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Architectural Review Board Staff Report

Meeting Date: April 11th, 2024

From: Alyssa Ahner, Senior Planner

Location: 17090 Chesterfield Airport Road

Description: Chesterfield Commons, Outlot 15: Amended Architectural Elevations and Architect's Statement of Design for a 1.5-acre tract of land located south of Chesterfield Airport Rd and east of Chesterfield Commons Dr.

PROPOSAL SUMMARY

The Flynn Group has submitted Amended Architectural Elevations and an Architect's Statement of Design for exterior modifications to an existing fast-food restaurant.



Figure 1: Subject Site

RELEVANT HISTORY OF SUBJECT SITE

2004: Site Development Section Plan was approved for existing fast-food restaurant.
2006: Construction for existing fast-food restaurant was completed.

STAFF ANALYSIS

The existing fast-food restaurant was constructed in 2006 and there have not been any proposed modifications since that time. The applicant has submitted Amended Architectural Elevations to update the paint colors on the existing building. There are no changes proposed to the physical site and/or changes to the existing building materials. The existing building, as seen from Chesterfield Airport Road, may be seen in *Figure 2*.



Figure 2: Existing conditions

The applicant is proposing changing the orange color to "Aged White" and the cream color entrance inset to "Taco Bell Purple". Lastly, the existing awnings and rooftop architectural features would be painted "Enduring Bronze". These color modifications, as seen from Chesterfield Airport Road, may be seen in *Figure 3*.



Figure 3: Proposed north elevation

Other revisions to the subject site include the replacement of the exterior wall sconces. These sconces would be located in the same spots as they exist today and those locations may be seen on the attached elevations including a cutsheet for the fixture. The development is also completing an interior remodel which has been approved via MZA.

DEPARTMENT INPUT

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

Staff requests review on the Amended Architectural Elevations and Architect's Statement of Design for Chesterfield Commons, Outlot 15.

MOTION

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

"I move to forward the Amended Architectural Elevations and Architect's Statement of Design for Chesterfield Commons, Outlot 15 as presented, with a recommendation for approval (or denial) to the Planning Commission."

"I move to forward the Amended Architectural Elevations and Architect's Statement of Design for Chesterfield Commons, Outlot 15 to the Planning Commission with a recommendation for approval with the following recommendations..."

Attachments:

1. Architectural Review Packet Submittal

-  **TOWER WALLS**
Sherwin Williams
SW9180 Aged White
Existing Stucco
-  **ACCENT COLOR**
Sherwin Williams
TB2603C Taco Bell Purple
Existing Stucco
-  **CAPS & CANOPIES**
Sherwin Williams
SW7055 Enduring Bronze
Existing Metal
-  **HM DOORS & DOWNSPOUTS**
Sherwin Williams
SW7043 Worldly Gray
Existing Metal
-  **EXISTING MASONRY**
NO PAINT
Existing Brick and
Split-Face Block
to remain



- T.O. EXISTING ARCH
+23'-6" EXISTING NO CHANGE
- T.O. EXISTING PARAPET
+18'-8" EXISTING NO CHANGE
- B.O. EXISTING ENTRY CANOPY
+12'-0" EXISTING NO CHANGE
- B.O. EXISTING AWNINGS
+9'-0" EXISTING NO CHANGE

FRONT ELEVATION



- T.O. EXISTING ARCH
+23'-6" EXISTING NO CHANGE
- T.O. EXISTING ENTRY TOWER
+19'-6" EXISTING NO CHANGE
- B.O. EXISTING ENTRY CANOPY
+12'-0" EXISTING NO CHANGE
- B.O. EXISTING AWNINGS
+9'-0" EXISTING NO CHANGE

LEFT ELEVATION



- T.O. EXISTING ARCH
+23'-6" EXISTING NO CHANGE
- T.O. EXISTING PARAPET
+18'-8" EXISTING NO CHANGE
- B.O. EXISTING ENTRY CANOPY
+12'-0" EXISTING NO CHANGE
- B.O. EXISTING AWNINGS
+9'-0" EXISTING NO CHANGE

RIGHT ELEVATION

- 
TOWER WALLS
 Sherwin Williams
 SW9180 Aged White
Existing Stucco
- 
ACCENT COLOR
 Sherwin Williams
 TB2603C Taco Bell Purple
Existing Stucco
- 
CAPS & CANOPIES
 Sherwin Williams
 SW7055 Enduring Bronze
Existing Metal
- 
HM DOORS & DOWNSPOUTS
 Sherwin Williams
 SW7043 Worldly Gray
Existing Metal
- 
EXISTING MASONRY
NO PAINT
 Existing Brick and
 Split-Face Block
 to remain



- T.O. EXISTING PARAPET
+18'-8" EXISTING NO CHANGE
- B.O. EXISTING CANOPIES
+9'-0" EXISTING NO CHANGE

REAR ELEVATION



CHESTERFIELD, MO
 17090 Chesterfield Airport Rd.



1. BUILDING FRONT – EXISTING



2. BUILDING RIGHT – EXISTING



3. BUILDING LEFT – EXISTING



4. BUILDING REAR – EXISTING

Cylinder

Wall Mounted • Damp Location Listed **PROGRESS LED**

Description:

6" uplight/downlight wall cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The aluminum Cylinders offers a contemporary design with its sleek cylindrical form and elegant fade and chip resistant Antique Bronze finish, perfect for today's inspired exteriors. With over 2,150 lumens both up and down the LED Cylinders unite performance, energy savings and safety benefits. Provides even illumination up and down. Specify P860046 top cover lens for use in wet locations.

Specifications:

- Antique Bronze finish.
- Powder coat finish.
- Die-cast aluminum construction with durable powder coated finish
- 2,150 lumens 30 lumens/watt per module (delivered)
- 3000K color temperature, 90+ CRI
- Meets California Title 24 high efficacy requirements for outdoor use only.
- Dimmable to 10% with many ELV dimmers
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.5 in W., 4.5 in ht., 2.94 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied

Performance:

Number of Modules	2
Input Power	29 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Down-Source)	1262/44 (LM-82) per module
Lumens/LPW (Up-Source)	1300/44 (LM-82) per module
Lumens/LPW (Delivered)	2,150/30 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Damp Location Listed

P5642-20/30K



Dimensions:

Width: 6 in
 Height: 18 in
 Depth: 8-7/8 in
 H/CTR: 8 in

P5642-20/30K

Dimming Notes:

P5642-20/30K is designed to be compatible with many ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls:

Lutron_Diva DVELV-300P

Lutron_Nova NTELV-300

Lutron_Vierti VTELV-600

Lutron_Maestro MAELV-600

Lutron_spacer/system SPSELV-600

Leviton_Renoir II AWRMG-EAW

Leviton_6615-P

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.

Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.