



I.A.

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Architectural Review Board Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: October 20, 2011

From: Shawn Seymour, AICP
Senior Planner

Location: Northeast Quadrant of Chesterfield Village Mall Property

Applicant: Uhlig Architecture, LLC on behalf of Edge Wild Restaurant & Winery

Description: **Chesterfield Village Mall (Edge Wild Restaurant & Winery):**
Amended Architectural Elevations and Amended Architects Statement of Design for a 3.51 acre tract of land zoned "C8" Planned Commercial District located south of South Outer Forty Road west of its intersection with Chesterfield Center, more specifically addressed 550 Chesterfield Center.

PROPOSAL SUMMARY

Uhlig Architecture, LLC, on behalf of Edge Wild Restaurant & Winery, has submitted a request for Amended Architectural Elevations for the former Bahama Breeze site. The request is for approval of amendments to the color palate of the existing structure.

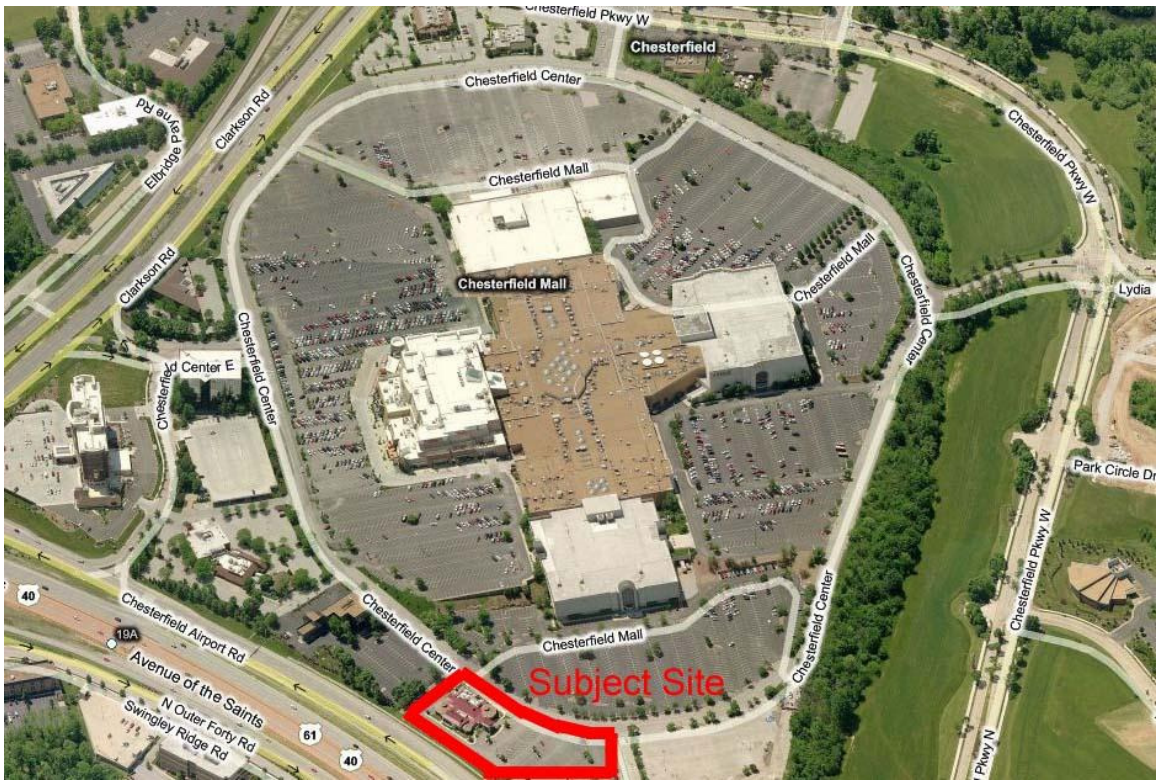
HISTORY OF SUBJECT SITE

Chesterfield Mall was zoned "C-8" Planned Commercial via St. Louis County Ordinance 6,815. St. Louis County Ordinance 6,815 was subsequently amended by St. Louis County Ordinance 10,241, and later by City of Chesterfield Ordinance 577.

