

THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD

THURSDAY, JANUARY 10, 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:**

Councilmember Michelle Ohley  
Councilmember Mary Ann Mastorakos  
Councilmember Dan Hurt  
Planning Commission Liaison, Steve Wuennenberg  
Ms. Jessica Henry, Assistant City Planner, Staff Liaison  
Ms. Cassandra Harashe, Planner  
Ms. 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. December 13, 2018**

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

**III. UNFINISHED BUSINESS - None**

**IV. NEW BUSINESS**

- A. Chesterfield Ridge Center, Parcel VIII, Building Group I Lot A (Kiddie Academy): A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.4 acre tract of land zoned "C-8" Planned Commercial District located at the northeast corner of the intersection of Chesterfield Parkway West and Hilltown Village Center.**

## **STAFF PRESENTATION**

Cassie Harashe, