

## Architectural Review Board Staff Report

<b>Project type:</b>	Amended Architectural Elevations
<b>Meeting Date:</b>	December 14, 2023
<b>From:</b>	Shilpi Bharti, Planner <i>SB</i>
<b>Location:</b>	1707 Clarkson Road
<b>Description:</b>	<b>Clarkson Square, Lot B (Black Salt):</b> Amended Site Development Section Plan, Landscape Plan, and Amended Architectural Elevations for a restaurant located on a 1.29-acre tract of land located west of Clarkson Road and south of Lea Oak Drive, zoned "C8"- Planned Commercial District.

### PROPOSAL SUMMARY

Caplaco Four, Inc. and Caplaco One Inc. on behalf of Black Salt Indian Restaurant has submitted an Amended Site Development Section Plan for Clarkson square Lot B. The Amended Site Development Section Plan propose changes in the existing landscape plan, and provides outdoor dining for tenant "Black Salt Indian Restaurant". The outdoor dining will be open during summer time, and will be covered by vinyl walls during winter time.



Figure 1: Subject Location

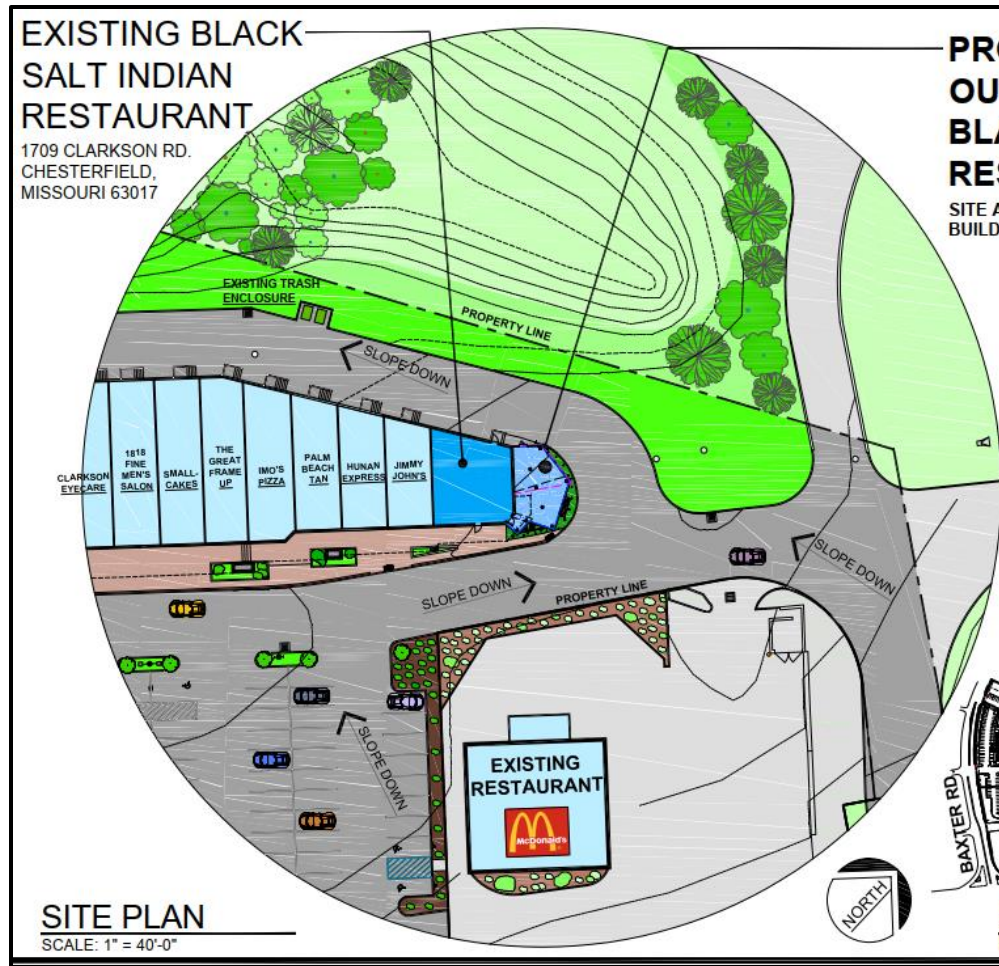


Figure 2: Site Plan

### **HISTORY OF SUBJECT SITE**

Clarkson Square Subdivision consists of eight (8) lots. The subject site is located in Lot B. The site was zoned "C8" - Planned Commercial District prior to City was incorporated following the St. Louis County ordinance 13,013. In 1995, the ordinance was repealed and replaced with the City ordinance 2020. In 2018, ordinance 2020 was amended to remove the restriction on the number of restaurants permitted for a 34.8-acre tract of Clarkson Square Subdivision. The current ordinances governing the site is are ordinance 2999 and 2020.

The Concept plan and the Landscape plan for the subdivision were approved in 1983.

### **STAFF ANALYSIS**

The applicant is proposing 700 square feet of outdoor dining that will provide 46 outdoor seats. The outdoor dining expansion will be removing some existing shrubs from the site. There is no change in the existing access to the site or the building. The parking on site meets the minimum parking requirement. The applicant is also providing protective traffic bollards at the front (south east corner).

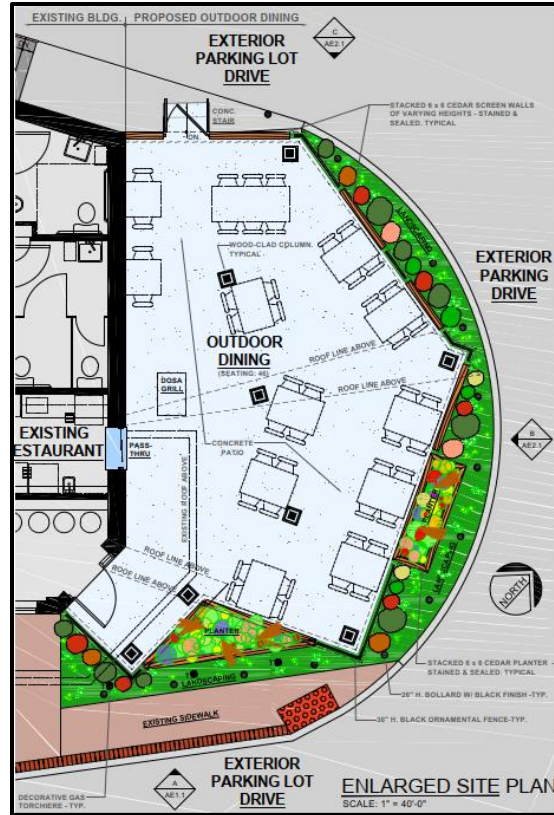


Figure 3: Colored Site Plan

**Materials and Color**

The outdoor dining will be covered with wood fascia canopies with prefinished metal coping. The edge will have a 6' X 6' wood planter and a 36" high ornamental fence. During the winter time, the outdoor dining will be covered with vinyl enclosure with transparent vinyl windows.

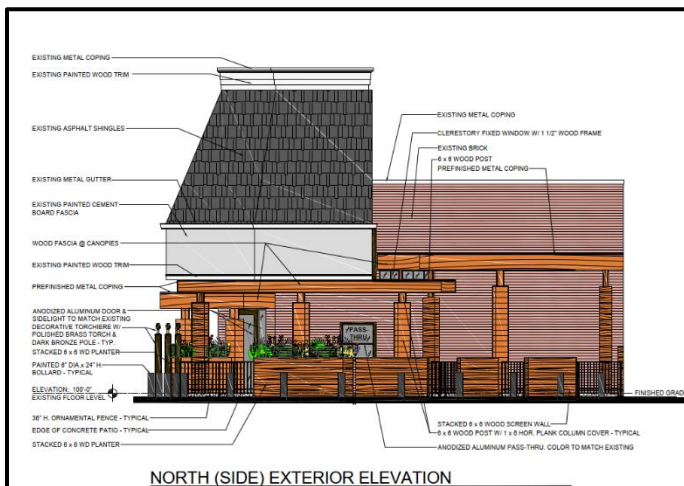


Figure 4: North Side Elevation without vinyl enclosure

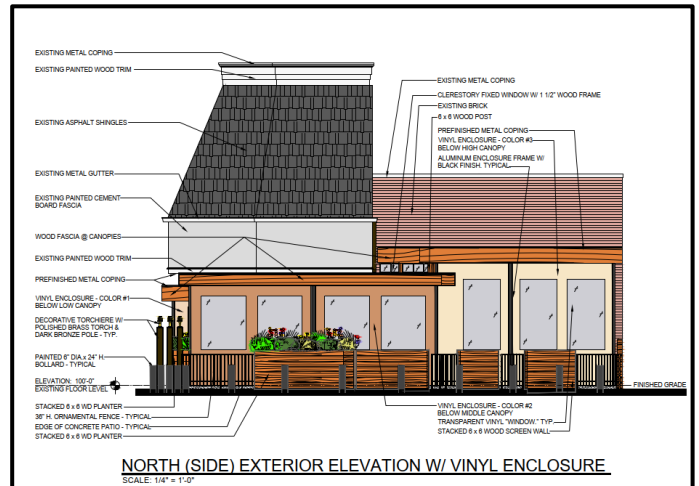


Figure 5: North Side Elevation with vinyl enclosure

**Lighting**

There are no proposed changes to the site existing lighting in conjunction with this request. There will be three (3) decorative torchieres with polished brass torch & dark bronze poles at the front on the south side of the building.

**Landscaping**

The proposed landscaping surrounds the outdoor dining area. Proposed landscaping includes shrubs and grasses.

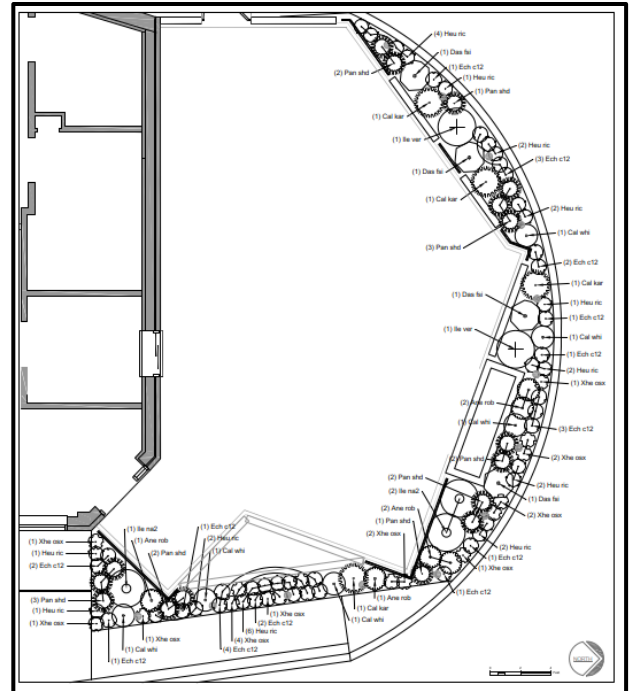


Figure 4: Landscape Plan

**Rendering**



Figure 5: Rendering

## **DEPARTMENTAL INPUT**

Staff requests review and recommendation on the Amended Site Development Section Plan for Clarkson Square, Lot B (Black Salt Indian Restaurant).

## **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, Landscape Plan, and Amended Architectural Elevations for Clarkson Square, Lot B (Black Salt Indian Restaurant), as presented, with a recommendation for approval (or denial).”
  
- 2) “I move to forward the Amended Site Development Section Plan, Landscape Plan, and Amended Architectural Elevations for Clarkson Square, Lot B (Black Salt Indian Restaurant) with a recommendation for approval with the following conditions...”

### Attachments

1. Architectural Review Packet Submittal

# LSG Architect

4447 South 37th Street ~ St. Louis, Missouri 63116 ~ 314-422-1635 ~ Goldie1957@msn.com

December 4, 2023

## **ARCHITECT'S STATEMENT OF DESIGN-Black Salt Indian Restaurant: Proposed Outdoor Dining**

### **Introduction:**

The project is to be located in an existing landscaped area immediately adjacent to the east exterior wall of the existing Black Salt Indian Restaurant, located at 1709 Clarkson Road in Clarkson Square Shopping Center. It comprises a 46 seat, covered, outdoor dining area for year-round use, various screening devices, and protective traffic bollards set amidst plantings inspired by Indian landscaping. The design intent is to accentuate the primarily brick, EIFS, and shingled mansard existing by the use of complimenting materials that recall the shopping center's current color scheme. Existing sightlines are respected and extended by flat canopies of varying heights. These, in addition to decorative site improvements, provide an aesthetic end to the original building and return the viewer's eye back to the existing restaurant's entrance.

### **1. Scale**

The addition's scale is intended to be more aligned with pedestrian traffic while giving an architectural "nod" to the shopping Center's original scale with three separate canopies that increase in height as the proposed structure recedes from the main drive.

### **2. Design**

The organizing scheme utilizes three distinct covered areas that redirect the diner 90 degrees as they transition from the existing interior entry to two covered outdoor dining areas. Height and size of the proposed spaces increase as one traverses them, while visual access to the exterior continually varies.

The addition is intended for use throughout the year, having its own heating and cooling system and retractable vinyl shades (with large transparent viewing panels) for protection from inclement weather. Existing mansard roof and parapets will screen any required new mechanical units. An existing trash enclosure located at rear of the existing building will continue to serve the restaurant.

### **3. Materials and Colors**

Materials and colors were chosen to work with the existing structure while espousing a palette more symbolic of the outdoor environment and reminiscent of the existing landscaped area being replaced. Where applicable, material such as the aluminum and glass clerestory window strip replicate the existing storefront. Bollard height and color are intended to minimize their presence and juxtapose the existing, high, black-shingled mansard roof.

## **LSG Architect**

4447 South 37th Street ~ St. Louis, Missouri 63116 ~ 314-422-1635 ~ Goldie1957@msn.com

#### **4. Landscape Design and Screening**

Proposed Landscaping is intended to match scale of the replaced plantings and provide the colors/textures of shrubs and flowers found in the same northern portion of India from which Black Salt Indian Restaurant derives its menu. Screening, in the form stacked cedar low walls, planters, and black, ornamental fencing, allows protected glimpses of the dining experience to the passersby and gradually obstructs the patron from utilitarian views present at rear of the building.

#### **5. Signage and Sign Package**

All new signage will be incorporated through a separate submittal.

#### **6. Site Lighting**

Existing Site lighting will remain in its current condition. Three decorative gas flame torchieres are to be located at east (front) elevation but provide no significant illumination.