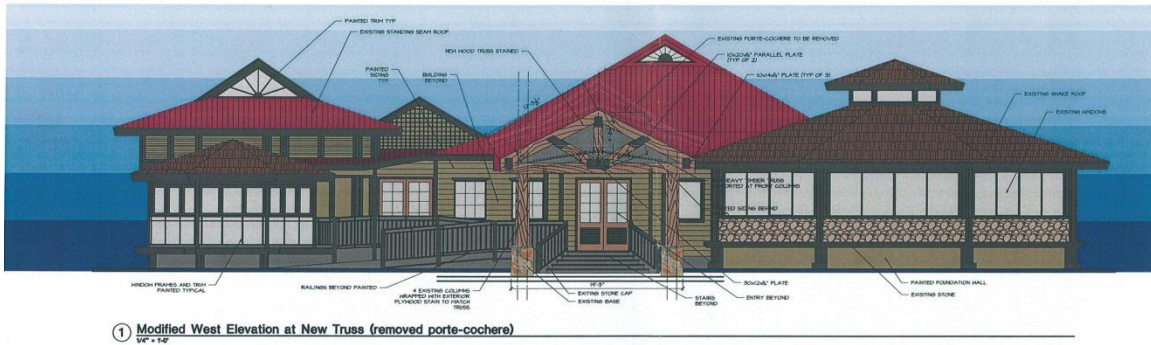
This site was previously before this Board in September of 2001 at which time architectural elevations for this structure were reviewed and subsequently approved in December of 2001 by the Planning Commission. Note, this review was for the initial construction and development of the site. The site was then developed as approved and operated as a restaurant until 2007 when the business was closed. The site then sat unoccupied until current time.

A new tenant proposes to re-occupy this structure and open a new restaurant; however during the past four (4) years the site has deteriorated significantly. Therefore, as part of cleaning up the property the applicant wishes to change the color palate by painting the structure to move away from the Caribbean themed pastels to a more rustic hardy use of darker browns and reds.

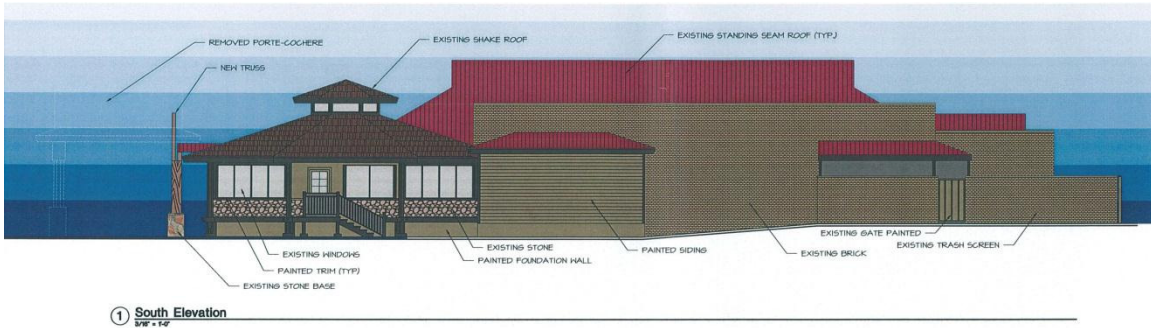
Birds Eye View of Site



Northwest & Southeast Elevations



Northeast & Southwest Elevations



STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

Addressed As Written *Addressed with Modification* *Not Applicable*

No change is site plan is being requested at this time.

B. Circulation System and Access

Addressed As Written *Addressed with Modification* *Not Applicable*

No change to the circulation system and access is being requested at this time.

C. Topography

Addressed As Written *Addressed with Modification* *Not Applicable*

The subject site has already been developed and no changes are proposed to the topography.

D. Retaining Walls

Addressed As Written *Addressed with Modification* *Not Applicable*

No retaining walls are being proposed for the development.

General Requirements for Building Design:

A. Scale

Addressed As Written *Addressed with Modification* *Not Applicable*

The existing scale of the building will remain the same as it was approved and built.

B. Design

Addressed As Written *Addressed with Modification* *Not Applicable*

No change to site design is being proposed at this time.

C. Materials and Color

Addressed As Written *Addressed with Modification* *Not Applicable*

The proposed elevations will retain all existing material types including the use of brick, stone and wood. The existing color palate of soft pastels will be changes to incorporate the use of dark browns and reds.

D. Landscape Design and Screening

Addressed As Written *Addressed with Modification* *Not Applicable*

Landscape for the development is existing on the site.

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*

No modification to the lighting is proposed at this time.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and has found the application to be in conformance with City of Chesterfield Ordinance 577, and all other applicable Zoning Ordinance requirements. Staff requests action on the Amended Architectural Elevations for The Chesterfield Village Mall (Edge Wild Restaurant & Winery).

