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**Architectural Review Committee**

City of Des Peres  
12325 Manchester Rd  
Des Peres MO 63131

March 6, 2018  
4:00 pm

**Members Present:** John Gnagi (chair) and Terri Gwin; Member Jim Kennedy was not present

**Also Present:** Steve Meyer, Director of Public Works; Joe Heitkamp, Building Official

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**Petitioner:** Panera Bread at 13275 Manchester Road

**Represented By:** Melissa Twyford, AD:ARCH

**Request:** Renovations to the exterior of the building such as new finishes, awnings, and lighting.

**Discussion:** The petitioner was unprepared for questions or discussion, and had limited knowledge of the project. Only one set of drawings was provided. While she brought a set of standard drawings from Panera, there were multiple color palettes, and she was unsure which would be used. No sample materials or renderings were provided.

**Outcome:** Based upon the lack of information, the petition was tabled by the commissioners.

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**Petitioner:** McDonald's at 12120 Manchester Road

**Represented By:** Laurna Godwin, Vector Communications; Keith Hostu, CMG/McD; Kyle Kastanas, McDonald's; Bob Polk, Farnsworth Group

**Request:** Renovations to both the interior and exterior of the building and construction of a secondary drive-thru ordering lane.

**Discussion:** Owner/Operator Nolan Ruiz was unable to attend, but provided a letter to the commissioners through his team. The project includes a complete facelift of the exterior, providing an updated look to the whole store. The dining area and play place will also be completely rebuilt. The kitchen will be closed off and remain in operation during the three weeks of dining room closure, allowing the drive-thru to operate. The new layout will include a smaller play place, ordering kiosks, and table service, all aspects of the most recent McDonald's prototypes. The new drive-thru lane will result in

the removal of a portion of the landscaped island behind the building. Tree/bush removal must be mitigated through the planting of additional vegetation elsewhere on the site. The team provided color elevations/renderings and answered many detailed questions. The group also discussed the Manchester Corridor Study. Nolan is agreeable to participating in the improvements in the future, such as consolidating to one entrance. However, they plan on keeping both entrances at this time, rather than incurring the additional cost, since MoDOT will be spearheading improvements to Manchester in 2021.

**Outcome:**

Commissioner Gwin moved to approve the application, conditional to the items above. Commissioner Gnagi seconded and the approval was unanimous.

The meeting was adjourned at approximately 4:45pm.

Respectfully submitted,



Steve Meyer, PE  
Director of Public Works  
March 7, 2018

DRAFT