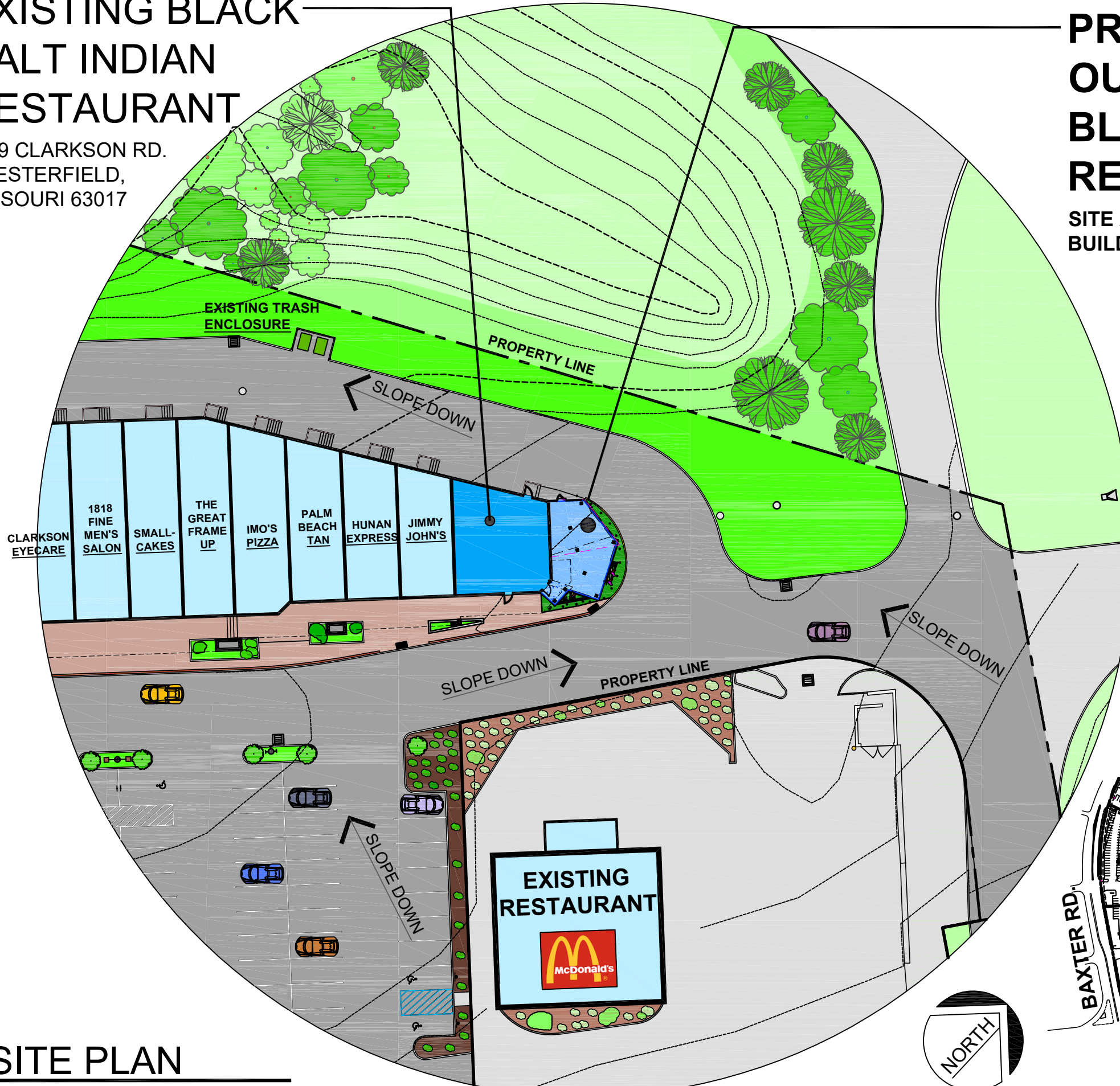
# EXISTING BLACK SALT INDIAN RESTAURANT

1709 CLARKSON RD.  
CHESTERFIELD,  
MISSOURI 63017

# PROPOSED COVERED OUTDOOR DINING for BLACK SALT INDIAN RESTAURANT

SITE AREA: 925 SQ. FT.  
BUILDING AREA: 700 SQ. FT.

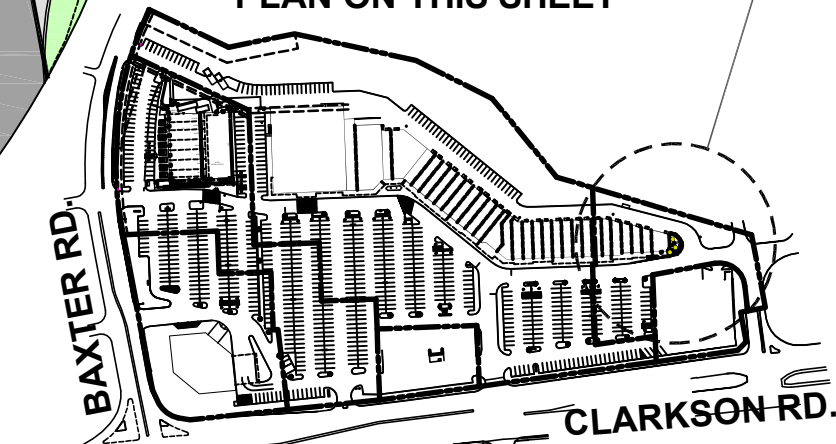
L.S. GOLDWORM  
ARCHITECT  
4447 SOUTH 37th STREET  
ST. LOUIS, MISSOURI 63116  
314-422-1635



### NOTES:

1. PLAN INDICATES EXISTING (NOT TO BE CHANGED) CONTOURS @ 2'-0" INCREMENTS. CIVIL SITE PLAN INDICATES 1'-0" CONTOURS AT PROPOSED OUTDOOR DINING AREA.
2. NO TREES WILL BE DISTURBED.

SEE ENLARGED SITE PLAN ON THIS SHEET



## SITE LOCATION MAP

NO SCALE

PROPOSED OUTDOOR DINING  
FOR  
**BLACK SALT INDIAN RESTAURANT**  
1709 CLARKSON ROAD CHESTERFIELD, MO.

SHEET TITLE:  
ARCHITECTURAL  
SITE PLAN OF  
AREA WITHIN  
200'-0" OF  
PROPOSED  
OUTDOOR DINING

DATE: 11-14-2023

SKETCH NO.:

# AS1.1

REVIEW DRAWING

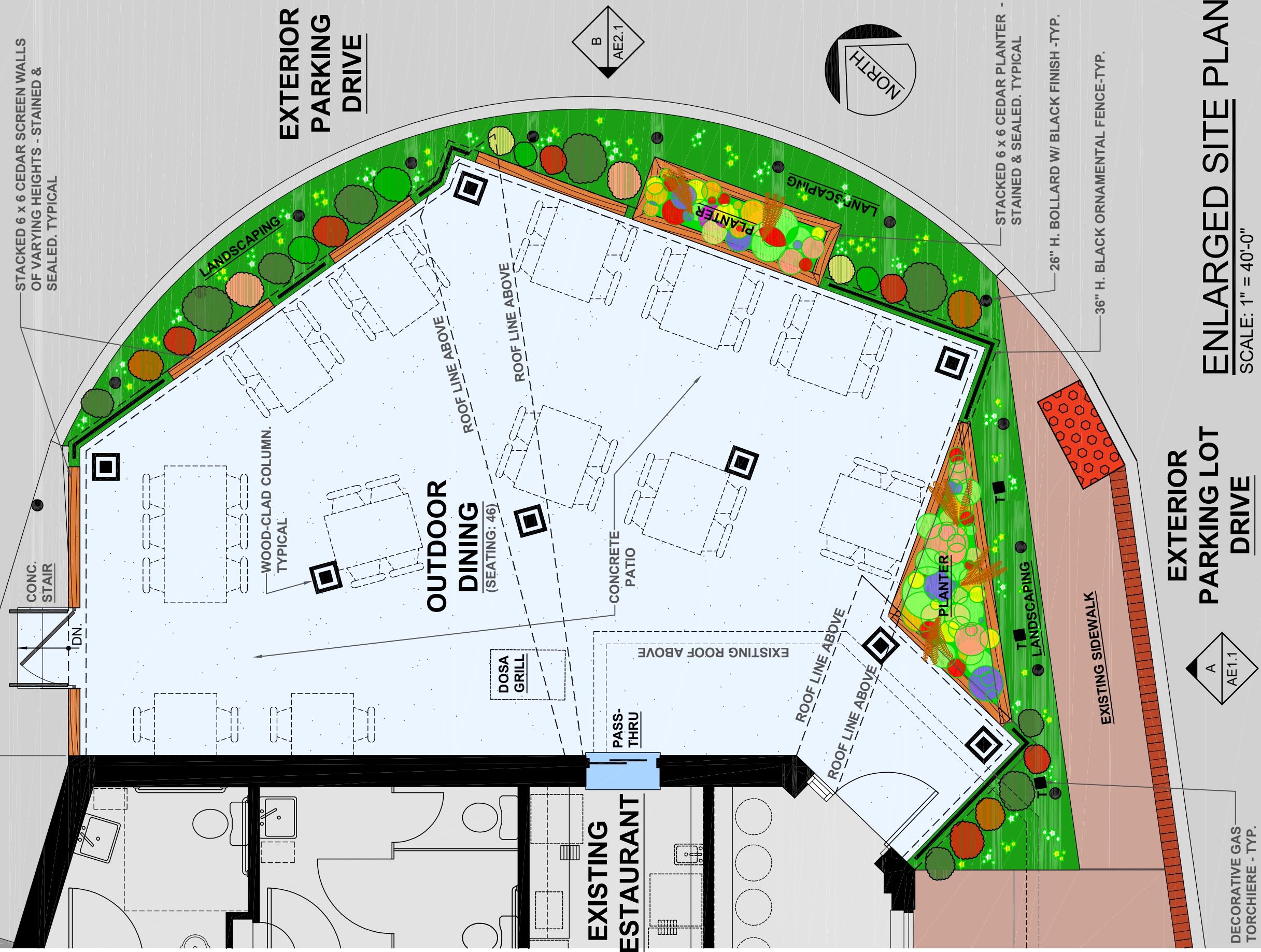
## SITE PLAN

SCALE: 1" = 40'-0"



EXISTING BLDG. PROPOSED OUTDOOR DINING

EXTERIOR PARKING LOT DRIVE



EXTERIOR PARKING DRIVE



EXTERIOR PARKING LOT DRIVE



ENLARGED SITE PLAN  
SCALE: 1" = 40'-0"

SHEET TITLE:  
ENLARGED ARCHITECTURAL SITE PLAN

DATE: 11-14-2023

SKETCH NO.:

A1.1

REVIEW DRAWING

PROPOSED OUTDOOR DINING  
FOR  
**BLACK SALT**  
**INDIAN RESTAURANT**  
1709 CLARKSON ROAD CHESTERFIELD, MO.

