

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

### Architectural Review Board Staff Report

**Meeting Date:** November 9, 2023

**From:** Isaak Simmers, Planner

**Location:** 1791 Clarkson Road – Clarkson Square Adj. Lot 1

**Description:** **Clarkson Square Adj. Lot 1:** An Amended Architectural Elevation, Landscape Plan and Architect’s Statement of Design for a retail building, zoned “C-8” Planned Commercial located on the northwest corner of Baxter Road and Clarkson Road.

#### **PROPOSAL SUMMARY**

Dawdy & Associates, on behalf of Capital Land Company, has submitted an Amended Architectural Elevation, Landscape Plan, and the Architect’s Statement of Design for a proposed exterior renovation to an existing stand-alone multi-tenant retail building in Clarkson Square Subdivision.

#### **HISTORY OF SUBJECT SITE**

The site was zoned “C-8” - Planned Commercial under St. Louis County Zoning prior to City of Chesterfield incorporation. In 1995, an ordinance amending St. Louis County’s ordinance authorized a “C-8” Planned Commercial District under the City of Chesterfield zoning code. The ordinance for Clarkson Square Subdivision has been amended three times since its adoption and in 2005, the Capital Land Company submitted a request to amend the architectural elevations and landscaping for an existing theater to a



Figure 1: Subject Site

multi-tenant retail building. The upper-level tenant space was previously occupied by Petco but has since been closed and remains vacant due to the low demand for larger commercial retail tenant spaces.

**STAFF ANALYSIS**

The Unified Development Code’s Architectural Review Design Standards are broken down into two (2) areas of review: Site Design & Building Design.

The general requirements for Site Design include Site Relationships, Topography & Parking, Circulation & Access, and Retaining Walls while the general requirements for Building Design include Scale, Design, Materials & Colors, Landscape Design & Screening, Signage, and Lighting.

The UDC has specific provisions regarding the redevelopment of existing buildings. All additions and exterior renovations to existing structures shall advance such structures toward further compliance with the provisions of UDC’s Architectural Review Design Standards. Exterior additions must also be incorporated into one (1) cohesive design with the existing structure.

**A. Site Relationship**

The existing site consists of a retail strip mall, Mobil gas station, U.S. Bank and office building, and a fast-food restaurant building that is currently occupied by McDonalds. With a multi-tenant retail space already existing prior to the request to divide the upper-level space, there should be little or no increased impact on the surrounding commercial area once complete.

**B. Topography & Parking**

The existing topography and parking lot is to be utilized and there will be no changes made to the parking lot to accommodate the multi-tenant upper-level space.

**C. Scale, Design, Materials, & Colors**

The scale of the new canopy element will be slightly higher than that of the existing roofline, but lower than the existing peaked element which is proposed to be removed. The front “porch” area, or covered sidewalk, will be expanded at the south end of the east façade for a more symmetrical front entrance to the two new upper-level tenant spaces. According to the applicant, this will allow protected access to the shops even during inclement weather and help shade the storefront from morning sun. The building is mainly comprised of brick, with brick accent and architectural shingled mansard roofing. Materials and colors were chosen to be compatible with the existing building and the main addition will be an EFIS sign band chosen by the applicant for its aesthetic characteristics and serviceability in the event of



Figure 1: Colored site plan



changing tenants (see Figure 2 and Figure 3). The work will primarily be done to the front façade while leaving the rear and side elevations of the retail building mostly unchanged.



Figure 2: Existing front façade

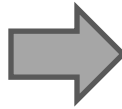


Figure 3: Proposed front façade

#### **D. Landscape Design, Screening, & Lighting**

A landscape plan was provided in 2005 during the last review by the Architectural Review Board and the requested landscape plan has been updated from the 2005 plan by replacing the original plantings missing today and adjusting materials as required to accommodate the expanded “porch” area. Existing site lighting will remain and new cut-off energy efficient LED fixtures will provide a safely lit walkway under the new canopy. Existing black steel fencing will be expanded around the covered sidewalk for safety.



Figure 4: Existing landscaping and “porch”

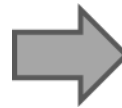


Figure 5: Updated landscaping and expanded “porch”

#### **DEPARTMENT INPUT**

Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the Architectural Review Board will be included in Staff’s report to the Planning Commission.

Staff requests review on an Amended Architectural Elevation, Landscape Plan and the Architect's Statement of Design for a retail building, zoned "C-8" Planned Commercial located on the northwest corner of Baxter Road and Clarkson Road. (Clarkson Square Adj. Lot 1).

**RENDERING**



**MOTION**

The following options are provided on the Architectural Review Board for consideration relative to this application:

"I move to forward the Amended Architectural Elevation, Landscape Plan and the Architect's Statement of Design for Clarkson Square Adj. Lot 1, AAE as presented, with a recommendation for approval (or denial) to the Planning Commission."

"I move to forward the Amended Architectural Elevation, Landscape Plan and the Architect's Statement of Design for Clarkson Square Adj. Lot 1, AAE to the Planning Commission with a recommendation for approval with the following recommendations..."

