

Planning Commission Staff Report

Project type:	Amended Site Development Section Plan
Meeting Date:	January 22, 2024
From:	Shilpi Bharti, Planner <i>SB</i>
Location:	1707 Clarkson Road
Description:	Clarkson Square, Lot B (Black Salt): 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.

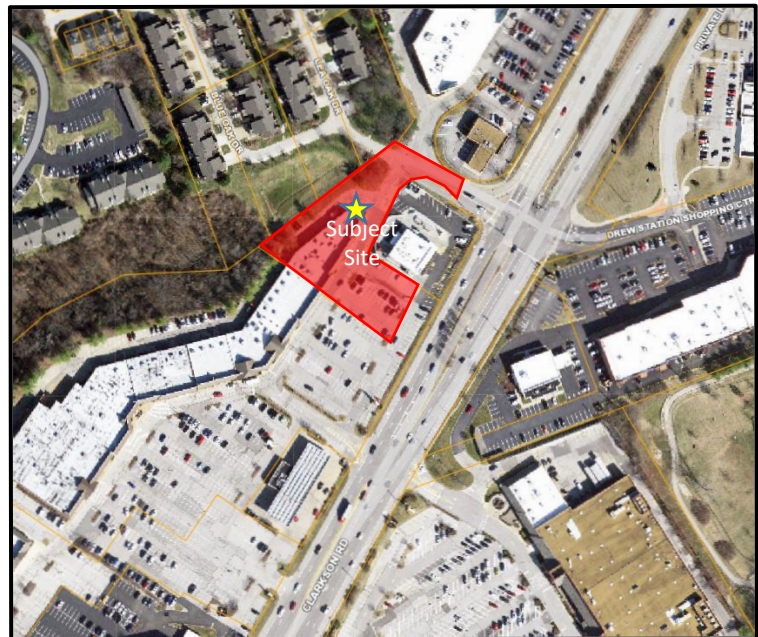


Figure 1: Subject Location

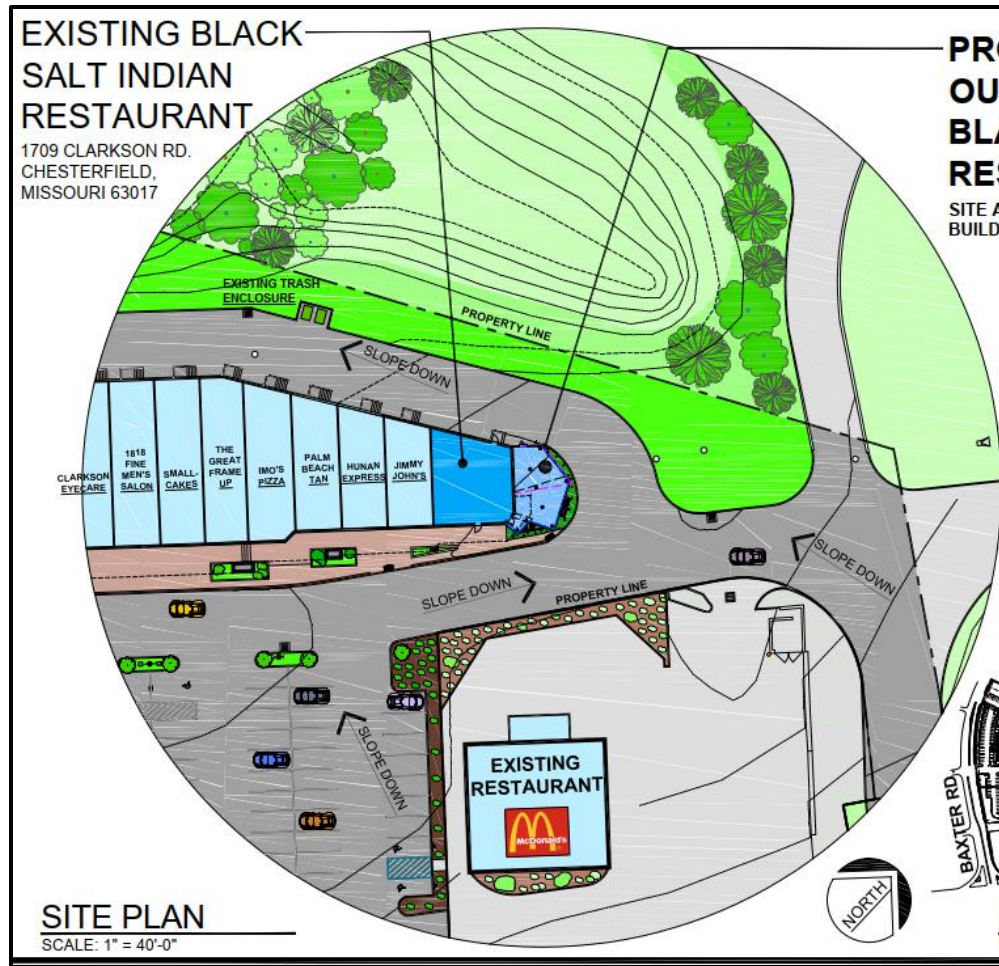


Figure 2: Site Plan

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 In 1995, the ordinance was repealed and replaced with the City ordinance 2020.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.

