

THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD

THURSDAY, MAY 9, 2019  
CONFERENCE ROOM 102/103

**ATTENDANCE:**

Mr. Matt Adams  
Mr. Rick Clawson  
Mr. Doug DeLong  
Mr. Bud Gruchalla, Chair  
Mrs. Jessica Stoll  
Mr. Craig Swartz  
Mr. Mick Weber, Vice-Chair

**ABSENT:**

**ALSO IN ATTENDANCE:**

Planning Commission Liaison, John Marino  
Mr. Joseph M. Knight, Planner  
Mr. Chris Dietz, Planner  
Mrs. Kristine Kelley, Recording Secretary

**I. CALL TO ORDER**

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

**II. APPROVAL OF MEETING SUMMARY**

**A. March 14, 2019**

Board Member Weber made a motion to approve the meeting summary as written. Board Member Adams seconded the motion. The motion passed by a voice vote of 6 - 0. Since Board Member Clawson was not present at the meeting he abstained from the vote.

**III. UNFINISHED BUSINESS**

**IV. NEW BUSINESS**

- A. Clarkson Square, Lot A (McDonald's) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.73 acre tract of land located west of the intersection of Clarkson Road and Lea Oak Drive (19S411406).

**STAFF PRESENTATION**

Mike Knight, Planner explained that this request is to allow for an update to both the building appearance of an existing 4,560 square foot McDonald's and site design features including a double drive-thru lane.

Mr. Knight provided color aerials and a brief history of the site and the surrounding area. A summary was provided of the Comprehensive Plan and UDC guidelines for Clarkson Square pertaining to the project.

### **Site Features**

Currently there are no pedestrian connections from this site to Clarkson Road and there are none proposed within the scope of this development. There is currently one entrance and one exit.

There are 23 parking spaces with 25% open space. Three parking spots were removed in the creation of the double drive-thru and four added on the eastern side.

### **Landscape Design and Screening**

Additional burning bushes will be added to the site along the Clarkson Road frontage on the southern edge of the site to match the existing to the north. Additional Red-pointe Maple, Hornbeam, Eastern Red Bud and Ginkgo trees have been added to the site to enhance the existing landscaping.

### **Retaining Wall and Fence**

The existing retaining wall to remain along the western edge of the drive-thru. There is currently a black metal fence on top of the retaining wall that is also scheduled to be replaced to match the existing style.

### **Lighting**

Lighting consists of utilitarian and decorative lighting that is still under review within the Site Development Section Plan review process. For the site lighting, a common flat lensed fully shielded fixture will be utilized throughout the site.

### **Architectural Elevations**

The building will consist of painted brick, painted EIFS, corrugated metal panel, and E-wood Tile. All of the materials mentioned will be some shade of gray, except for the E-wood tile which will be black/brown in color.

A white aluminum canopy wraps along the front of the building facing Clarkson Road and continues around partially to the north elevation. Small yellow accents appear above the drive-thru windows.

### **Mechanical Equipment**

The roof-mounted mechanical units will be fully screened by a parapet wall.

### **Trash Enclosure**

The existing trash enclosure is to be removed and replaced. The base of the screening will consist of brick to match the building. The enclosure is six feet tall and has a swinging gate.

## **DISCUSSION**

### **Exterior Rendering**

Board Member Clawson requested that the horizontal mullions and tile be moved farther back on the building at the entry point.

### **Retaining Wall**

Board Member Swartz pointed out the deteriorated retaining wall. The applicant explained that the retaining wall will remain but the existing brick veneer will be repaired or replaced. A new fence will be constructed to match the existing style.

### **Landscaping**

Board Member DeLong did not have any issues with the overall plant selection and felt that the type of landscaping proposed was appropriate for the development.

### **Applicant Comments**

Mr. Justin Hodde, Architect with the Farnsworth Group provided details to the location of the material and color changes along with any potential signage. It was also confirmed that the drive-thru radius will accommodate a variety of vehicles, shapes and sizes.

After considerable discussion of site circulation, pedestrian access, and parking, Board Member Clawson expressed his complete confidence that Staff has addressed all parking and stacking issues as required by the Unified Development Code (UDC). Overall, the Board felt that the changes were a vast improvement to a very “dated” building.

Mr. Dan Gross, McDonalds Corporation added that the side-by-side (double lane) drive-thru is in about 80% of the restaurants nationwide which maximizes capacity and speeds up service.

### **Sidewalk**

In response to Board Member Stoll’s question, Mr. Knight indicated that no additional sidewalks are proposed at the corner near the bus stop area.

### **MOTION**

Board Member Weber made a motion to forward the Clarkson Square, Lot A (McDonald’s) Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design to the Planning Commission ***with a recommendation for approval with the following conditions:***

- Wrap the E-WOOD black color tile around all sides beneath the awning feature of all elevations where visible.
- Horizontal mullions be incorporated to carry around the building

Board Member Clawson seconded the motion. **The motion passed by a voice vote of 7 - 0.**

V. **OTHER**  
None

VI. **ADJOURNMENT 6:34 p.m.**