L.S. GOLDWORM  
ARCHITECT  
4447 SOUTH 37th STREET  
ST. LOUIS, MISSOURI 63116  
314-422-1635

PROPOSED OUTDOOR DINING  
 FOR  
**BLACK SALT**  
**INDIAN RESTAURANT**  
 1709 CLARKSON ROAD CHESTERFIELD, MO.

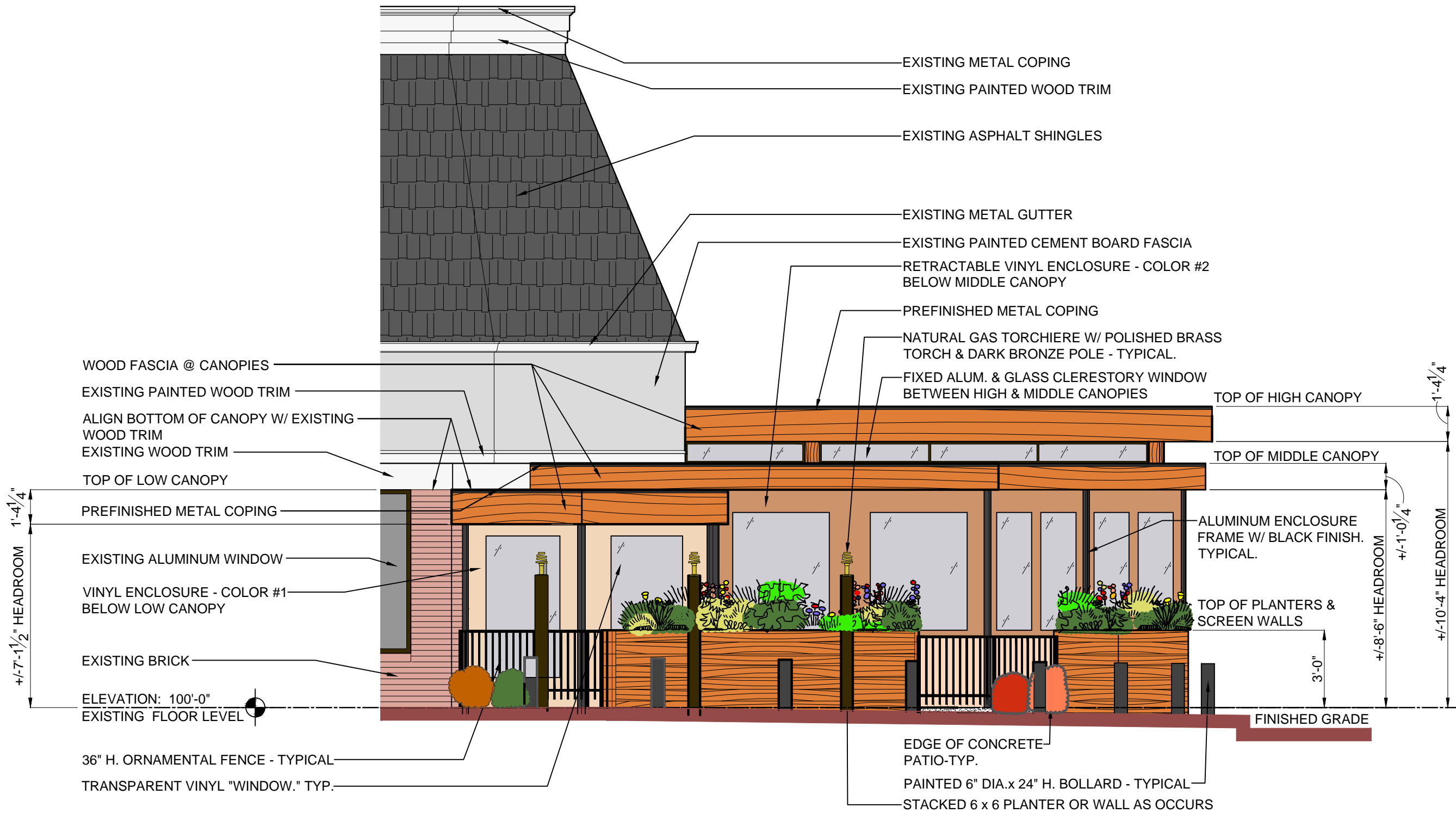
SHEET TITLE:  
**EAST (FRONT)  
 EXTERIOR  
 ELEVATION W/  
 VINYL ENCLOSURE**

DATE: 12-04-2023

SKETCH NO.:

**A2.1A**

REVIEW DRAWING



**EAST (FRONT) EXTERIOR ELEVATION W/ VINYL ENCLOSURE**

SCALE: 1/4" = 1'-0"

PROPOSED OUTDOOR DINING  
 FOR

**BLACK SALT  
 INDIAN RESTAURANT**  
 1709 CLARKSON ROAD CHESTERFIELD, MO.

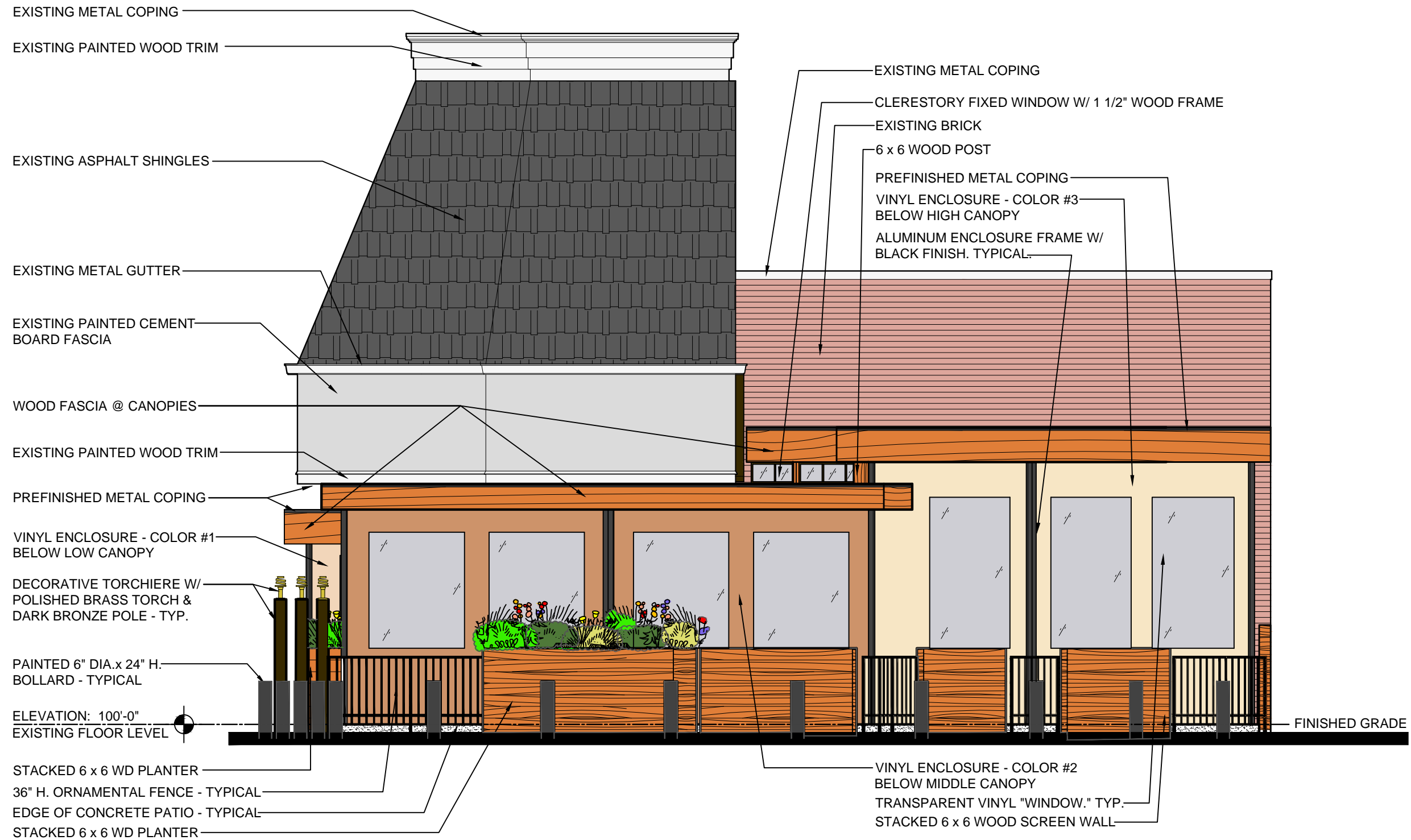
SHEET TITLE:  
**NORTH (SIDE)  
 EXTERIOR  
 ELEVATION W/  
 VINYL ENCLOSURE**

DATE: 12-04-2023

SKETCH NO.:

**A2.2A**

REVIEW DRAWING



**NORTH (SIDE) EXTERIOR ELEVATION W/ VINYL ENCLOSURE**  
 SCALE: 1/4" = 1'-0"

PROPOSED OUTDOOR DINING  
 FOR

**BLACK SALT  
 INDIAN RESTAURANT**  
 1709 CLARKSON ROAD CHESTERFIELD, MO.

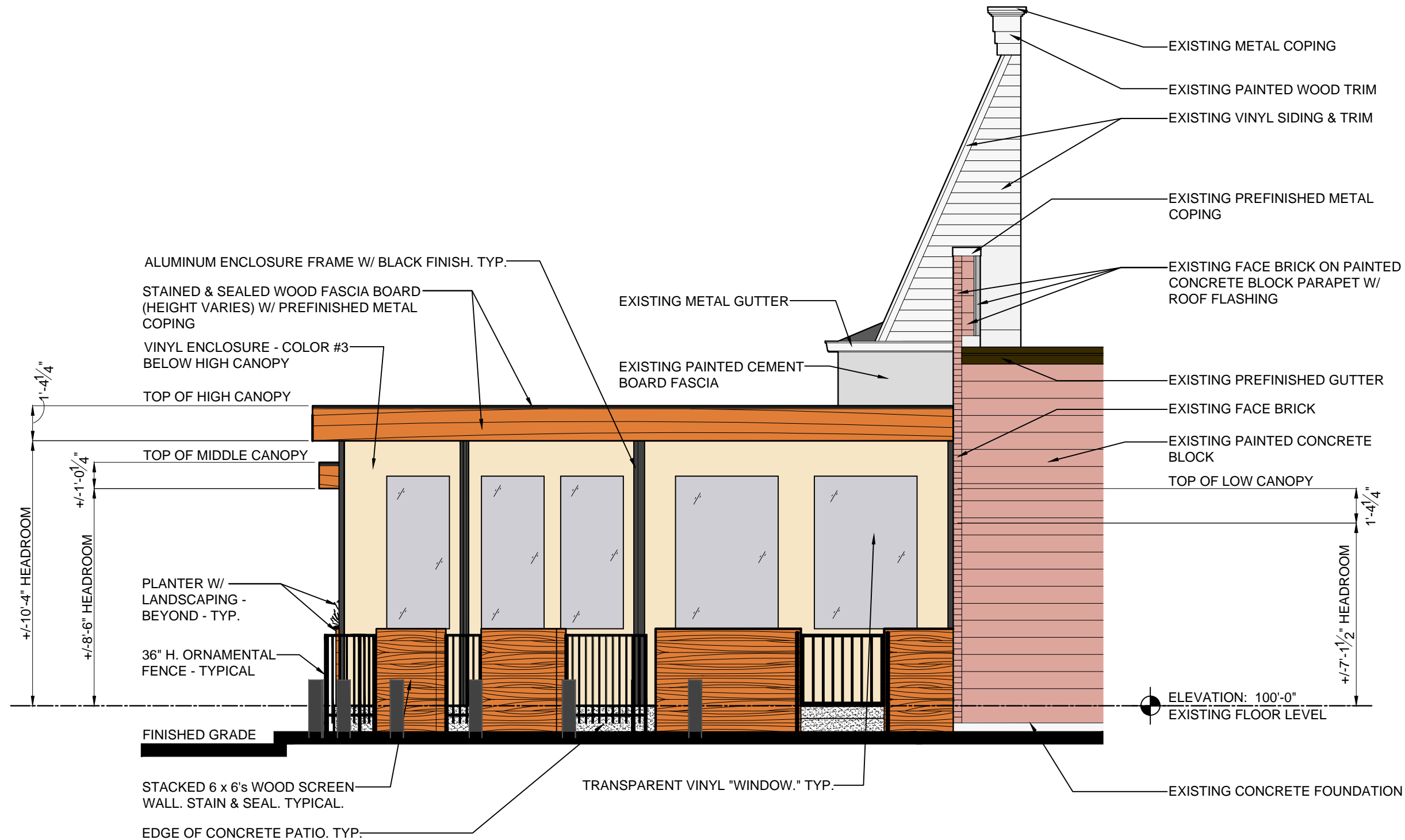
SHEET TITLE:  
**NORTH (SIDE)  
 EXTERIOR  
 ELEVATION W/  
 VINYL ENCLOSURE**

DATE: 12-04-2023

SKETCH NO.:

**A2.3A**

REVIEW DRAWING



**WEST (REAR) EXTERIOR ELEVATION W/ VINYL ENCLOSURE**

SCALE: 1/4" = 1'-0"

PROPOSED OUTDOOR DINING  
 FOR  
**BLACK SALT**  
**INDIAN RESTAURANT**  
 1709 CLARKSON ROAD CHESTERFIELD, MO.

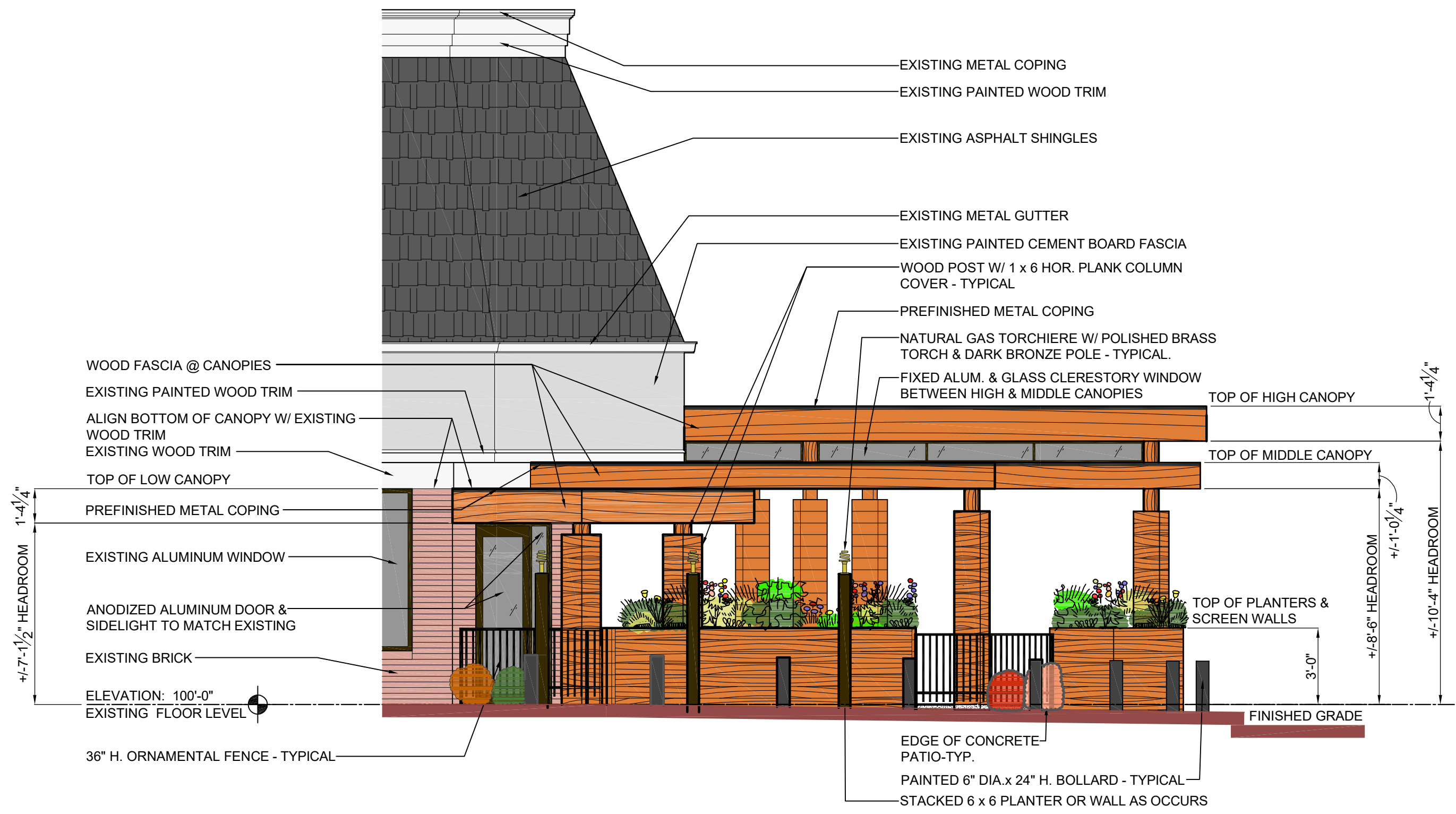
SHEET TITLE:  
**EAST (FRONT)  
 EXTERIOR  
 ELEVATION**