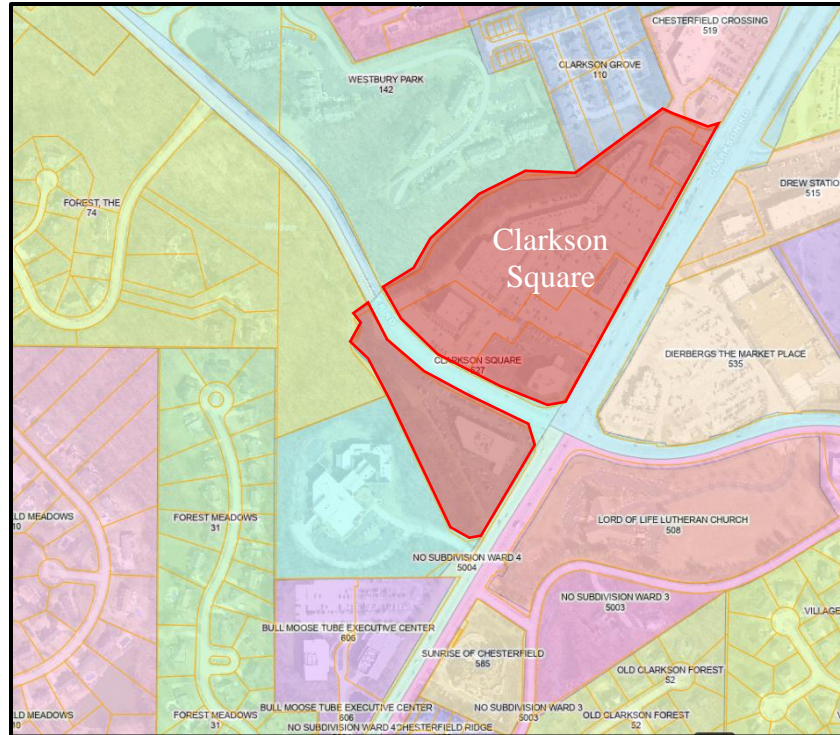


Figure 3: Subdivision map

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).

Elevations:

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.

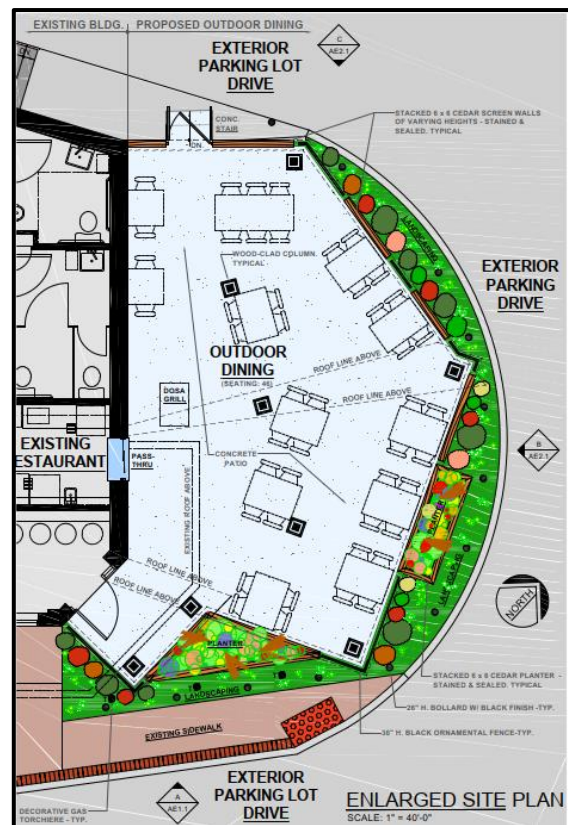


Figure 4: Amended Site Development Plan

Rendering



Figure 8: Rendering

ARB MEETING REPORT

The project was reviewed by the Architectural Review Board members on December 14, 2023. At that time, the Board passed a motion to forward the Amended Site Development Section Plan, Landscape Plan, and Amended Architectural Elevations to the Planning Commission with a recommendation to approve as presented.

DEPARTMENTAL INPUT

Staff has reviewed this proposed development and found it to be in compliance with the City’s Unified Development Code and site-specific ordinances. All outstanding comments have been addressed at this time. Staff recommends approval of the Amended Site Development Section Plan, Landscape Plan, and Amended Architecture Elevations for Clarkson Square, Lot B (Black Salt Indian Restaurant).

MOTION

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

- 1) “I move to approve (or deny) 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 approve 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. Planning Commission 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

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4. Landscape Design and Screening

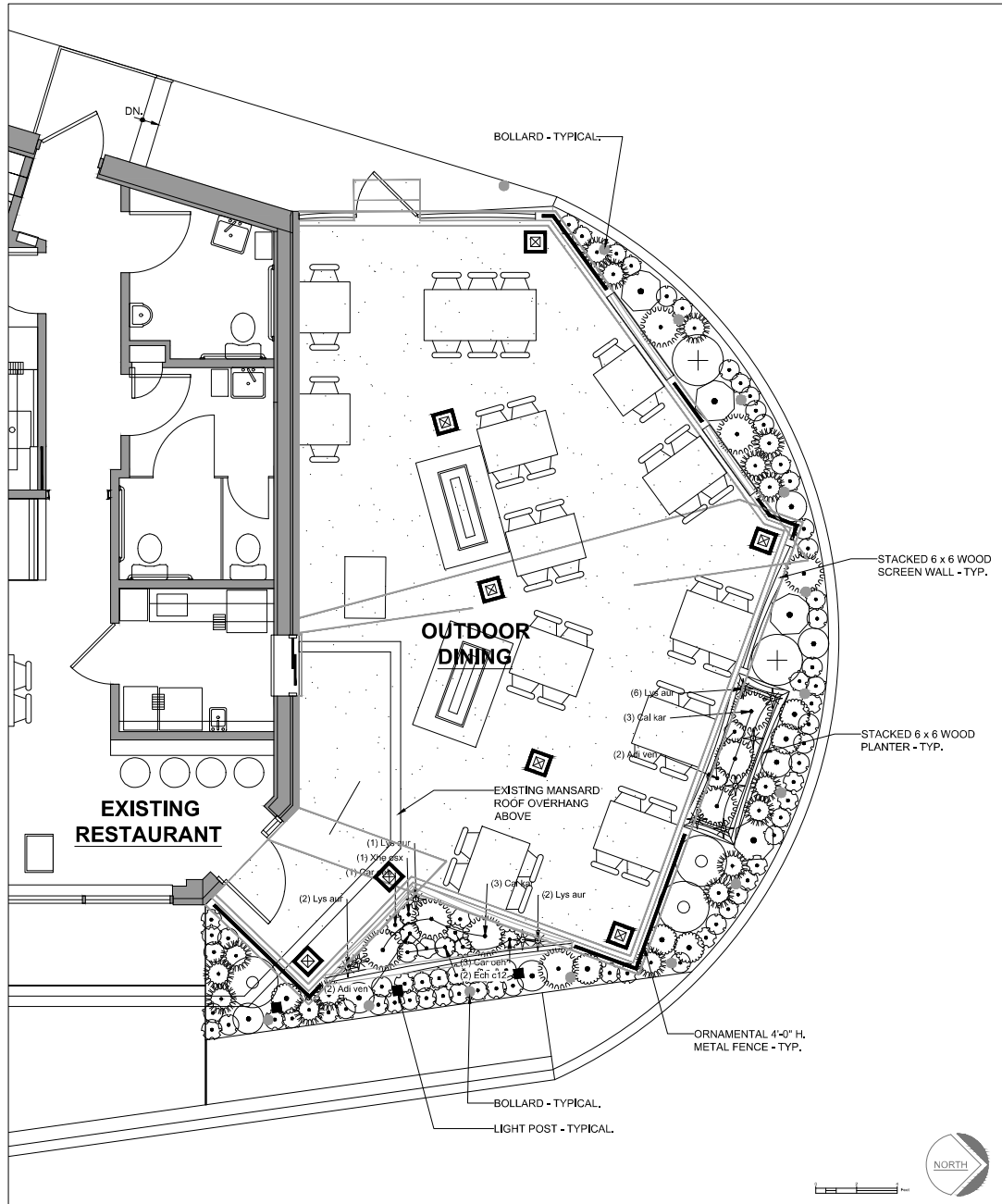
Proposed Landscaping is intended to match scale of the replaced plantings and provide the colors/textures of shrubs and flowers found in the same northern portion of India from which Black Salt Indian Restaurant derives its menu. Screening, in the form stacked cedar low walls, planters, and black, ornamental 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.