Respectfully submitted,



Shawn Seymour, AICP
Senior Planner

Attachments

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

RECEIVED
OCT 14 2011
DEPT. OF PLANNING
& PUBLIC WORKS

Date of First Comment Letter Received from the City of Chesterfield _____

Project Title: Edge Wild Restaurant and Winery Location: 550 Chesterfield Center

Developer: Owner: Andy Kohn Architect: Uhlig Architecture, LLC Engineer: Frontenac Engineering

PROJECT STATISTICS:

Size of site (in acres): 3.51 Total Square Footage: 8800 sf Building Height: 1 story - Existing

Proposed Usage: Restaurant

Exterior Building Materials: Stone, Brick, Painted Wood, Painted siding - Existing

Roof Material & Design: Wood Shake Shingles and Metal Roofing - Existing

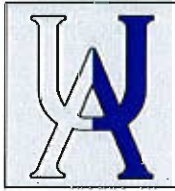
Screening Material & Design: Existing Screening in place - Metal Roofing

Description of art or architecturally significant features (if any): Existing architectural features of building shall remain as is (metal roof, brick and stone). The siding and wood trim (including wood lattice) shall be painted. Truss added to entry.

ADDITIONAL PROJECT INFORMATION:

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.



UHLIG
ARCHITECTURE, LLC

Date: October 13, 2011

**Edge Wild Restaurant and Winery – 550 Chesterfield Center
Architects Statement and Project Summary to Chesterfield ARB**

Edge Wild Restaurant and Winery will occupy the Old Bahama Breeze building which has been vacant for the last 4-5 years. Edge Wild will repair and replace the damaged and decaying trim as required. Edge Wild is proposing to update the color scheme of the painted trim, siding, stucco and exposed foundation walls in conformance with the Architectural Review Board's guidelines and to provide a new image for Edge Wild. The new proposed color scheme incorporates compatible colors which will enhance the building appearance. The Owner's are excited and committed to making this restaurant and winery an aesthetically pleasing building and a new landmark for the City of Chesterfield.

General Requirements for Building Design

1. Existing building shall remain as is with the following exceptions.
 - a. Porte-cochere shall be removed and new stained heavy timber truss shall be installed at the main entry
 - b. All painted trim shall be repaired where required and all shall be painted per the new elevations.
 - c. All siding and stucco surfaces shall be prepped and painted with new color per the new elevations.
 - d. Exposed foundation walls shall be painted per the new elevations

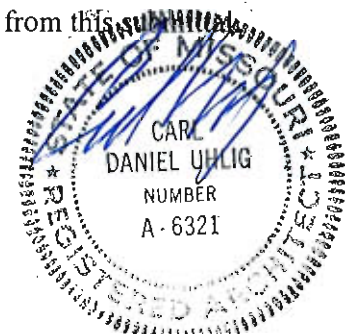
General Requirements for Site Design

1. Site Relationship of Design to remain as is.
2. Circulation System and Access to remain as is
3. Topography to remain as is
4. Existing vegetation shall be pruned and/or replaced with new vegetation.
5. Existing retaining walls to remain as is
6. Signage has been submitted for signage permit separately from this submission.

Please feel free to contact me with and further questions or comments.
Thank you for your assistance.

Sincerely,

Uhlig Architecture, LLC
Carl Uhlig



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Interior Improvements for:



550 Chesterfield Center
Chesterfield, MO 63017

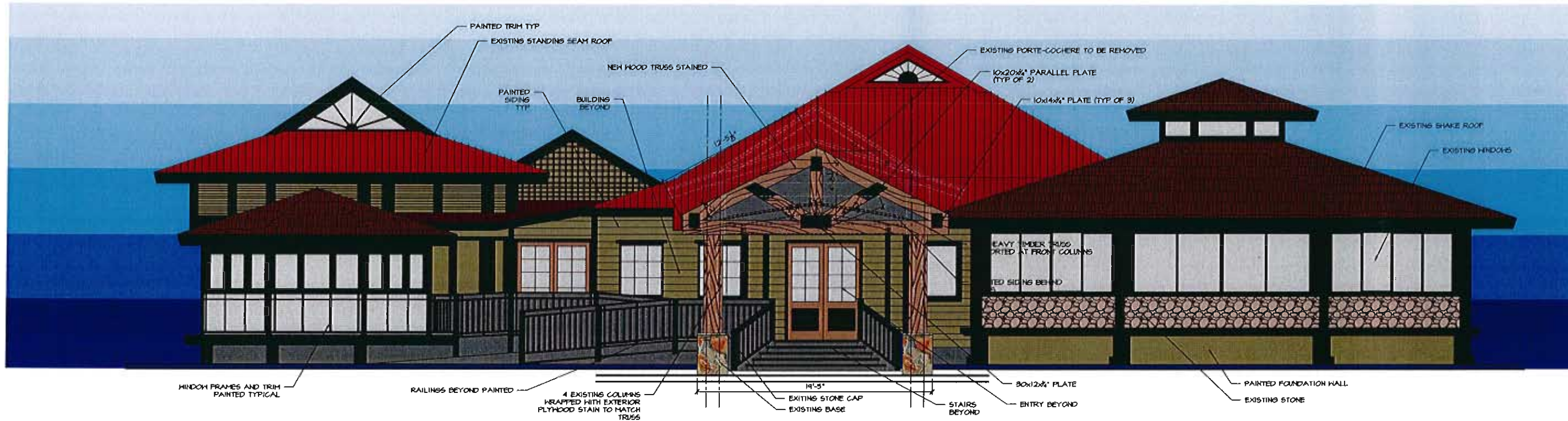


10-10-11 FOR COORDINATION
10-12-11 FOR COORDINATION
10-12-11 CHESTERFIELD MUNICIPAL

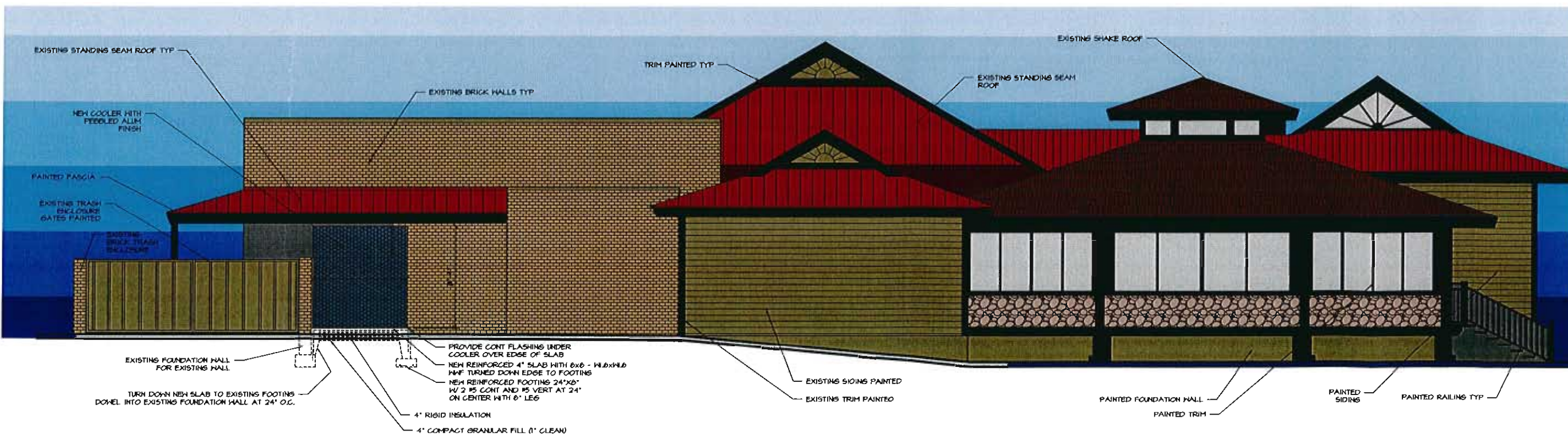
OCT 12 2011
OFFICE OF PLANNING
CITY OF CHESTERFIELD