DATE: 11-14-2023

SKETCH NO.:

**A2.1**

REVIEW DRAWING



**EAST (FRONT) EXTERIOR ELEVATION**

SCALE: 1/4" = 1'-0"

PROPOSED OUTDOOR DINING  
 FOR  
**BLACK SALT  
 INDIAN RESTAURANT**  
 1709 CLARKSON ROAD CHESTERFIELD, MO.

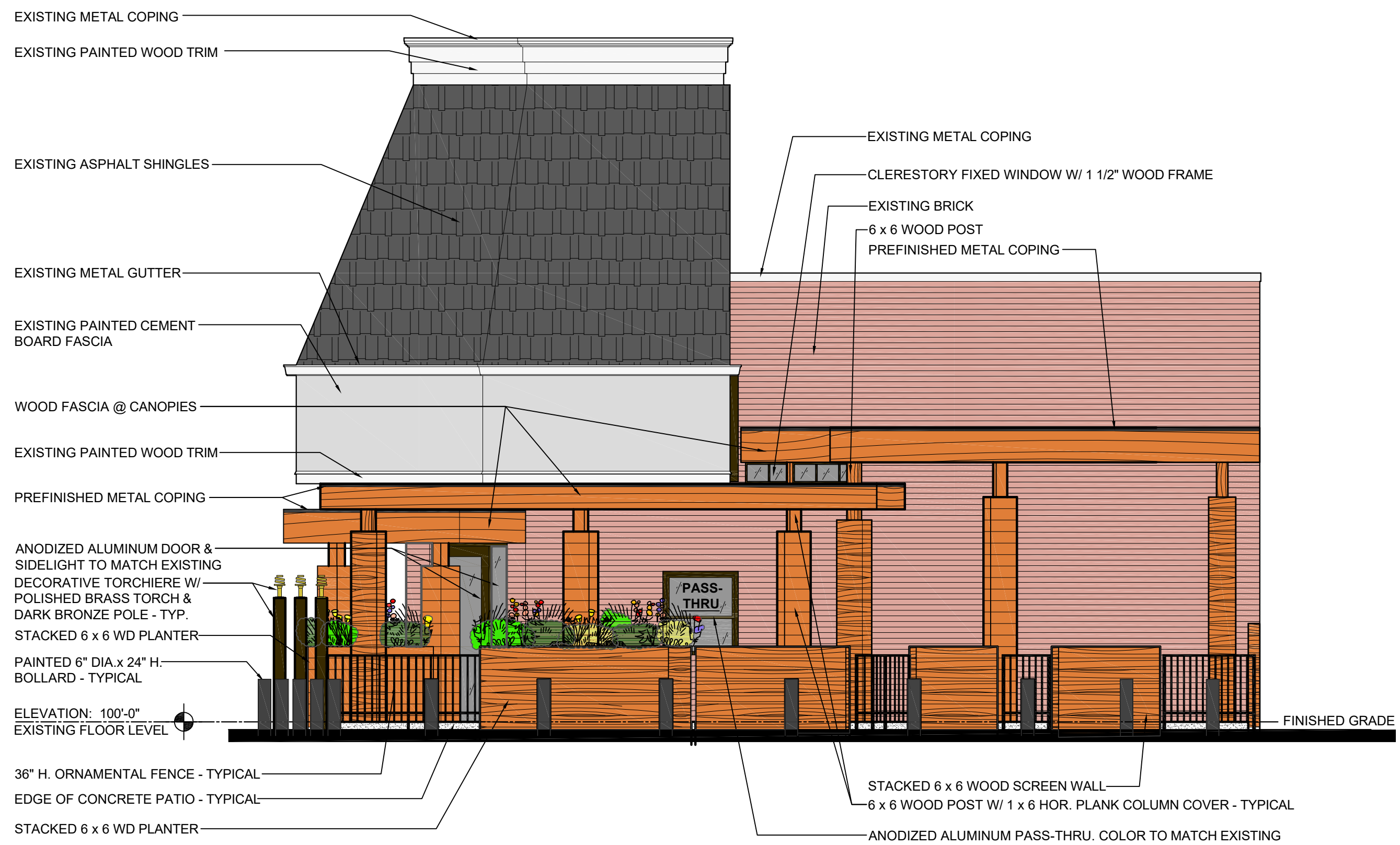
SHEET TITLE:  
**NORTH (SIDE)  
 EXTERIOR  
 ELEVATION**

DATE: 11-14-2023

SKETCH NO.:

**A2.2**

REVIEW DRAWING



**NORTH (SIDE) EXTERIOR ELEVATION**

SCALE: 1/4" = 1'-0"

PROPOSED OUTDOOR DINING  
 FOR  
**BLACK SALT**  
**INDIAN RESTAURANT**  
 1709 CLARKSON ROAD CHESTERFIELD, MO.

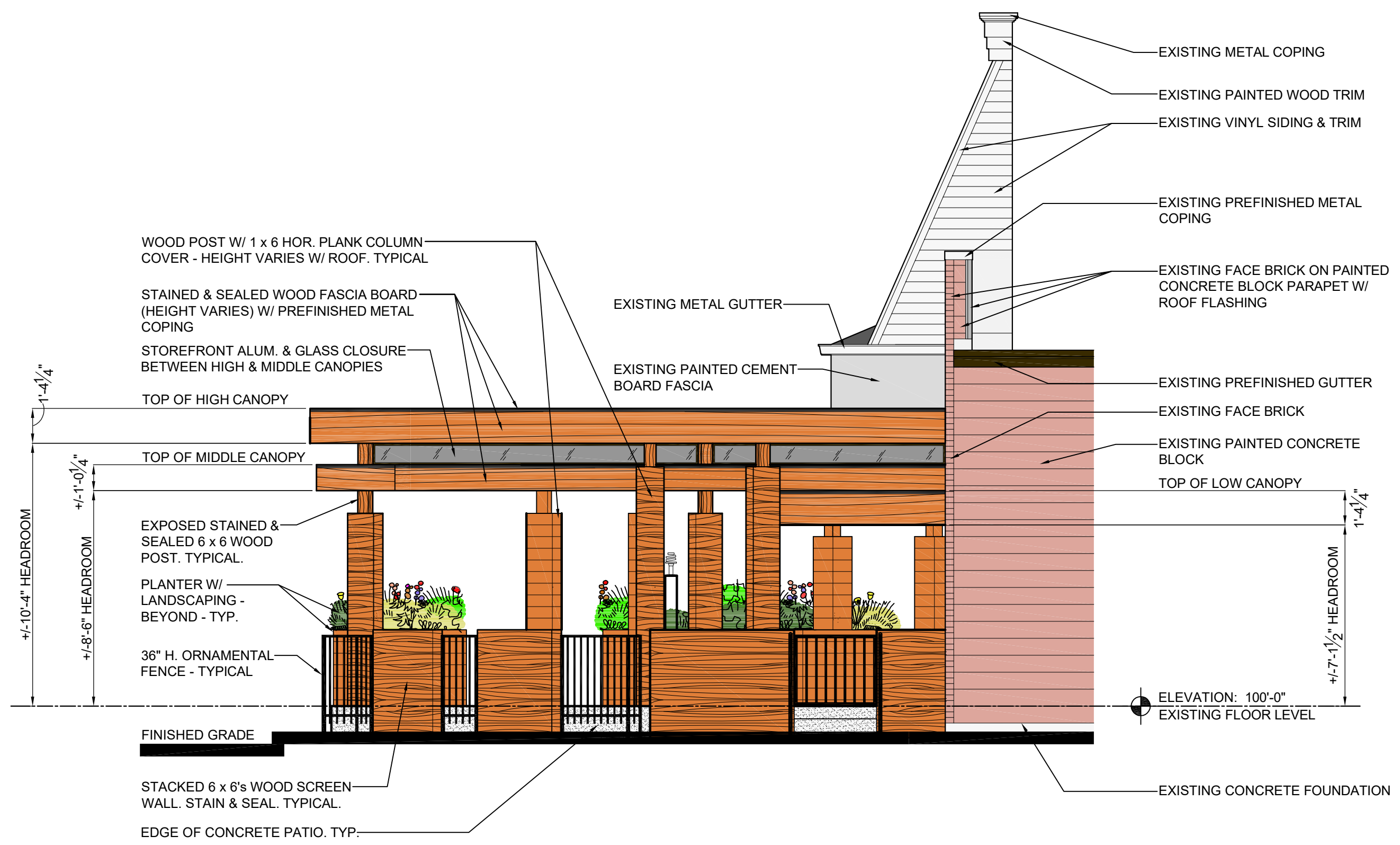
SHEET TITLE:  
**NORTH (SIDE)  
 EXTERIOR  
 ELEVATION**

