



VII. A.

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Planning Commission Staff Report

Project Type: Residential Addition

Meeting Date: October 28, 2013

From: Jessica Henry
Project Planner

Location: 16806 Chesterfield Airport Rd (The Smokehouse)

Applicant: Thomas Sehnert, Owner

Description: **The Smokehouse (Annie Gunn's Restaurant)**: A request for a five-year renewal of a temporary structure previously approved by the Planning Commission for a 1.85 acre parcel of land zoned "C-8" Planned Commercial District and located south of Chesterfield Airport Road and west of Baxter Road. (17T240201)

PROPOSAL SUMMARY

Thomas Sehnert has submitted a request for the renewal of a temporary tent structure. The Amended Architectural Elevations for the structure were approved by the Planning Commission on October 27, 2008. The vote was 9 in favor and 0 opposed with the following condition:

The Planning Commission approved the Amended Architectural Elevations for The Smokehouse (Annie Gunn's Restaurant) with the temporary structure depicted on the renderings as a permanent structure for the purpose of the City's Zoning Ordinance in light of the unique benefits of tent-dining enjoyed by City residents during the past many years. The structure is allowed for a total of 5 years and can be renewed by the Planning Commission after the 5 year period.

The five year approval period expired on October 27, 2013; therefore, the applicant is requesting an additional five-year renewal for the tent structure.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

1. On September 20, 1993, the subject site was rezoned from "NU" Non-Urban to "C-8" Planned Commercial via City of Chesterfield Ordinance Number 837.
2. On October 18, 2004, City of Chesterfield Ordinance Number 2125 repealed Ordinance Number 837 to allow for an amendment to the floor area requirements.
3. On August 22, 2005, the Planning Commission approved an Amended Site Development Plan, Landscape Plan and Architectural Elevations with a vote of 9-0 with the requirement that trees be added to the plan to insure that all parking spaces are within 50' of a tree, and one additional tree to be added along the retaining wall.
4. On October 27, 2008, the Planning Commission approved the Amended Architectural Elevations for the temporary tent structure with a vote of 9-0 with the requirement that the approval be renewed by the Planning Commission after the initial five year period.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	I-64/40 and Vacant Land	"NU" Non-Urban District
East	Chesterfield Grove Complex	"C3" Shopping District
South	Earthworks	"M1" Industrial District
West	Storage Masters Complex	"M3" Planned Industrial District



The Smokehouse (Annie Gunn's Restaurant)
Five Year Renewal of a Temporary Structure
October 28, 2013

SITE PHOTOS



Tent—Northeast Corner



Tent—North Side View



Tent—Southeast Corner



Tent—East Side View



Landscape Area—East Side of Tent Structure



Landscape Area—East Side of Structure

STAFF ANALYSIS

When the Amended Architectural Elevations were reviewed by the Architectural Review Board and Planning Commission in 2008, various concerns were expressed by the Board members and Commissioners. In order to make a recommendation to the Planning Commission regarding the five year renewal of the tent structure, Staff reviewed those past concerns and presents the following findings for the Planning Commission's consideration.

The Architectural Review Board was primarily concerned by the quality of the material being used on the tent structure and the structure's lifespan. Additionally, the Board discussed the compatibility of the structure with the landscaping, building elevations and color scheme of the restaurant. Relative to the applicant's request for a five year renewal, Staff inspected the site and took the photos presented in this report. It is Staff's opinion that the tent structure remains in good condition, with no visible damage, marks, or wear to the structure. The substantial landscaping bordering the tent structure provides excellent screening, and the structure color blends in with the greenery. Large art installations in the form of metal sculptured benches lend a park like atmosphere to the broad east elevation.

The Planning Commission's concerns primarily centered on setting a precedent by considering such structures as permanent. At that time, it was noted by City Attorney Mr. Heggie that the applicant's request was a unique situation and that the restaurant had been a part of Chesterfield Valley for many years prior to the City's incorporation. Prior to the request for the existing tent, a similar-type of structure was in place over the patio for 10 or more years. In the five years since the initial approval of the tent structure, no other requests for such structures have been received by the Planning and Development Services Division.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the Comprehensive Plan and Zoning Ordinance. Staff recommends **approval** of the renewal request.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the five year renewal of the Amended Architectural Elevations for The Smokehouse (Annie Gunn's Restaurant) with the temporary structure depicted on the renderings as a permanent structure for the purpose of the City's Zoning Ordinance."