Site Plan
C2

Edge Wild
550 Chesterfield Center
2011.11



1 Modified West Elevation at New Truss (removed porte-cochere)
1/4" = 1'-0"



2 East Elevation at New Cooler Location
1/4" = 1'-0"



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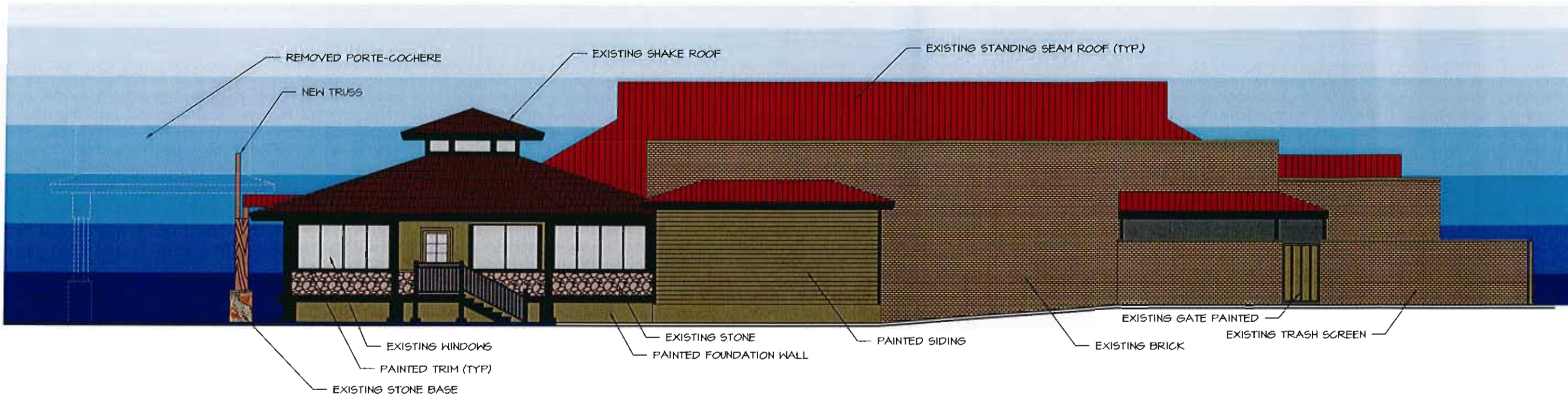
Interior Improvements for:



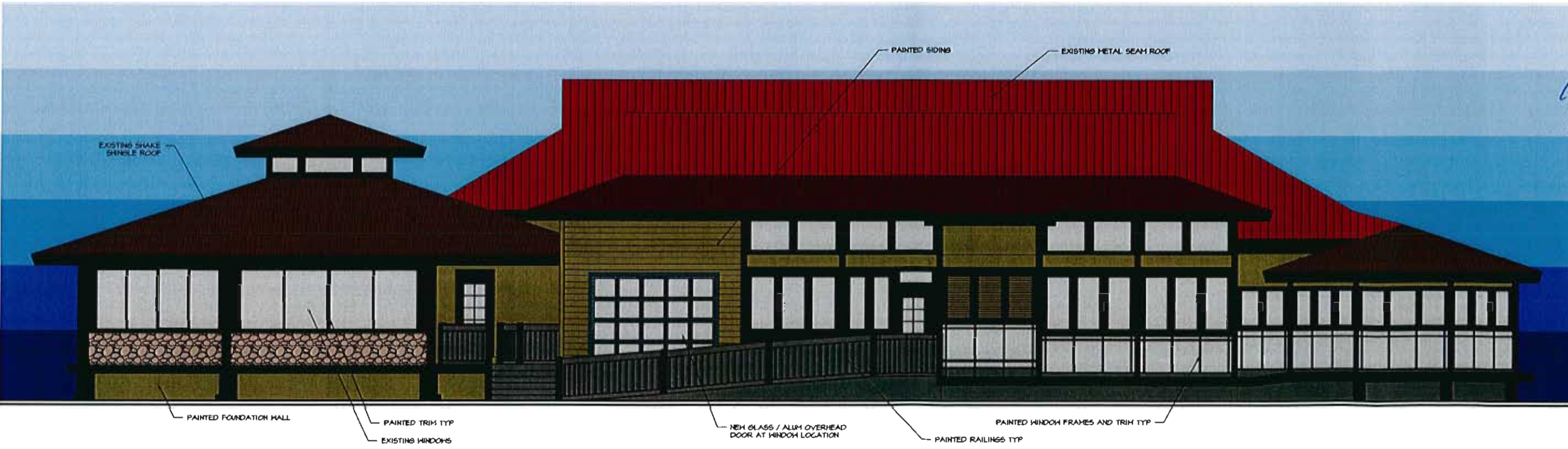
550 Chesterfield Center
Chesterfield, MO 63005



10-10-11 FOR COORDINATION
10-11-11 FOR COORDINATION
10-12-11 CHESTERFIELD SUBMITTAL



① South Elevation
3/16" = 1'-0"



② North Elevation
1/4" = 1'-0"

Elevations
C3

Edge Wild
550 Chesterfield Center
2011.11



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Improvements for:



550 Chesterfield Center
Chesterfield, MO 63017



Existing Photos

Existing Photos
Photos 1

Edge Wild
550 Chesterfield Center
2011.11




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550 Chesterfield Center
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Existing Photos

Existing Photos
Photos 2

Edge Wild
 550 Chesterfield Center
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