Bud Gruchalla
Mr. Tim Renaud
Ms. Mara Perry, Senior Planner
Ms. Kathy Juergens, Recording Secretary

ABSENT

Ms. Mary Brown
Mr. Rick Clawson
Mr. Gary Perkins

I. CALL TO ORDER

Chair Tim Renaud called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS

- A. Chesterfield Commons, Outlot 7 (Tahoe Joe's):** Amended Architectural Elevations and an Architect's Statement of Design for a 1.9 acre lot of land zoned "C8" Planned Commercial District located on the south side of Chesterfield Airport Road, east of the intersection with Boones Crossing.

Mara Perry, Senior Planner, presented the project request for Amended Architectural Elevations for Tahoe Joe's Famous Steakhouse, Chesterfield Commons, Outlot 7. This site is the former Old Country Buffet. It is located along Chesterfield Airport Road and the primary entry is off THF Boulevard. The main structure of the existing building will remain the same as well as the parking lot. A new entry porch and a new covered patio are being proposed. The patio area right now is a landscape bed so it will not change the overall open space requirement. Staff has administratively approved the site plan so the site plan can show a change to the footprint of the building to include the outdoor patio area. They are proposing to make some changes to the landscaping because some of the trees have died and some of the trees do not match what was approved for the parking area. Additionally, some of the islands lack low level plantings. Staff reviewed the proposed landscape plan against the previously recorded and approved plan for the site and the proposed changes will put it back into conformance with the recorded plan.

Other modifications include changes to the overall paint color on the existing EFIS and the front entry will include a slate tile roof with new trusses at the entry and covered patio area. There are existing awnings, but a new awning fabric will

be installed. The existing brick that is located along the lower level of all four sides of the elevations will remain. The existing top cornice will remain and there will be a new change to the existing light fixtures. They are also proposing to add LED accent lighting to the top edge of the building as well as around the roof line of both the porch and the patio. The lighting is intended to look like a neon tubing type of lighting. Of note, any LED lighting used as an architectural accent has to be reviewed by the Planning Commission. In order to be consistent with other buildings in the area, Staff recommends approving the accent lighting around the top edge of the building and suggests that the additional LED lighting on the porch and entry are not in keeping with prior approvals. Highlighting the entire building is not considered an accent. All other changes do meet the Architectural Standards. Staff is currently reviewing signage.

To answer some previous questions, Mara explained that the existing trash enclosure will not be changed; however, the enclosure will be painted to match the proposed colors and it will be cleaned up as it is currently in disrepair. The petitioner does plan on repairing broken curbs and cleaning up the striping in parking lot. Interior work has already begun and based on the Planning Commission's review and approval, they will obtain permits to begin the exterior work.

Materials were available for review and a representative of Tahoe Joe's was in attendance.

Discussion

Board Member Bud Gruchalla questioned the color of the EIFS, the decorative emblems on the EIFS and the wood sample. Mara stated the color of the EIFS was a change from the existing building color and will be more of an earth tone color. The petitioner stated the decorative emblems would be painted to match the main color of the building and stated the main beams of the structure are logs. There will be one in each corner of the gable and at the top of the gable and the logs will be stained.

Board Member Carol Duenke stated the cultured stone sample did not contain mortar and asked whether there would be mortar between the stones and if so, what color will it be. The petitioner stated there will be gray mortar between the stones.

Chair Renaud commented that he would like the utility cabinet on the south elevation painted to match the building as well as the conduits. Also on the south elevation there is a rusted water meter and he suggested that a tree be planted there to hide the meter.

Board Member Duenke asked if there were any plans for vegetation or potted plants near the entryway. Ms. Perry stated that the handicap accessibility is located there and that area needs to be left free for circulation as well as for the handicap spaces. She did not believe there was enough room on the existing site to add vegetation and maintain accessibility to the front entry. We could not require that this be done but Staff can look into it. Board Member Duenke suggested perhaps something could be added to help soften up the center section even if it was adjacent to the building so it would not obstruct the accessibility. Ms. Perry stated it does look bare right now but they will probably have some site furniture to add to the front but the Board would not have to review this. Board Member Gruchalla pointed out that this is a northern exposure and there would not be a great deal of light underneath the entryway for plants to grow.

It was confirmed that modifications will be made to the existing porch and column spacing will be different as one column will be removed in the front.

Board Member Duenke stated she agreed with Staff's assessment of the LED lighting. It should be either at the upper cornice perimeter or at the level of the new porch along the fascia and gables; either would be fine but both seems like way too much. Board Member Gruchalla agreed that it would look best at the top only. There will be lighting under the porch and outdoor eating area that will provide additional lighting in that area.

Board Member Matt Adams asked what type of lighting will be used in the patio area. The petitioner stated that festoon lighting will be used which will cast soft light downward.

Board Member Gruchalla made a motion to forward the Amended Architectural Elevations for Chesterfield Commons, Outlot 7, (Tahoe Joe's) as presented, to the Planning Commission with the following recommendations:

- 1. The paint color on the EIFS panels should be the same as depicted on the elevations.**
- 2. The mechanical panels on the rear of the building should be painted to match their adjacent areas.**
- 3. The water meter should be repainted to match the adjacent area and add some low level shrubbery to help screen the water meter.**
- 4. The LED lighting should be approved only for the cornice on the upper roofline portion of the building.**
- 5. The new and replacement landscaping plan is to be restored in accordance with the previously approved landscape plan for the site.**

Board Member Duenke seconded the motion.

Motion passed with a voice vote of 4-0.

III. APPROVAL OF MEETING SUMMARY

A. July 14, 2011

Board Member Gruchalla made a motion to approve the meeting summary as written.

Board Member Duenke seconded the motion.

Motion passed with a voice vote of 4-0.

IV. OLD BUSINESS

Ms. Perry provided an update on last month's project, North Bell Hangars. The Board had suggested putting an awning over the doorway but it is not possible to do so because it would violate setback requirements. However, the petitioners were able to incorporate the Board's comments and have created new elevations. They added more detailing, changed the color palate, selected a new door with glass panels, and added low level plantings and landscaping to soften up the entryway. This will be presented to the Planning Commission on August 22nd.

V. NEW BUSINESS

A. None.

VI: ADJOURNMENT

Board Member Gruchalla made a motion to adjourn the meeting.

Board Member Duenke seconded the motion.

The motion passed by voice vote of 4-0 and the meeting adjourned at 7:07 p.m.