OVERALL PLANT SCHEDULE

PHOTO SYMBOL CODE BOTANICAL / COMMON NAME

SIZE QTY

SHRUBS



Das tsi Dasiphora fruticosa 'Gold Drop' / Gold Drop Bush Cinquefoil

Quart 4



Ile ver Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry

1 gal. 2



Ile na2 Ilex verticillata 'Nana' / Red Sprite Winterberry

1 gal. 3

GRASSES



Cal kar Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass

Quart 10



Pan shd Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass

1 gal. 16

PERENNIALS



Adi ven Adiantum venustum / Himalayan Maidenhair Fern

4" 5



Ane rob Anemone x hybrida 'Robustissima' / Robust Japanese Anemone

Quart 6



Cal whi Calamintha nepeta 'White Cloud' / White Cloud Lesser Calamint

Quart 6



Car oeh Carex muskingumensis 'Oehme' / Oehme Palm Sedge

4" 4



Ech c12 Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower

4" 24



Heu ric Heuchera richardsonii / Prairie Alum Root

Quart 26



Lys aur Lysimachia nummularia 'Aurea' / Golden Creeping Jenny

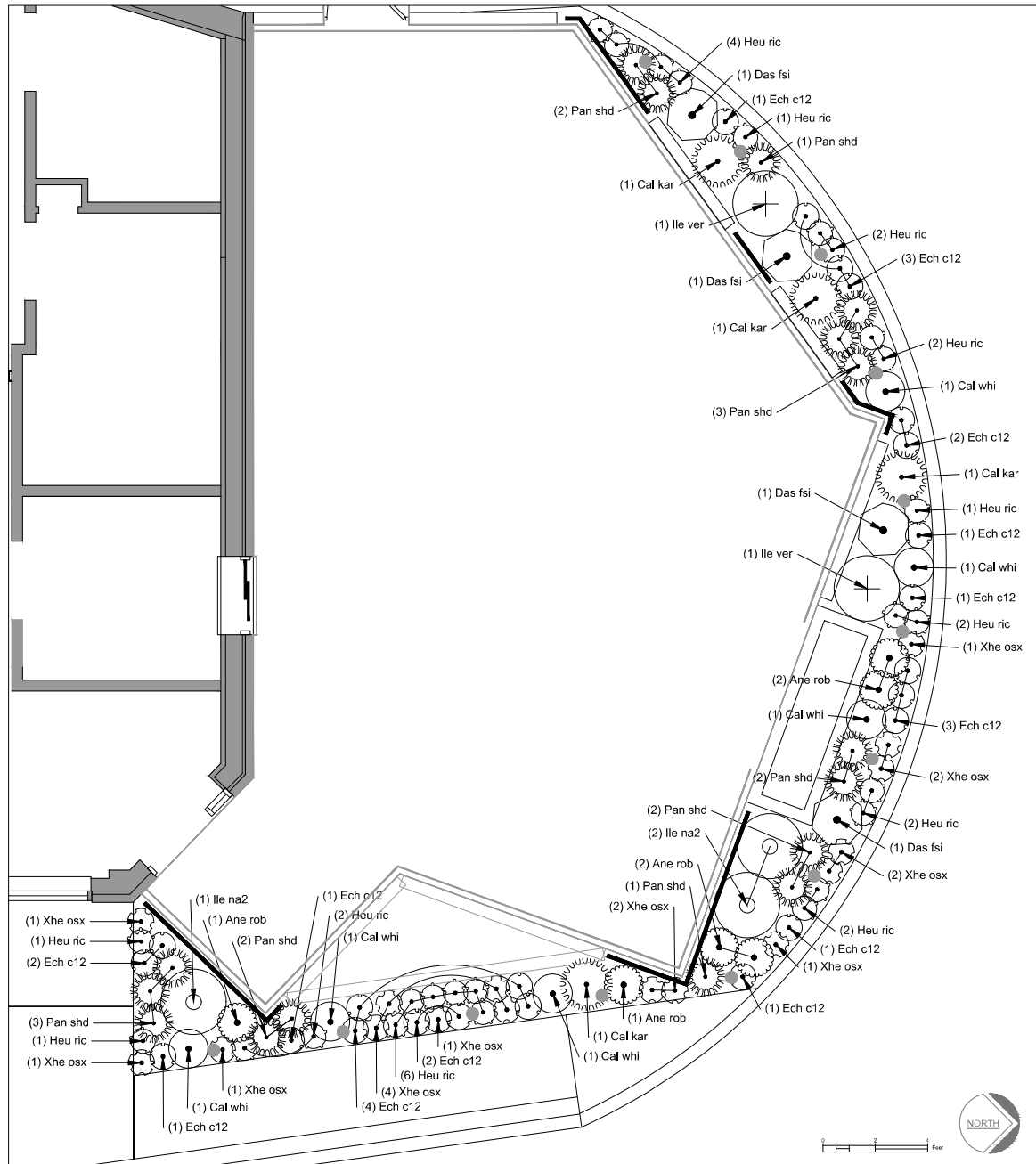
4" 11



Xhe osx x Heucherella x 'Buttered Rum' / Buttered Rum Foamy Bells

4" 18




DATE	DESCRIPTION	BY	CHK





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