Attachments:

1. Architectural Review Packet Submittal

ADJUSTED LOT 1  
RETAIL RENOVATION  
CLARKSON SQUARE

Chesterfield, Missouri



## ARCHITECT'S STATEMENT OF DESIGN-Clarkson Square

### Introduction:

The project incorporates a tenant improvement of the existing retail building located on Adjusted Lot 1 within the Clarkson Square Shopping Center.

The design intent is to divide the existing single tenant upper level of the building into a multi-tenant space while respecting and harmonizing with the existing shopping center architecture. The design also strives to provide identity and a visual cue for the tenants as the frontage of the building is set back such a distance from Clarkson Road. This is achieved with the new sign band element and extended canopy.

### 1. Scale

The scale of the new canopy element will be at the slightly higher than the existing mansard roof coping but lower than the existing peaked sign element which is to be removed. With the building so far removed from Clarkson Road, 550'+ back from the centerline of the road, this will provide the tenants with an opportunity to position their signage higher up which will help with sight lines from Clarkson Road.

### 2. Design

The new element will provide for a covered sidewalk along the width of the building affording protected access to the shops even during inclement weather and help shade the storefront from morning sun.

While the balance of the building will remain unchanged, the new elements will complement the look and feel of the overall shopping center.

### 3. Materials and Colors

Materials and colors were chosen to be compatible with the existing building aesthetics. The main material will be an EFIS sign band chosen for its aesthetic characteristics, ease of construction, serviceability in the event of changing tenants, and its durability. The balance of the materials were chosen to match the existing building materials.

### 4. Landscape Design and Screening

The landscape plan has been updated from the original plan developed when the building was constructed in 2006 and it identifies replacement of original plantings missing today while adjusting materials as required to accommodate the expanded "porch" area at the south end of the east façade.

5. Signage and Sign Package

All signage will be incorporated through a separate submittal.

6. Site Lighting

Existing Site lighting will remain in its current condition. New energy efficient LED fixtures will provide a maintain a safe walkway under the element canopy.





October 3, 2023

Mr. Isaak Simmers  
**Planner City of Chesterfield**  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

**RE: ARB Comment Letter – 1791 Clarkson Road – Clarkson Square Adj. Lot 1  
Project No. 23525**

**ARB Submittal:**

1. Provide the details of the proposed railing and retaining wall for extended porch.  
*It is our intent to provide the railing and extension of the existing porch to match the existing construction. Attached please find details from the original project that will be duplicated in the project, should you find them to be acceptable.*
2. Remove all signage from renderings and elevations.  
*Per the attached revised documents, we have removed all new signage from the elevations and rendering.*

**Advisory Comments:**

3. Be advised the applicant must provide large exterior material samples for review before the ARB meeting.  
*We will bring samples of materials to the ARB meeting for presentation and review.*

Should you have any additional questions please feel free to contact me.

Respectfully,



Terry L. Dawdy, AIA  
Dawdy & Associates, Inc.

TLD/ncr



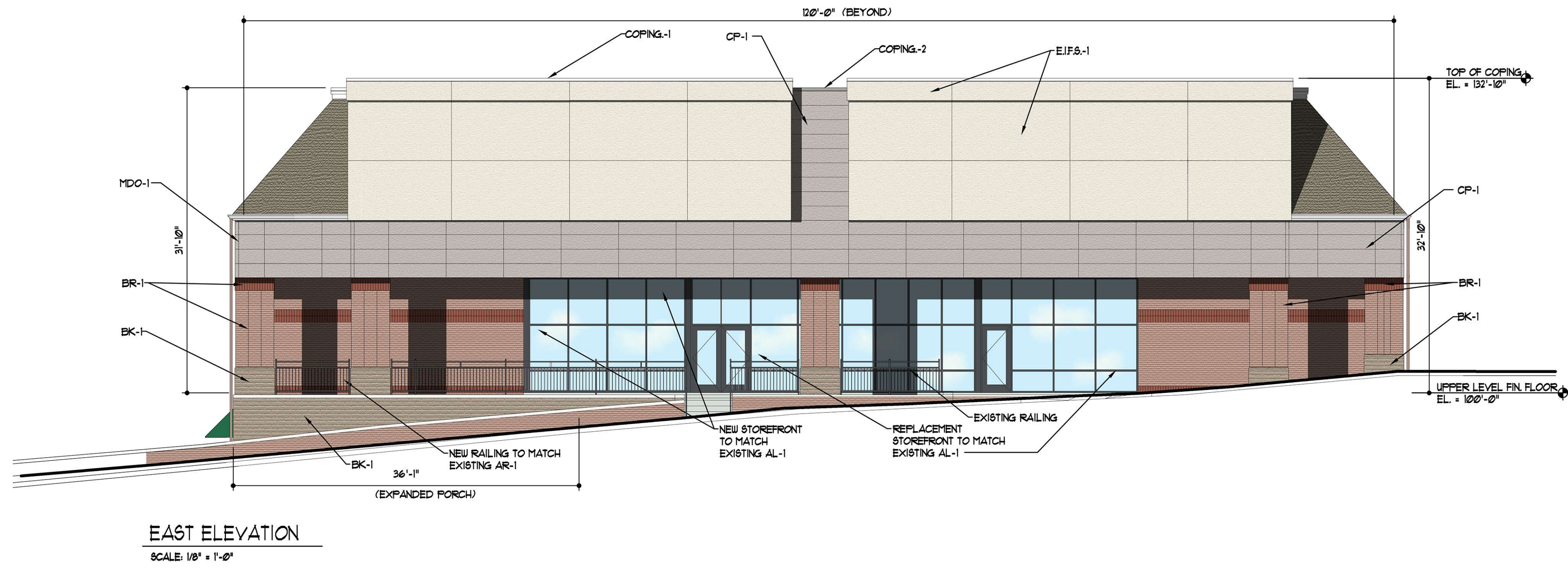


CLARKSON SQUARE  
HOT YOGA  
Lalo Salon Edward Jones

YOGA  
Lalo Salon Hearing Care Edward Jones

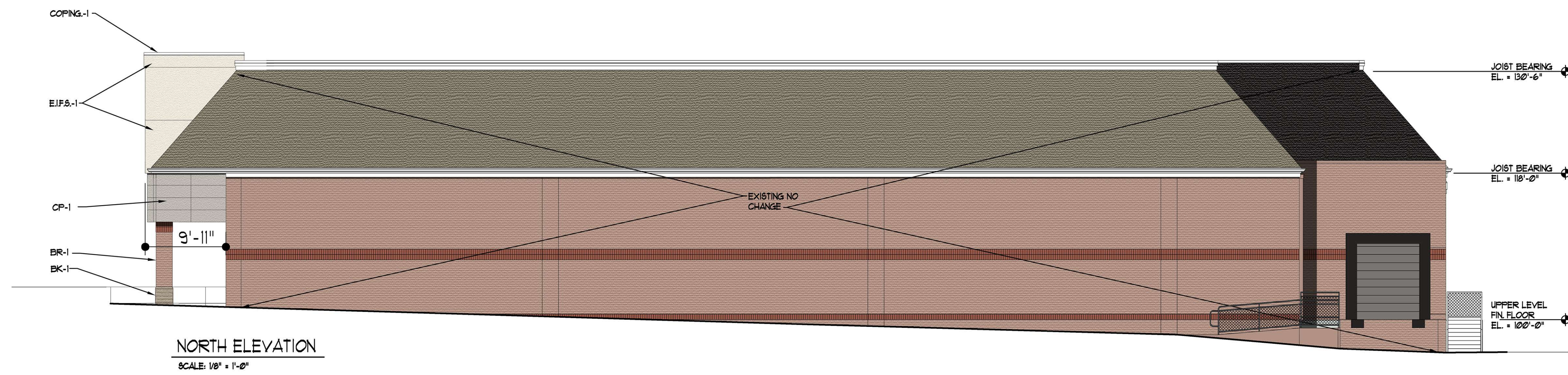
David Ruiz Art





BUILDING MATERIALS			
MATERIAL	COLOR	REMARKS	COMPANY
AL-1	DARK BRONZE	ALUMINUM STOREFRONT	TBD
AR-1	MATCH EXISTING	ALUMINUM RAIL TO MATCH EXISTING	TBD
BR-1	MATCH EXISTING	MATCH EXISTING BRICK	TBD
BK-1	MATCH EXISTING	MATCH EXISTING SPLIT FACE BLOCK	TBD
COPING-1	BONE WHITE	PREFINISHED SHEET METAL COPING	McELORY METAL
COPING-2	MATCH CP-1	PREFINISHED SHEET METAL COPING	McELORY METAL
EIFS-1	DOVER WHITE S06385	EIFS FINE FINISH	DRYVIT
CP-1	GRAY	FIBER CEMENT BOARD SIDING	NICHIBA

PARTIAL WEST ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

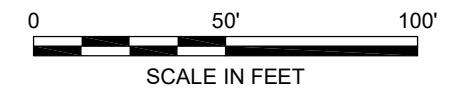
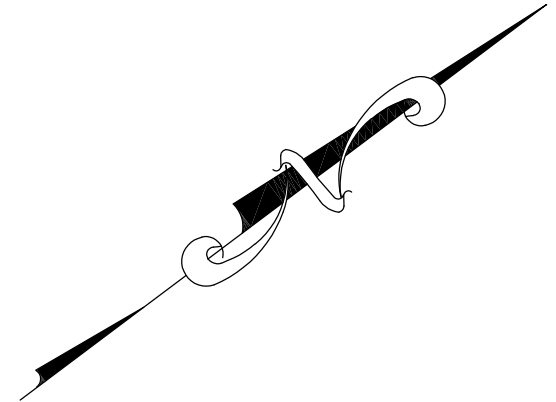
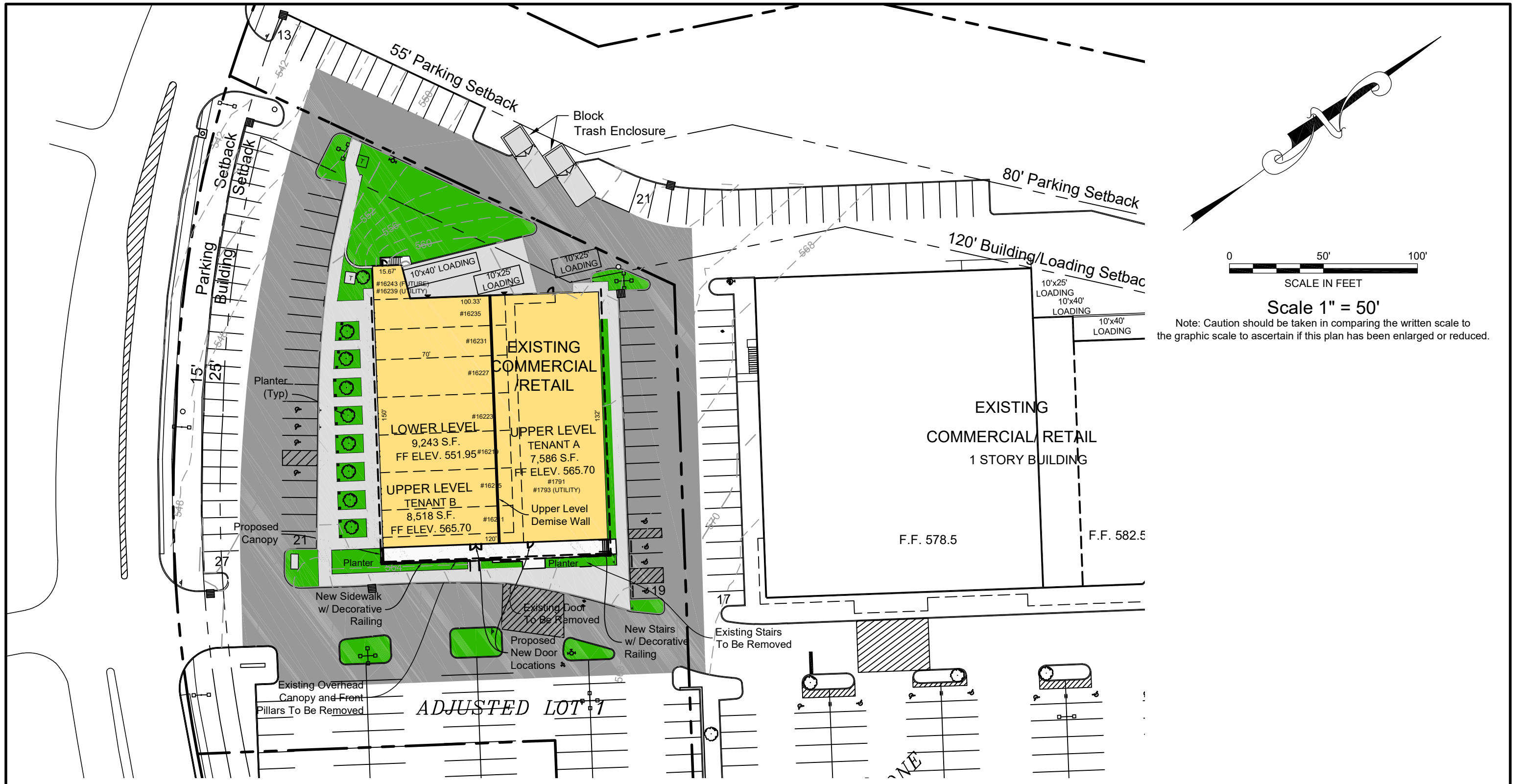












Scale 1" = 50'

Note: Caution should be taken in comparing the written scale to the graphic scale to ascertain if this plan has been enlarged or reduced.

Preliminary, not for construction, recording purposes or implementation.

Prepared for:		
<b>CAPITOL LAND COMPANY</b> 11850 Studt Avenue St. Louis, MO 63141 314-991-8900		
Project Number: 04158.4	Designed: RKF	Drawn: RKF
PLOTTED: 9/11/2023 9:15 AM	BY: KEITH FRYER	F.B.
FILE:G:\04xxx\04158-4_CLARKRTL\Prelim\Clarkson Square 1791 SiteDev01.dwg		

  
**the clayton engineering company, inc.**

ENGINEERS • SURVEYORS • PLANNERS  
 2288 WELSCH INDUSTRIAL COURT  
 ST. LOUIS, MISSOURI 63146-4222  
 (314) 692-8888 FAX: (314) 692-8688 claytoneng.com  
*Mo. Cert. of Authority - Prof. Engineering #000067*  
*& Prof. Surveying #000014*  
*IL Dept. Financial & Prof. Reg. Prof. Design & Engineering Corp. #184.000879*

REVISIONS	BY
4/1/2023	RMM

**landscape TECHNOLOGIES**

61 Jaden Court Drive  
St. Charles, Missouri 63041  
663-528-2520  
P.O. Landscape Professional Corporation K00000192

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT #00000192000001  
DATE: 9/11/2022

Partial Planting Plan for the Proposed  
**CLARKSON SQUARE**  
Clarkson Square Chesterfield, MO

DRAWN  
R. MANDIS

CHECKED  
RMM / GJB

DATE  
8/14/2023

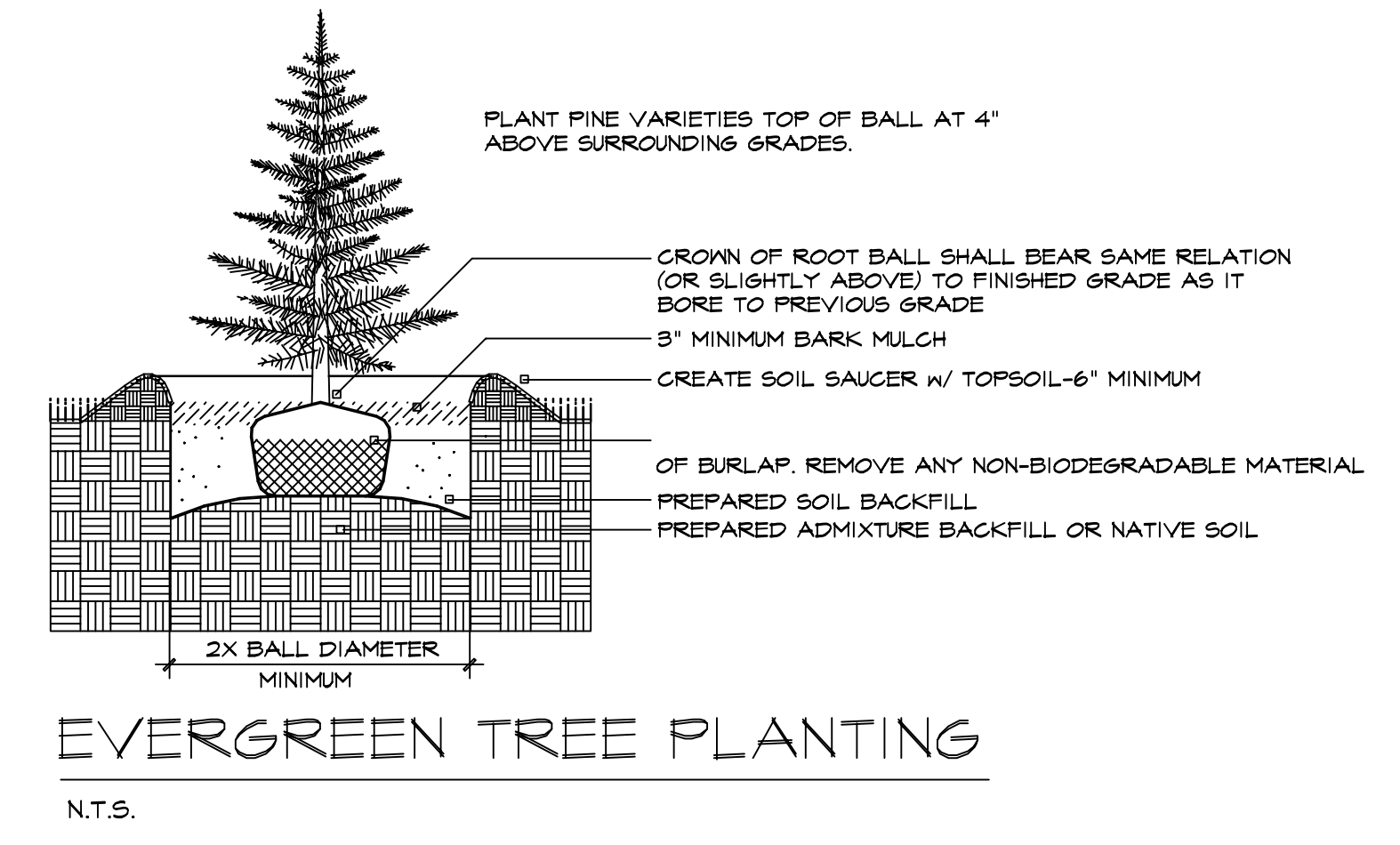