The Smokehouse (Annie Gunn's Restaurant)
Five Year Renewal of a Temporary Structure
October 28, 2013

2) "I move to approve the five year renewal of the Amended Architectural Elevations for The Smokehouse (Annie Gunn's Restaurant) with the temporary structure depicted on the renderings as a permanent structure for the purpose of the City's Zoning Ordinance with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Architectural Elevations—Approved on 10/27/2008

APPROVED
CITY OF CHESTERFIELD PLANNING
COMMISSION

Date 10/27/08 Signed [Signature]
AMENDED
ARCHITECTURAL
ELEVATIONS



ANNIE GUNN'S



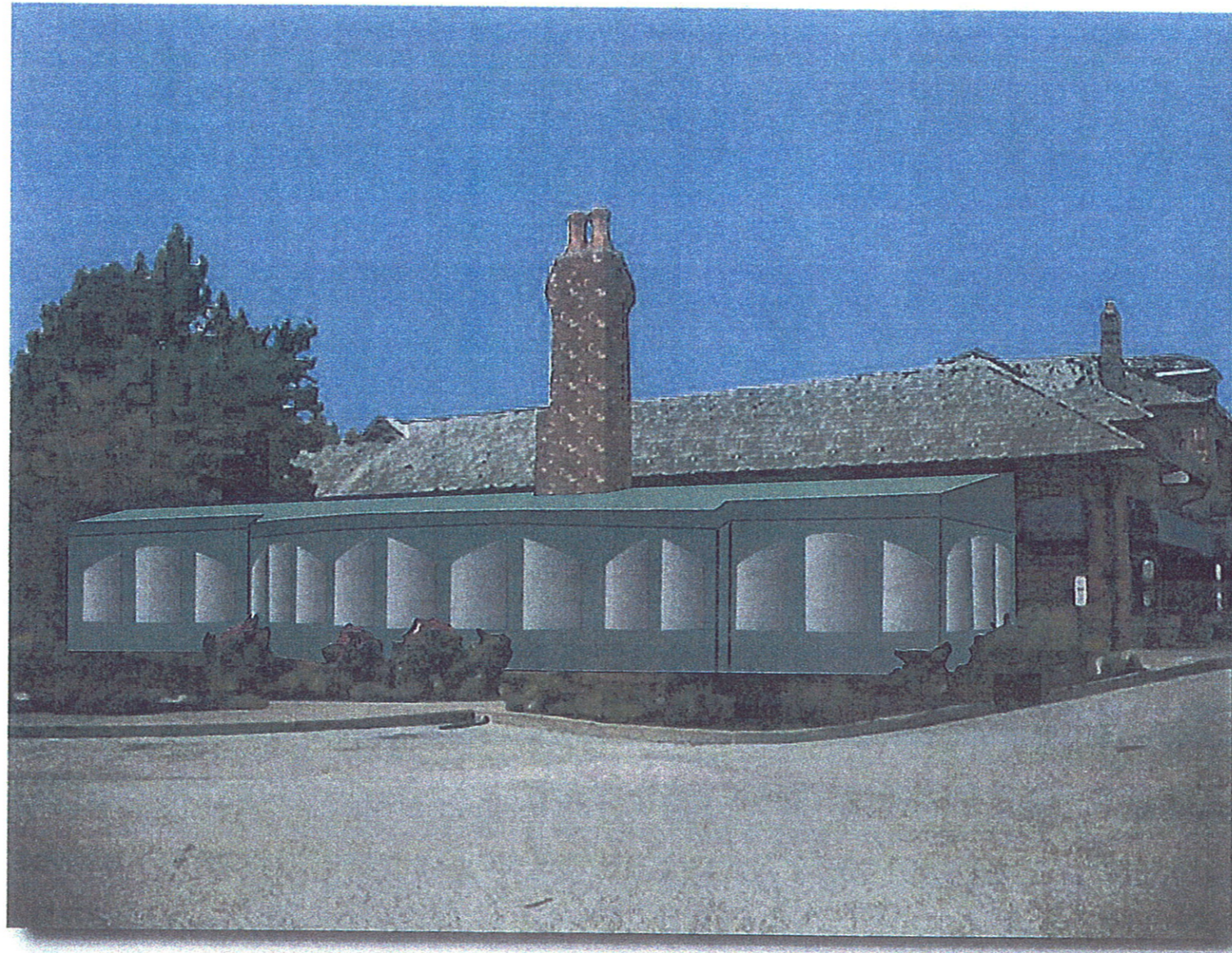
NORTH ELEVATION

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EAST ELEVATION

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SOUTH ELEVATION

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