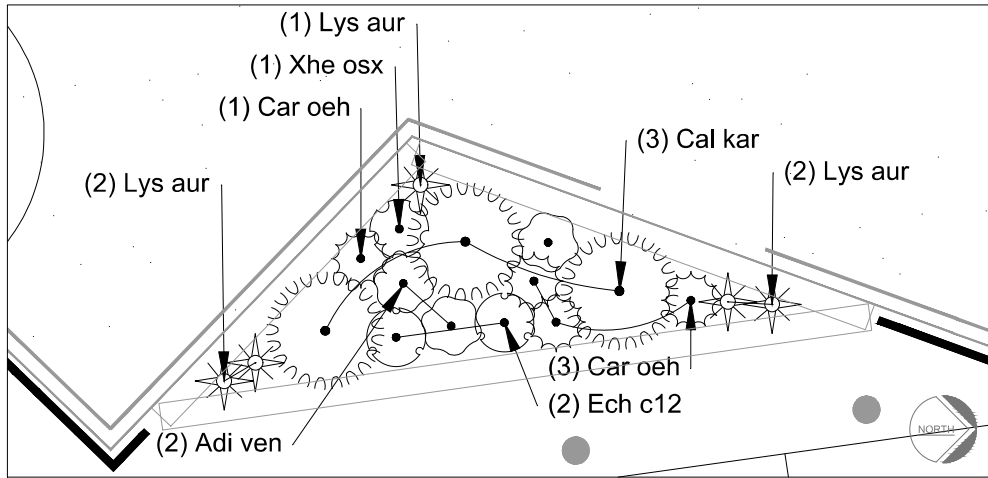
GRASSES

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

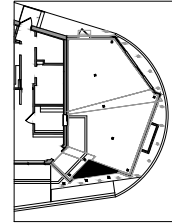
PERENNIALS

-  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

DATE	DESCRIPTION	BY	CHK



KEY MAP



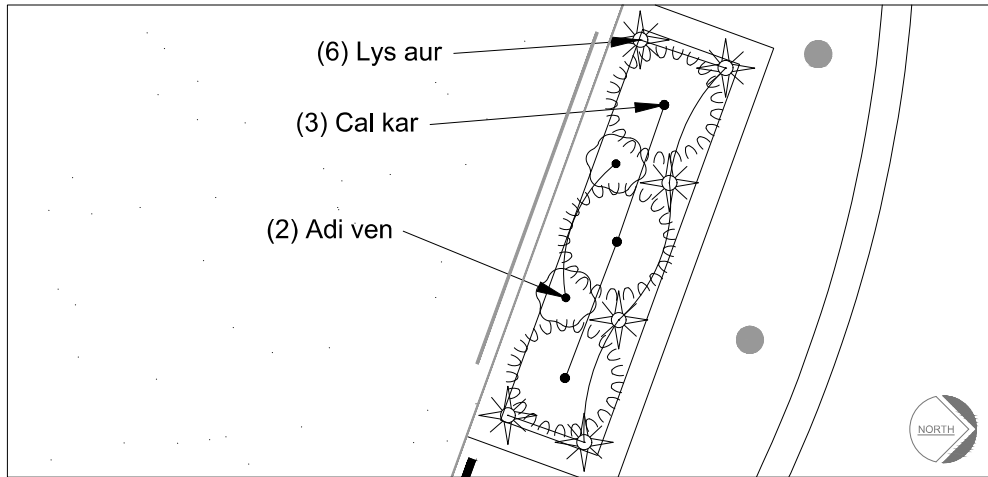
PLANT SCHEDULE PLANTER1

SYMBOL	CODE	BOTANICAL / COMMON NAME
GRASSES		
	Cal kar	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
PERENNIALS		
	Adi ven	Adiantum venustum / Himalayan Maidenhair Fern
	Car oeh	Carex muskingumensis 'Oehme' / Oehme Palm Sedge
	Ech c12	Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower
	Lys aur	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny
	Xhe osx	x Heucherella x 'Buttered Rum' / Buttered Rum Foamy Bells

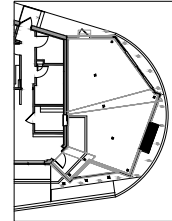
1

LA1.3 - PLANTER 1

1" = 1'



KEY MAP



PLANT SCHEDULE PLANTER2

SYMBOL	CODE	BOTANICAL / COMMON NAME
GRASSES		
	Cal kar	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
PERENNIALS		
	Adi ven	Adiantum venustum / Himalayan Maidenhair Fern
	Lys aur	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny

2

LA1.3 - PLANTER 2

1" = 1'

DATE	DESCRIPTION	BY	CHK

DATE: 11-10-2023

SHEET NO.:

LA1.3
PRELIMINARY SUBMITTAL

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

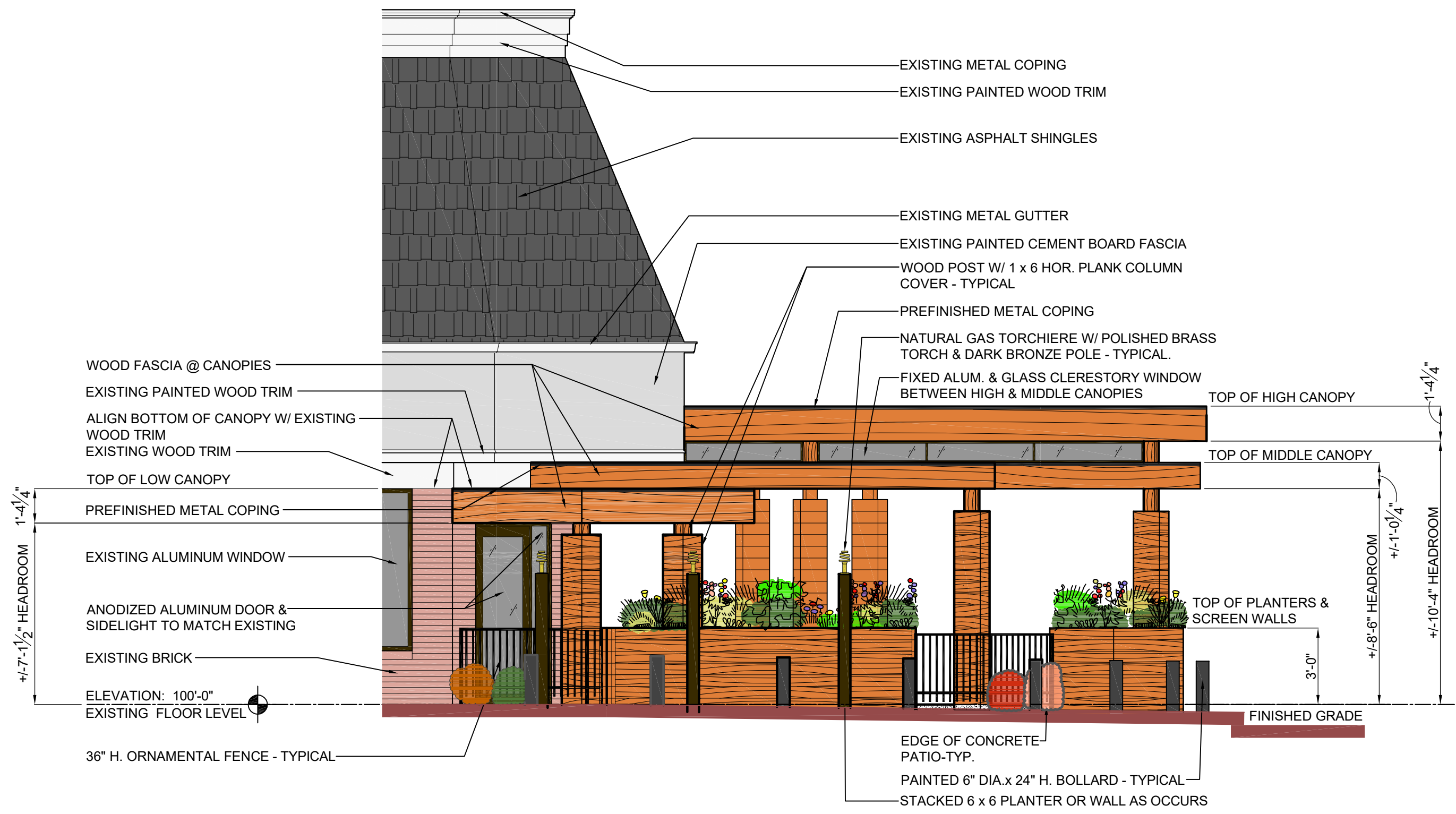
SHEET TITLE:
**EAST (FRONT)
 EXTERIOR
 ELEVATION**

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.