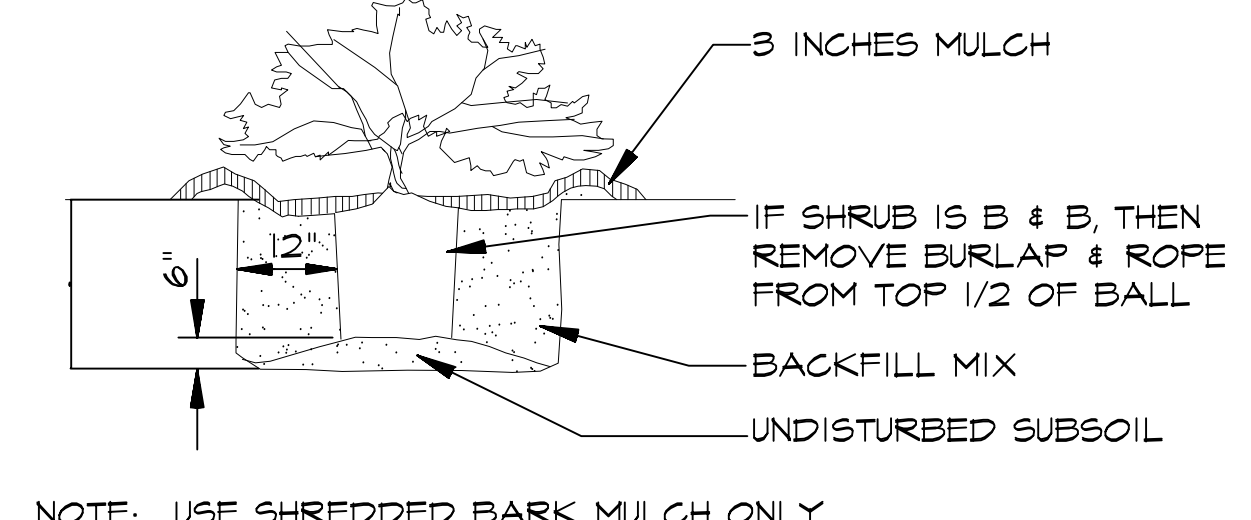
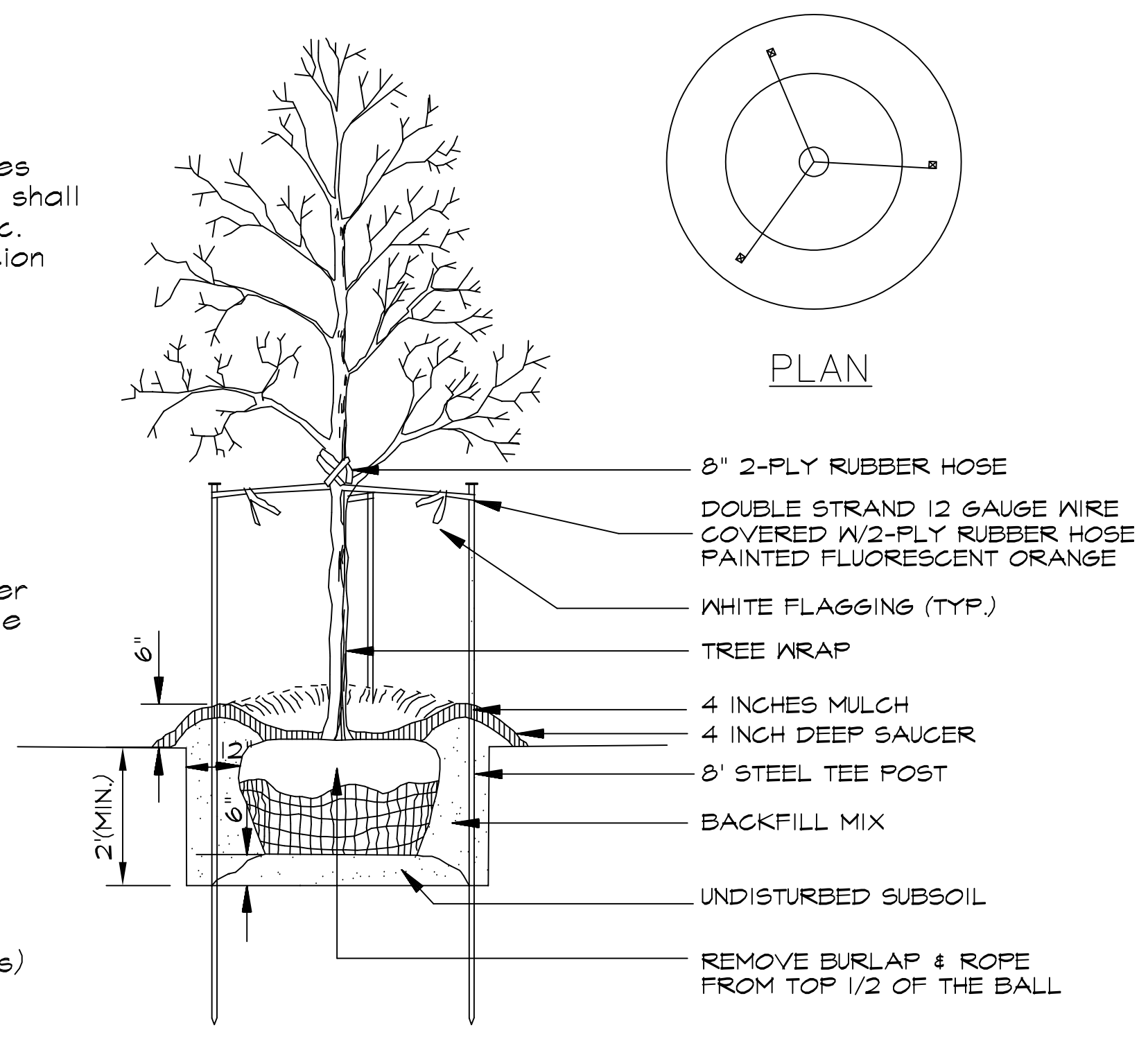
SCALE  
1"=20'