DATE: 11-14-2023

SKETCH NO.:

**A2.3**

REVIEW DRAWING



**WEST (REAR) EXTERIOR ELEVATION**

SCALE: 1/4" = 1'-0"



**SITE PHOTO LOOKING WEST**



**SITE PHOTO LOOKING SOUTH**



**SITE PHOTO LOOKING NORTH**



**SITE PHOTO LOOKING NORTH**

L.S. GOLDWORM  
ARCHITECT  
4447 SOUTH 37th STREET  
ST. LOUIS, MISSOURI 63116  
314-422-1635

PROPOSED OUTDOOR DINING  
FOR  
**BLACK SALT**  
**INDIAN RESTAURANT**  
1709 CLARKSON ROAD CHESTERFIELD, MO.

SHEET TITLE:  
EXISTING SITE  
PHOTOS

DATE: 11-14-2023

SKETCH NO.:

**A3.1**

REVIEW DRAWING



PROPOSED OUTDOOR DINING  
 FOR  
**BLACK SALT**  
**INDIAN RESTAURANT**  
 1709 CLARKSON ROAD CHESTERFIELD, MO.

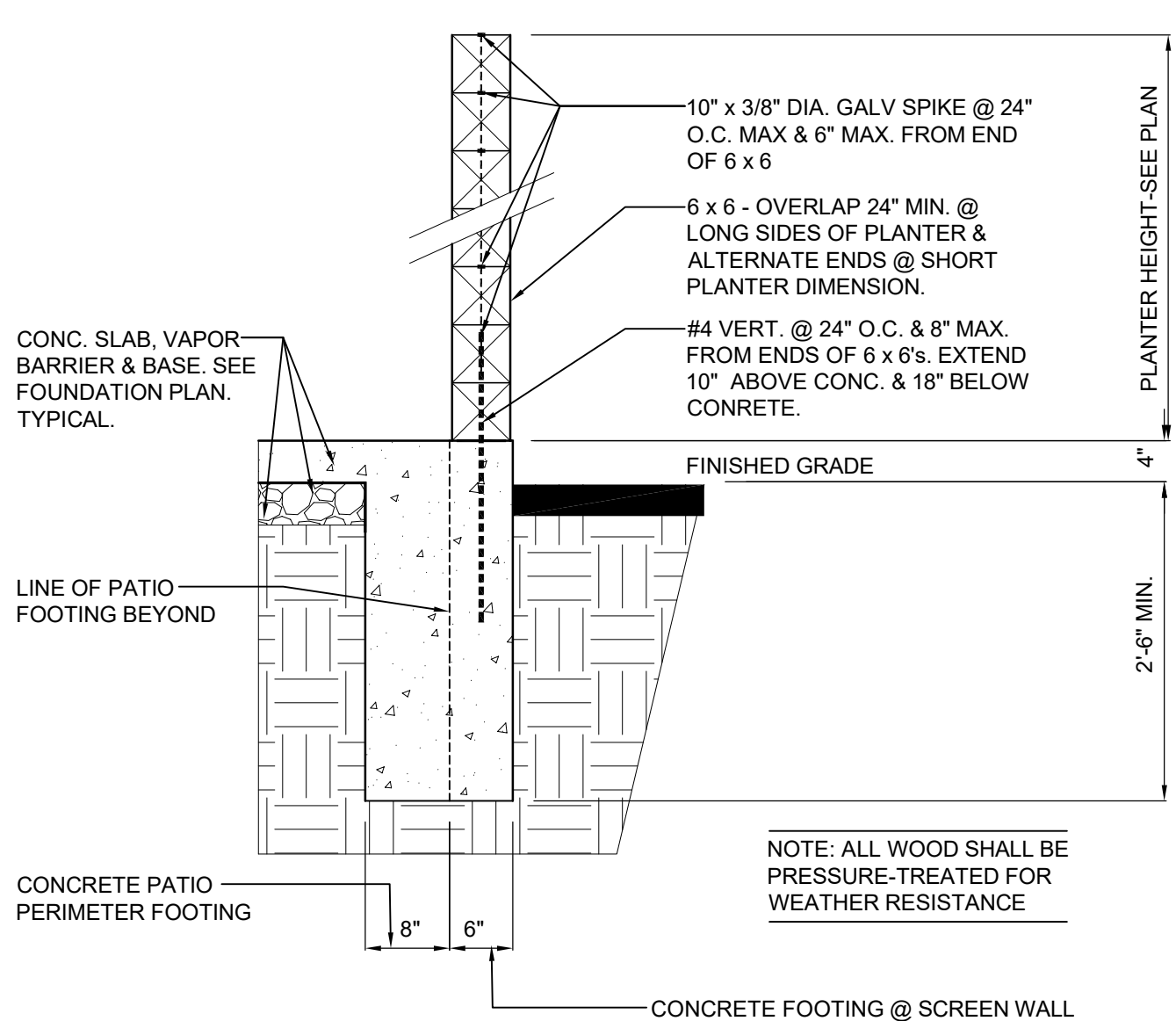
SHEET TITLE:  
**SCREEN WALL &  
 PLANTER DETAILS**

DATE: 11-14-2023

SKETCH NO.:

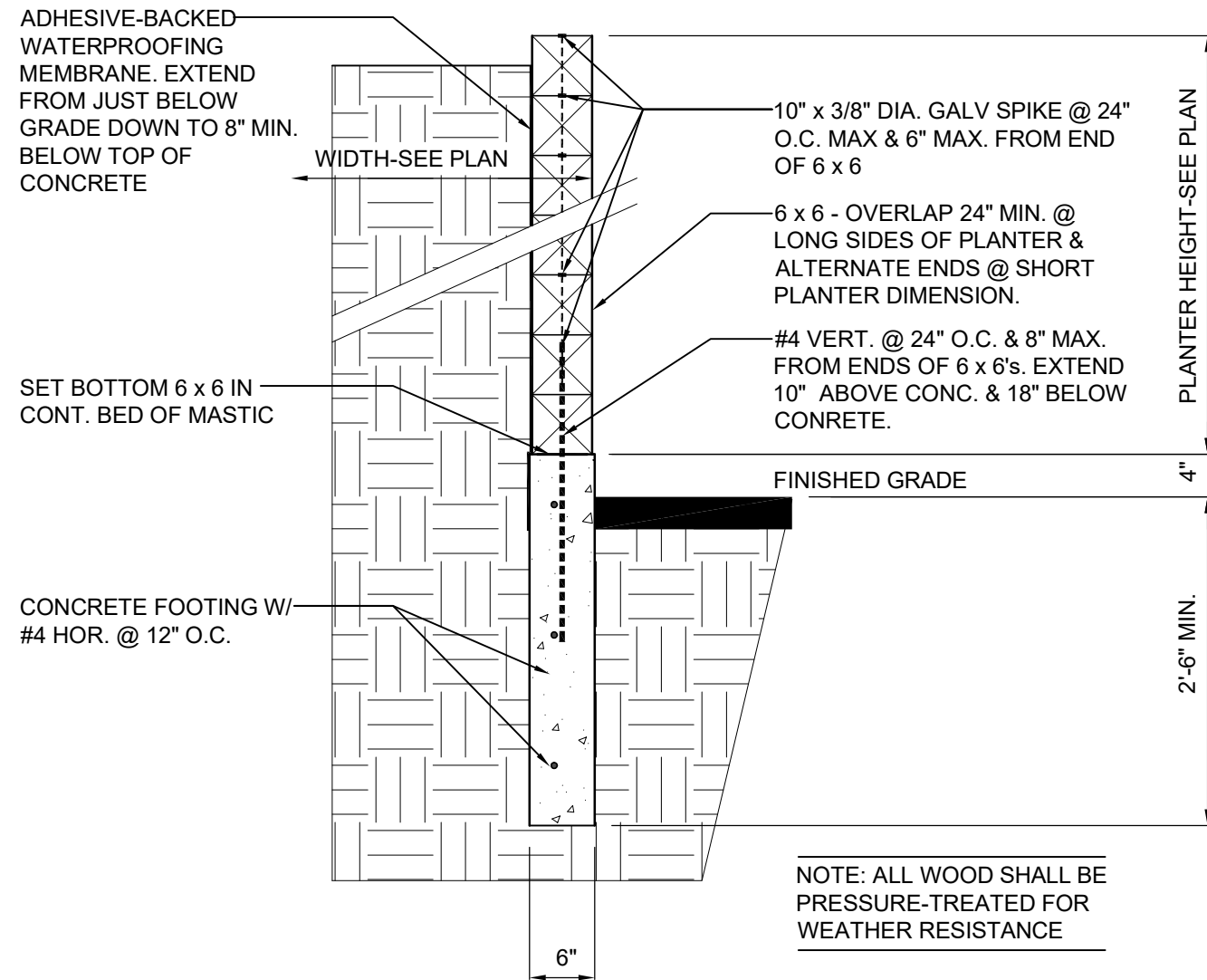
**A4.1**

REVIEW DRAWING



**SECTION THRU SCREEN WALL**

SCALE: 3/4" = 1'-0"



**SECTION THRU PLANTER WALL**

SCALE: 3/4" = 1'-0"

PROPOSED OUTDOOR DINING  
 FOR  
**BLACK SALT**  
**INDIAN RESTAURANT**  
 1709 CLARKSON ROAD CHESTERFIELD, MO.

SHEET TITLE:  
**LANDSCAPE  
 PLAN & LEGEND**

DATE: 11-14-2023

SKETCH NO.:




**LS1.1**

REVIEW DRAWING



**PLANT SCHEDULE LA1.2**

SYMBOL CODE BOTANICAL / COMMON NAME






SHRUBS

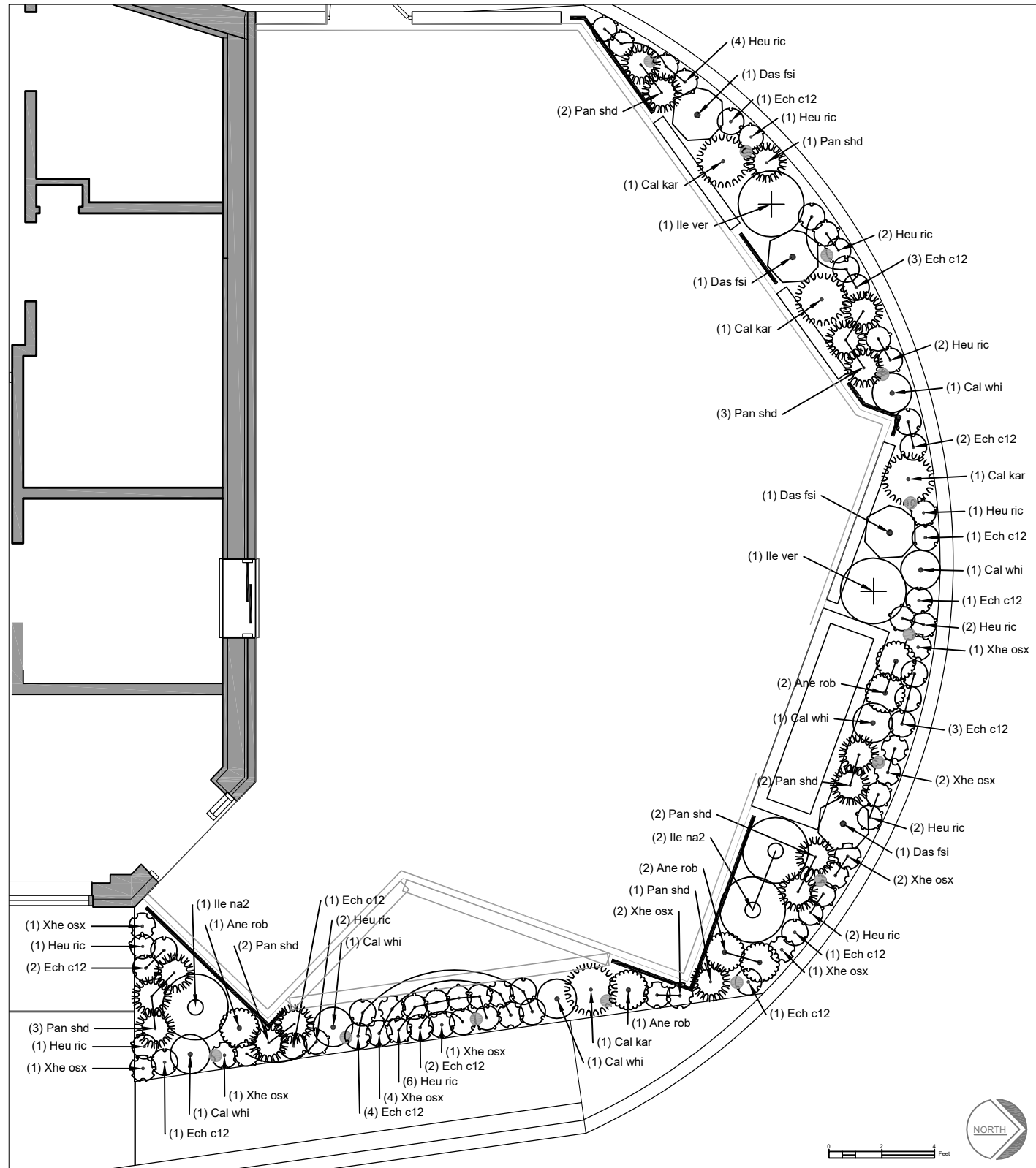
-  Das fsi Dasiphora fruticosa 'Gold Drop' / Gold Drop Bush Cinquefoil
-  Ile ver Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry
-  Ile na2 Ilex verticillata 'Nana' / Red Sprite Winterberry

GRASSES

-  Cal kar Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
-  Pan shd Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass

PERENNIALS

-  Ane rob Anemone x hybrida 'Robustissima' / Robust Japanese Anemone
-  Cal whi Calamintha nepeta 'White Cloud' / White Cloud Lesser Calamint
-  Ech c12 Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower
-  Heu ric Heuchera richardsonii / Prairie Alum Root
-  Xhe osx x Heucherella x 'Buttered Rum' / Buttered Rum Foamy Bells



**LANDSCAPE PLAN & LEGEND**

SCALE: 3/16" = 1'-0"



**EXTERIOR RENDERING LOOKING WEST**

L.S. GOLDWORM  
ARCHITECT  
4447 SOUTH 37th STREET  
ST. LOUIS, MISSOURI 63116  
314-422-1635

PROPOSED OUTDOOR DINING

FOR

**BLACK SALT  
INDIAN RESTAURANT**

1709 CLARKSON ROAD CHESTERFIELD, MO.

SHEET TITLE:

**EXTERIOR  
RENDERING**

DATE: 11-14-2023

SKETCH NO.:

**A2.4**

REVIEW DRAWING