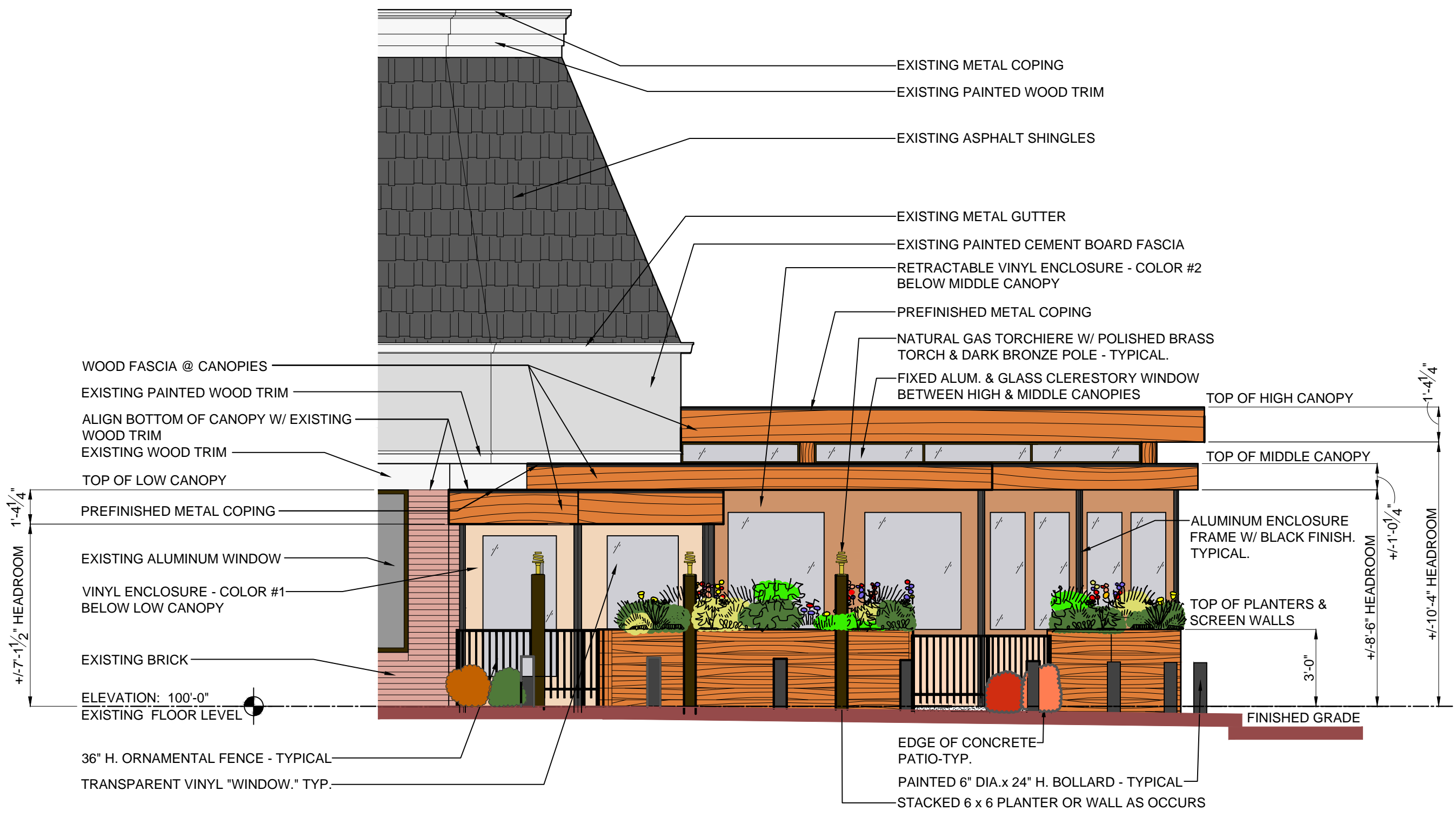
SHEET TITLE:
**EAST (FRONT)
 EXTERIOR
 ELEVATION W/
 VINYL ENCLOSURE**

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.

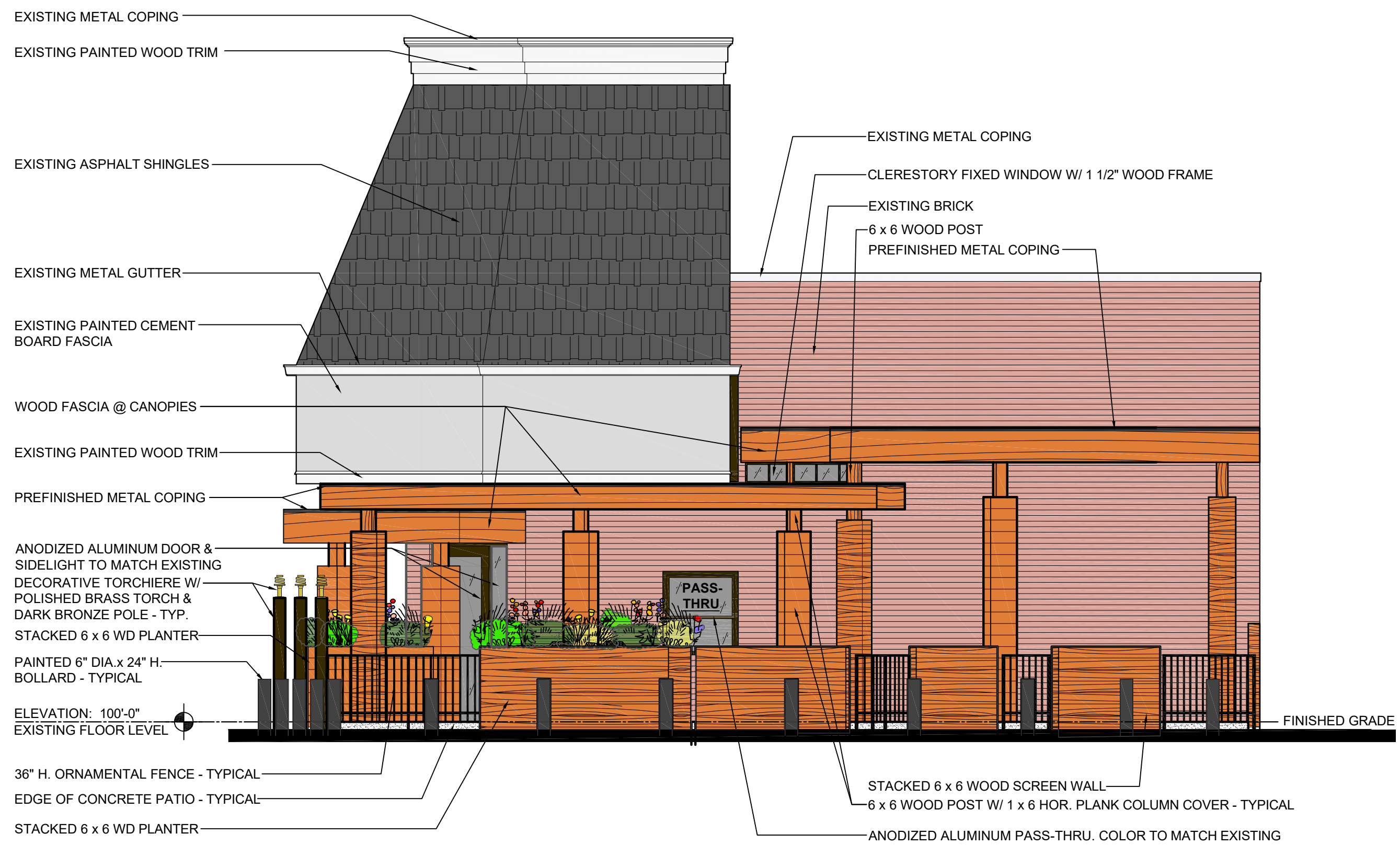
SHEET TITLE:
**NORTH (SIDE)
 EXTERIOR
 ELEVATION**

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.