JOB NO.  
2023-160

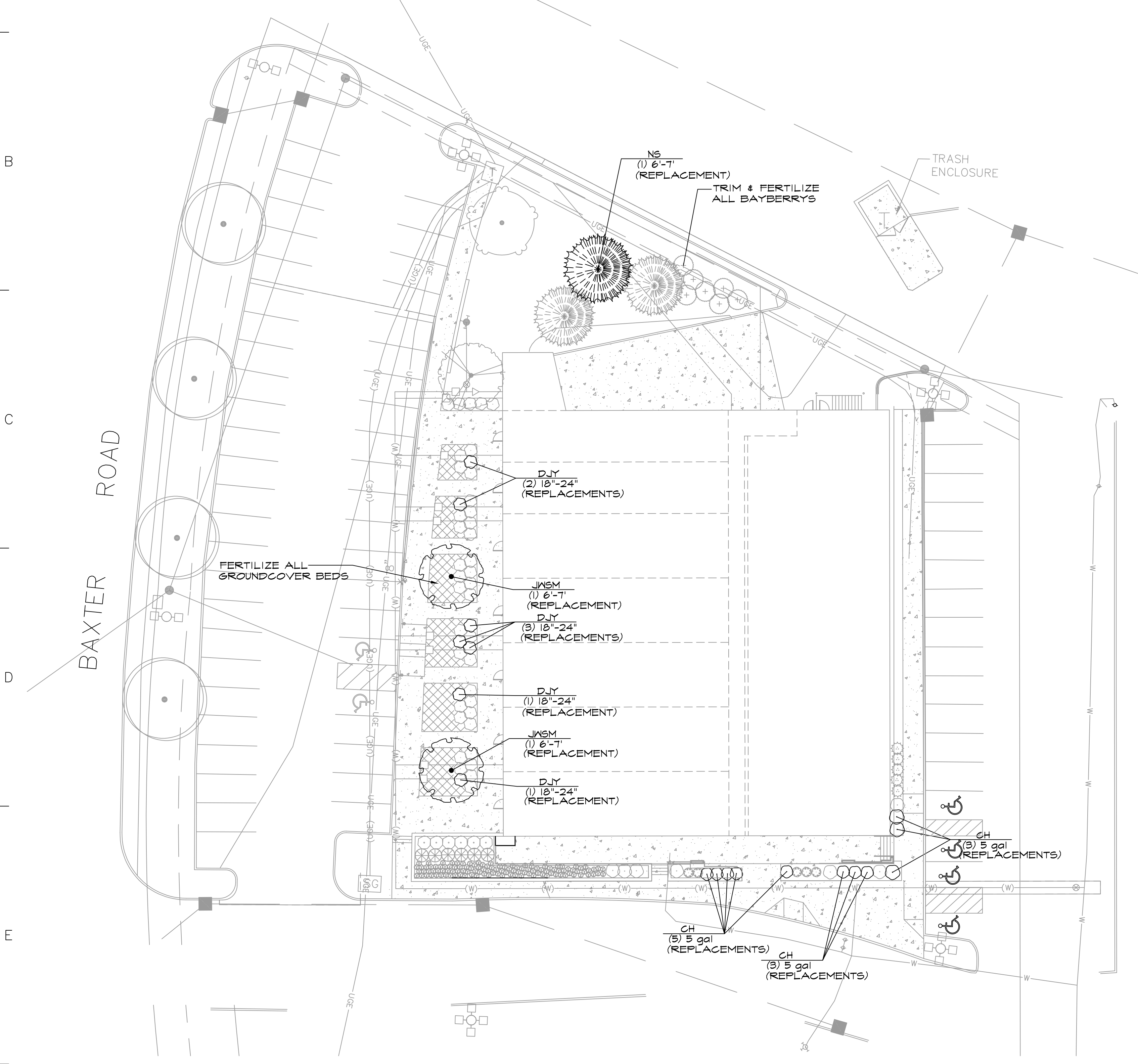
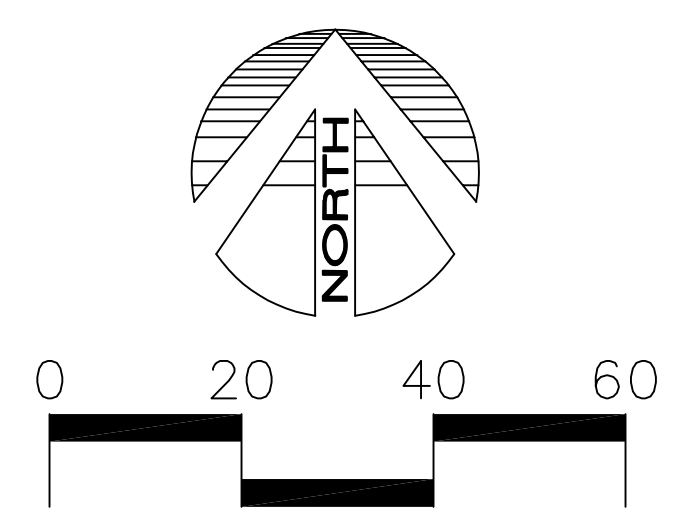
SHEET  
**L-1**  
OF ONE SHEET

**NOTES:**

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- All mulch to be shredded Oak Bark at 3" depth over fabric (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials.
- It shall be the landscape contractor's responsibility to:
  - Verify all existing and proposed features shown on the drawings prior to commencement of work.
  - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
  - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
  - All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping. Upon release of the landscape Installation Bond, a two (2) year Landscape Maintenance Bond shall be required.



