

Architectural Review Board Minutes
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8300 PEARL ROAD DEVELOPMENT, Chiodini Architects, Agent

Recommendation of a 560 SF patio with seating for 20 for Starbucks located at 8300 Pearl Road, PPN 395-05-013 zoned Motorist Service.

Mr. Serne– Item Number One, 8300 Pearl Road Development. Please state your name and address for the record.

Mr. Budge – Dave Budge, 1401 S. Brentwood, St. Louis, MO 63144.

Mr. Serne– Please explain to the Board what you plan to do.

Mr. Budge – We came before ARB in July for the architectural approvals for this project, it is a redevelopment of LaSiesta Motel into two new restaurants. We got an approval for the building designs, landscape plan on July 23rd and continued on with our submissions to the City in August, trying to get to Planning Commission and Carol informed us that and I don't think we made it clear in our initial submission that we had a patio or Starbucks has a patio on their restaurant which is standard operating procedure for them. They like to have a little outdoor seating area for people that is actually something that is pretty well utilized at most Starbucks locations. Carol informed us that was a Conditional Use Permit under the Zoning Code and had to go before ARB and Planning Commission so we stepped back and I did an application for that and that is what is here before you. I guess in simple terms, we feel like this is consistent with the area and the neighborhood and won't be utilized except during operating hours which are 10:00 a.m. in most locations and some more regional trade areas they go till midnight but I don't think that will happen here. It's a pretty straight forward addition to the property, it's about 560 square feet, it is designed to have a stamped concrete stained concrete floor and then we've got a metal fence that has a wood top to it. They are thinking seating for up to 20 people and its four sided in terms of the fencing. What you've got is a few drawings that show the detail, the seating area, the stamped concrete, the landscaping around it and how it is oriented toward the building. There are also some elevations here that show the height of the railing and just the orientation of the building. We've also included a floor plan that shows a typical layout for them, it doesn't jive exactly with the patio just because we haven't finalized the floor plan with Starbucks yet. Essentially they are thinking, it's the same layout in terms of the, the bathrooms, the drive thru and all that. Their seating area and the front door make it a little bit different. They are thinking it is going to be 30 seats inside and they project 12 full time employees and up to 18 part time employees so I've also included a lighting plan.

Mr. Serne– Mike.

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Mr. Miller – From Building, I want to give you a copy of the vehicle impact protection, it will have to be incorporated in with the railing around that patio. Most of the time those are the bollards that will go in and you can incorporate those in as your mounting posts for the fencing that is going around there but those are required by the Ohio Fire Code and we would require those.

Mr. Budge – Is that all the way around or just on the area next to the drive?

Mr. Miller – It's going to be all the way around because you have parking on the north side, drive on the south and possible impact to the east. It would be all around that.

Mr. Budge – They are essentially bollards?

Mr. Miller – They are bollards so you would incorporate those at the connecting points at your fence.

Mr. Smerigan – Most people put it inside, they make it part of the post and put it in between the fence.

Mr. Miller- You could attach your fencing to that but the spacing of that is on the handout and shows the spacing for the bollards and you would have to incorporate that as your post and then your fencing in between.

Mr. Smerigan – Most people try to incorporate it with the fence because bollards look bad.

Mr. Budge – Yes that is what I was trying to figure out. They have prototypical fencing here. I am sure they can figure out a way to either supplement it or get something close to it.

Mr. Smerigan – In some cases what folks do is, you are doing the vinyl fence, and they make sleeves that go down over it.

Mr. Budge – Yes, this is wrought iron.

Mr. Miller – You could have those bollards incorporated with a metal sleeve over them and weld clips to it and mount the fencing to those clips. It is just that the bollard have to meet that spacing to prevent a vehicle from entering that patio.

Mr. Serne– Ken.

Mr. Mikula – No additional comments.

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Mr. Serne – Jennifer.

Mrs. Milbrandt – I think it looks nice. One comment that I had is the plans you submitted did not incorporate the additional trees that we requested in the last meeting and the landscaping along the back and along that south side of the property. I just wanted to bring that to your attention.

Mr. Budge – Yes, we have a revised set of plans which we are going to resubmit for Planning Commission hopefully today. It will have that, we just were showing the landscaping around the patio.

Mrs. Milbrandt – Okay, no additional comments.

Mr. Serne – George.

Mr. Smerigan – I am fine with it. I like the stamped concrete it makes a lot of sense.

Mr. Serne- I think it is going to be a very nice looking building. If there are no other questions or comments I will entertain a motion for 8300 Pearl Road Development.

Mrs. Milbrandt – I motion to accept the Recommendation of a 560 SF patio with seating for 20 for Starbucks located at 8300 Pearl Road, PPN 395-05-013 zoned Motorist Service.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mr. Serne- Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting.

Dale Serne /s/

Dale Serne, Chairman

Carol M. Brill /s/

Carol M. Brill, Administrative Assistant,
Boards & Commissions

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Approved