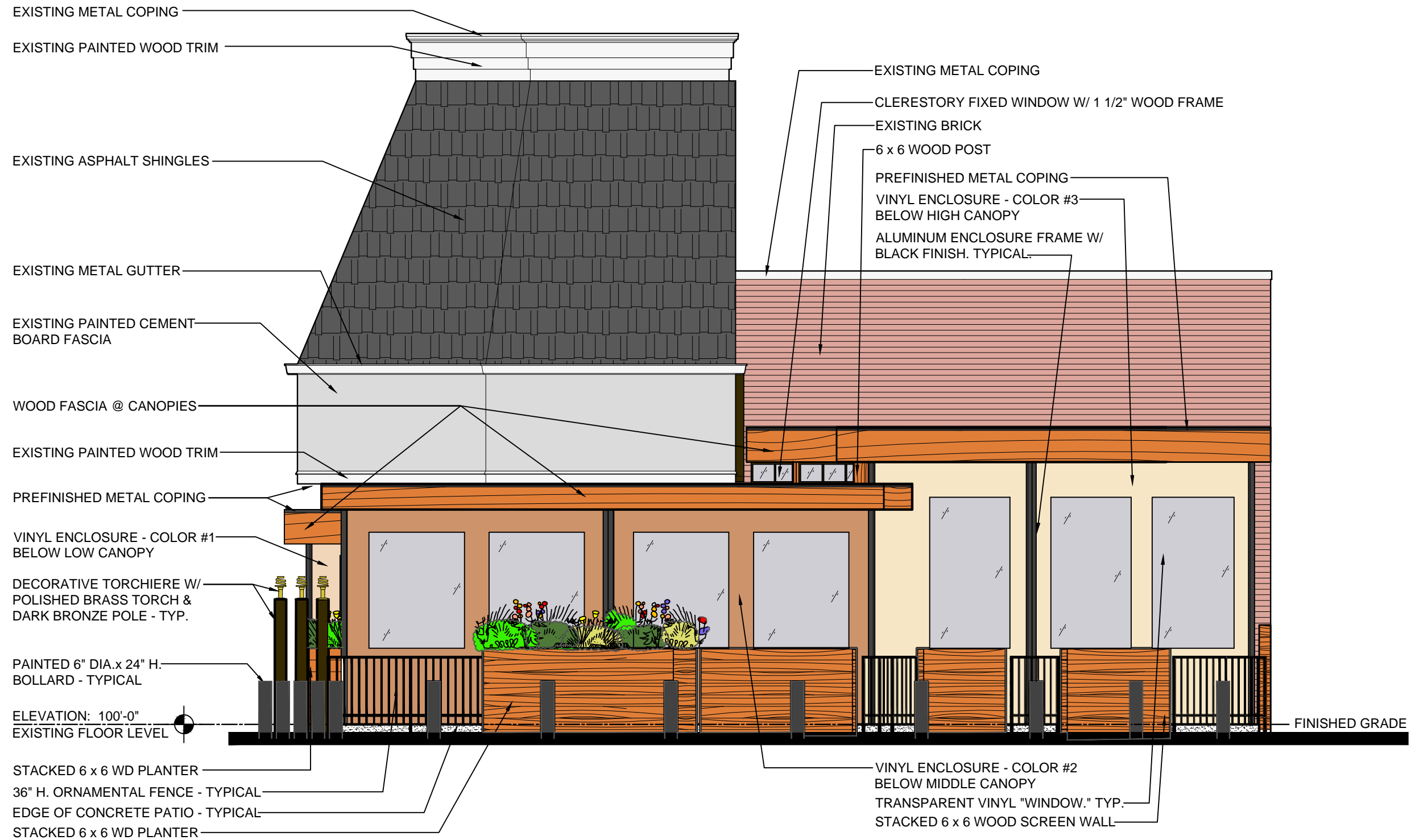
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**NORTH (SIDE)
 EXTERIOR
 ELEVATION W/
 VINYL ENCLOSURE**

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.

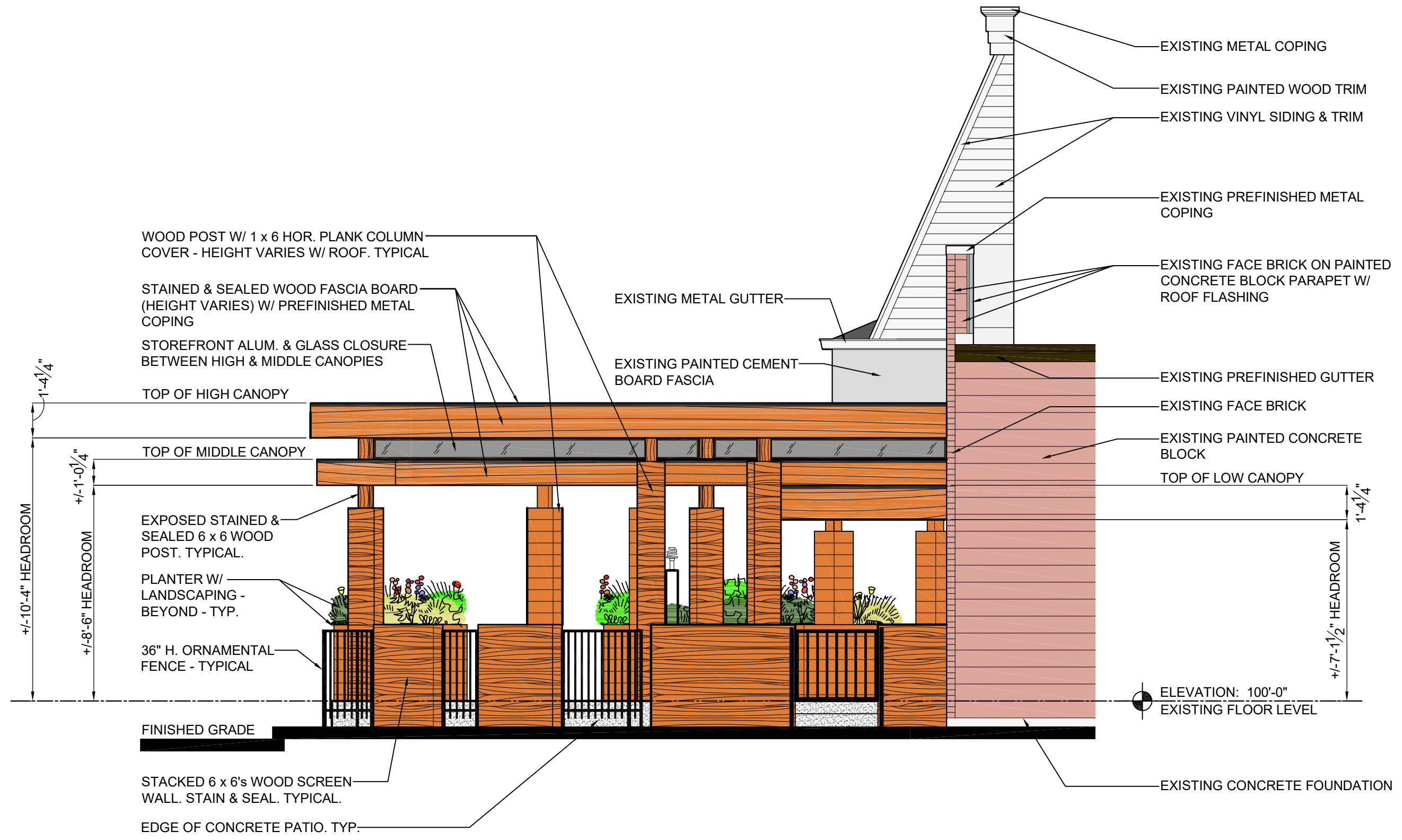
SHEET TITLE:
**NORTH (SIDE)
 EXTERIOR
 ELEVATION**