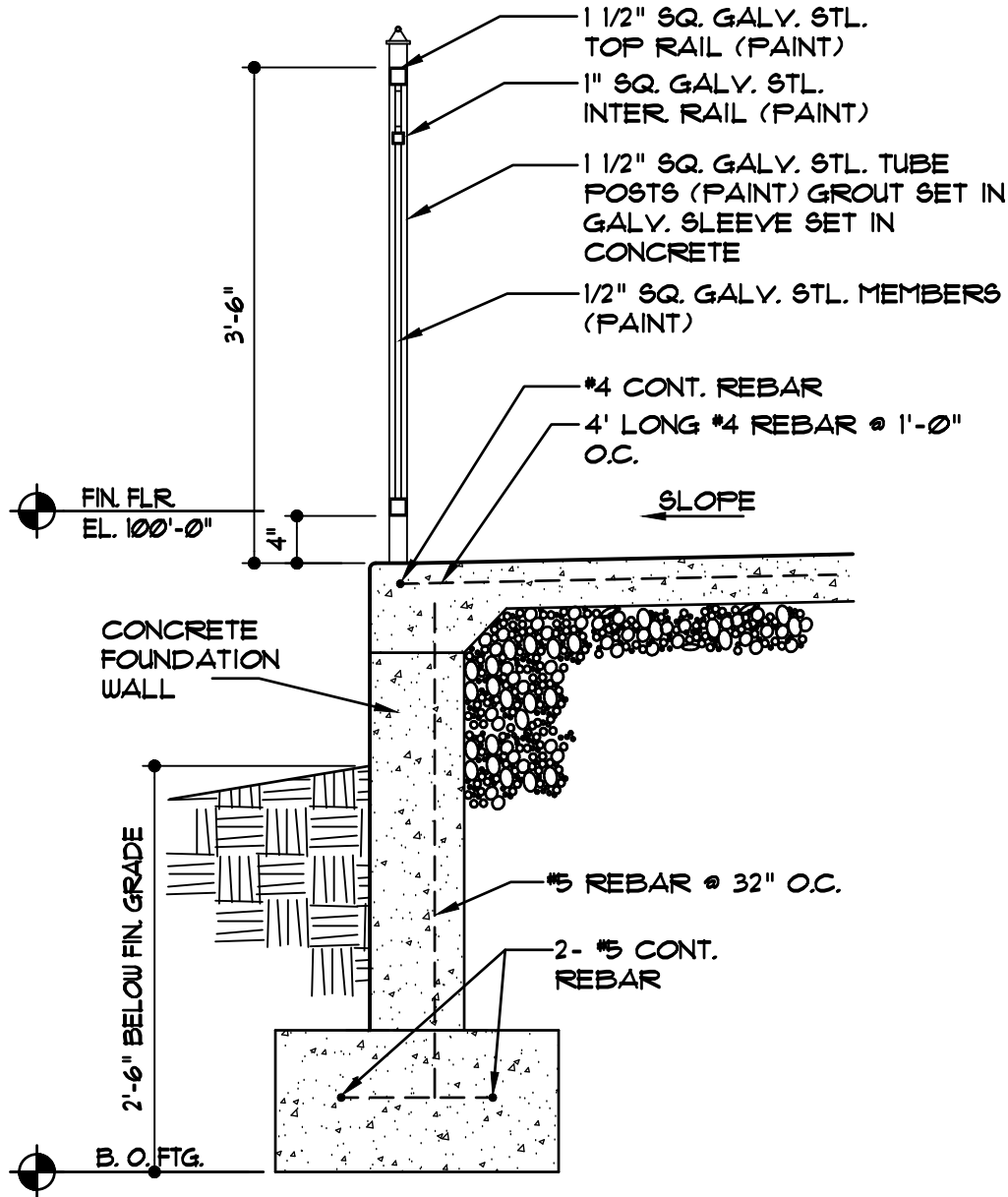
Call Before you DIG  
TOLL FREE  
1-800-344-7483  
MISSOURI ONE-CALL SYSTEM INC.



**PLANT SCHEDULE**

EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE	Slow	Moderate	Fast	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'		
NS	1	NORWAY SPRUCE / PICEA ABIES	6'-7'		X	X														X		
JWSM	2	SWEETBAY MAGNOLIA / MAGNOLIA VIRGINIANA 'JIM WILSON'	6'-7'		X												X					
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE																			
CH	11	CHINA BOY/GIRL HOLLY / ILEX MESERVEAE 'CHINA BOY/GIRL' TM	5 GAL																			
DJY	7	DENSE JAPANESE YEW / TAXUS CUSPIDATA 'DENSIFORMIS'	18"-24"																			





(A) GUARD RAIL DETAIL  
 (A) SCALE: 3/4" = 1'-0"

Another  
 Capitol Land  
 Development





CAPITOL REALTY  
FOR LEASE 16,000  
314-991-8900 SQ FT

1791

STOP  
PEDESTRIAN  
CROSSWALK

PED  
XING





FOR LEASE 75,000  
SQ FT  
314-991-8900

STOP  
FOR  
PEDESTRIAN  
CROSSWALK

PED  
XING





YOGA

Lalo Salon

Hearing Care

Edward Jones

←  
More  
Shops

For Lease  
314-991-8000





YOGA

Lalo Salon Hearing Care Edward Jones

More Shops

WALDEN





YOGA

Lalo Salon Hearing Care Edward Jones

More Shops





Total Wine  
SPIRITS BEER & MORE

STATE  
LAW  
STOP  
FOR  
PEDESTRIANS  
WHEN SIGNALS  
ARE RED

STOP













**CLARKSON SQUARE**  
HOT YOGA  
Lalo Salon Edward Jones  
Associated Hearing PROFESSIONALS



**STOP**







CLARKSON SQUARE  
HOT YOGA  
Lalo Salon Edward Jones  
Associated Hearing PROFESSIONALS

STOP

