

II. A.

THE CITY OF CHESTERFIELD ARCHITECTURAL REVIEW BOARD

THURSDAY, MAY 14, 2020
VIRTUAL MEETING VIA ZOOM PLATFORM

ATTENDANCE:

Mr. Rick Clawson, Vice-Chair
Mr. Doug DeLong
Mr. Scott Starling
Mrs. Jessica Stoll
Mr. Mick Weber, Chair

ABSENT:

Mr. Matt Adams
Mr. Craig Swartz

ALSO IN ATTENDANCE:

Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, John Marino
Mr. Justin Wyse, Director of Planning
Mr. Mike Knight, Assistant City Planner, Staff Liaison
Mr. Chris Dietz, Planner
Mrs. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Weber called the meeting to order at 6:00 p.m.

II. APPROVAL OF MEETING SUMMARY

A. April 14, 2020

Board Member Clawson made a motion to approve the meeting summary as written. Board Member Starling seconded the motion. The motion passed by a voice vote of 5 – 0.

III. UNFINISHED BUSINESS - None

IV. NEW BUSINESS

- A. 13559 Olive Blvd. (McDonald's) ASDP: Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architectural Statement of Design for a 0.86-acre tract of land zoned "PC" - Planned Commercial District, located north of Olive Blvd. west of its intersection with North Woods Mill Road.**

STAFF PRESENTATION

Mr. Mike Knight, Assistant City Planner explained that the proposed changes to the site entail updating the building materials and color scheme of the building to reflect the corporate rebranding campaign of the McDonald's fast food restaurant chain currently underway throughout the country.

Mr. Knight briefly explained the history of the site and the surrounding area along with Design Policies associated with the project.

Color Site Plan

The building footprint will remain the same. The dedicated entrance and exit are in the same locations that exist on the site today. The addition of the double drive-thru lane will allow for additional capacity for the drive-thru on the site.

Sidewalk

There is currently no sidewalk along Olive Boulevard. MoDOT has provided confirmation to City Staff that sidewalk improvements along Olive Boulevard are budgeted for 2021. The applicant did agree to provide a short connection of sidewalk approximately 25 feet long connecting the McDonald's site to the shopping center to the east.

Parking

A reduction of parking is being proposed to facilitate the construction of the double drive-thru. This request is currently being reviewed by Staff and will require Planning Commission approval. Mr. Knight also included a detailed Exhibit showing the car stacking.

Materials and Color

There are three primary materials chosen for this development (existing brick, EIFS, and aluminum canopy).

Trash Enclosure

The same materials and color will be integrated into the relocated trash enclosure to match the building.

Landscape Plan

An enhanced landscape buffer will be provided along the western property line. The approved ordinance contains language to provide a 6-foot-tall screening fence installed the full length of the northern property line.

Retaining Walls

Existing retaining walls are located on the north and west sides of the property and are intended to remain.

Lighting

Proposed lighting with this request includes both utilitarian and decorative fixtures. The building lighting contains wall-mounted fixtures, canopy lighting, and trellis lighting. The downward trellis lighting fixture is intended to accentuate the aluminum paneling wrapping around the top of each elevation.

Mr. Knight provided a color aerial depicting the site relationship and details to the proposed elevations.

Color material images were provided and the applicant was virtually available to answer any questions.

DISCUSSION

In response to Vice-Chair Clawson, Mr. Knight clarified that the building will be renovated and the existing brick will be painted with no exposed masonry.

Parking

Parking spaces will be eliminated to accommodate the addition of a double drive-thru. However, Planning Commission review will be required. Car stacking concerns have been addressed. Materials and colors are consistent with the other McDonalds restaurants.

Landscaping

Overall Board Member DeLong had no issues or concerns with the landscaping, but suggested with the removal of two (2) White Pine trees that plantings be incorporated to the north elevation along the fence line.

Chair Weber complimented Mr. Knight on the clarity and a well-defined presentation.

Drainage

Mr. Justin Hodde, Farnsworth Group explained that the roof and canopies will accommodate an internal drainage system. He also noted that the existing windows will be replaced.

Mr. Knight briefly identified the location of the potential signage.

MOTION

Board Member Starling made a motion to forward the Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architectural Statement of Design for **13559 Olive Blvd. (McDonald's)** to the Planning Commission, ***as presented by Staff with the exception of one condition.***

- ***Provide additional landscaping along the north end of the site.***

Board Member DeLong seconded the motion. **The motion passed by a voice vote of 5 - 0.**

- B. Steve W Wallace, Lot 1 (McDonald's) AAE:** Amended Architectural Elevations and Architectural Statement of Design for a 2.26-acre tract of land zoned "PC" Planned Commercial District, located southeast of the intersection of Long Road and Chesterfield Airport Road.

STAFF PRESENTATION

Mr. Mike Knight, Assistant City Planner explained that the proposed changes to the site entail updating the building materials and color scheme of the building to reflect the McDonald's fast food restaurant and drive-thru located on Lot 1 of the development, along with a gas station canopy. The updates are part of the corporate rebranding campaign currently underway throughout the country.

Mr. Knight briefly explained the history of the site and the surrounding area along with Design Policies associated with the project.

Color Site Plan

The site plan identifies three (3) access locations and the existing double drive-thru. The site must be brought into compliance as the approved Landscape Plan. Comparison images of surrounding buildings were also provided.

Materials and Color

Mr. Knight explained the proposed updates to each elevation. Most of the existing building will remain with repair of CMU brick painted "Fairview Taupe". New dark-toned stucco EIFS will replace the old mansard parapet also in "Fairview Taupe". Corrugated metal paneling, metal trellis and synthetic wood accent features will be used sparingly around the building so as to complement the dark color scheme of the overall design.

Lighting

Proposed lighting included with this request is primarily utilitarian in nature, and includes soffit lighting beneath the canopies in the drive-thru and entrance areas of the building. Wall-mounted fixtures will adorn each side of the building, with emergency lighting fixtures located at each entrance of the building. A downward trellis lighting fixture intended to accentuate the aluminum paneling wrapping around the top of each elevation is also part of this proposal.

Color material images were provided and the applicant was virtually available to answer any questions.

DISCUSSION

Due to the ongoing construction to the south, Chair Weber asked for clarification of any traffic flow concerns. Mr. Knight confirmed that there no proposed changes to the site.

In response to Board Member Starling, Mr. Knight identified the corrugated accent metal material. It was noted that the drainage patterns will not be altered.

Landscaping

Staff will inspect to ensure that the landscaping will match the approved Landscape Plan prior to issuance of occupancy.

Mr. Jeff Brocco, Farnsworth Group provided clarification as to the timing of the parking lot lighting.

MOTION

Board Member Starling made a motion to forward the Amended Architectural Elevations and Architectural Statement of Design for **Steve W Wallace, Lot 1 (McDonald's)** to the Planning Commission, ***as presented by Staff with a recommendation for approval.***

Board Member DeLong seconded the motion. **The motion passed by a voice vote of 5 – 0.**

V. OTHER

Board Member Clawson asked for input from the Board concerning the use of the application of paint as a material pertaining to renovations and suggested to further discuss and for Staff to bring back language to the Board for discussion on the renovation of existing buildings to be brought to the standards of new buildings through the amended architectural elevation review.

VI. ADJOURNMENT 6:46 p.m.