DATE: 11-14-2023

SKETCH NO.:

A2.3

REVIEW DRAWING



WEST (REAR) EXTERIOR ELEVATION

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

PROPOSED OUTDOOR DINING
 FOR

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

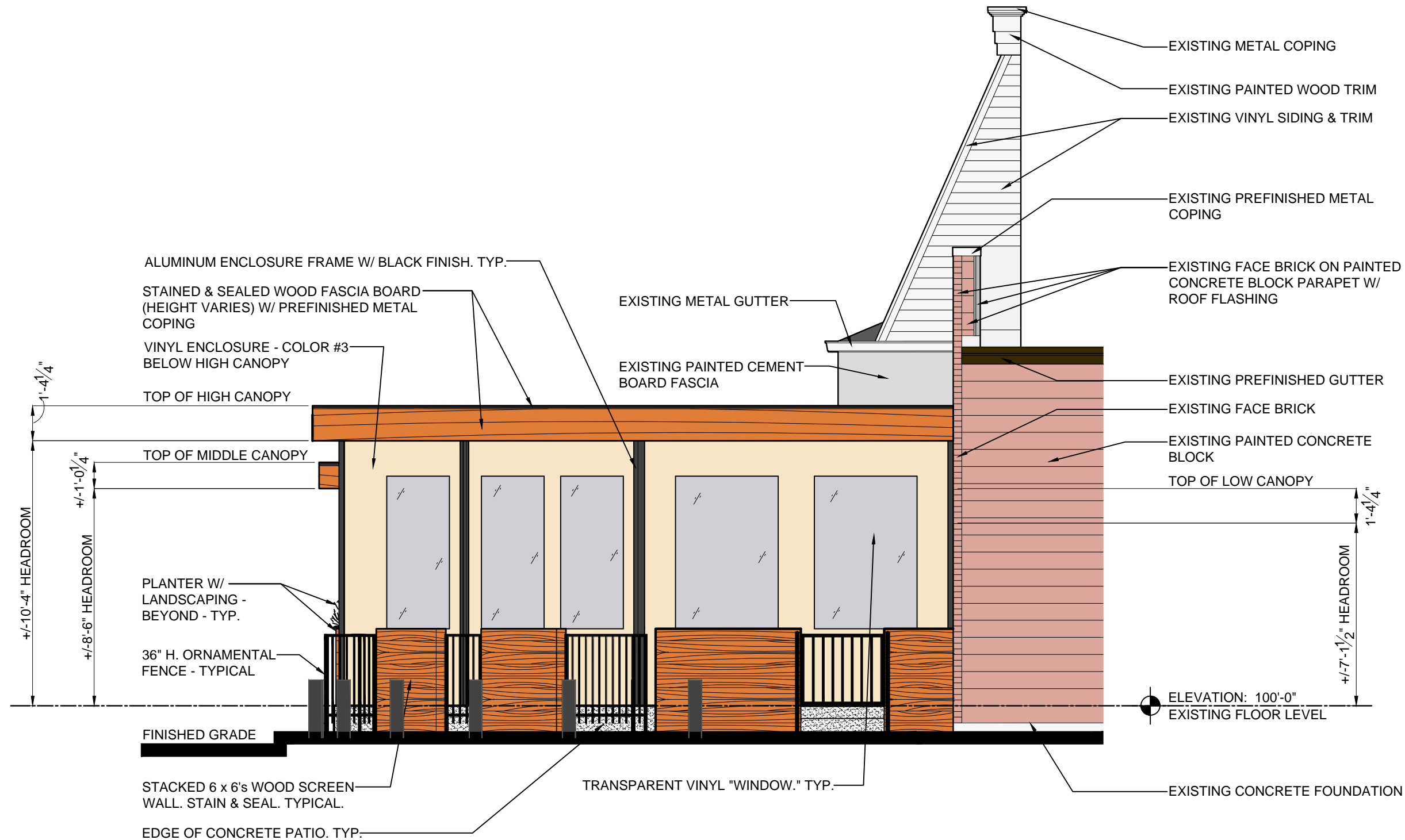
SHEET TITLE:
**NORTH (SIDE)
 EXTERIOR
 ELEVATION W/
 VINYL ENCLOSURE**

DATE: 12-04-2023

SKETCH NO.:

A2.3A

REVIEW DRAWING



WEST (REAR) EXTERIOR ELEVATION W/ VINYL ENCLOSURE

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



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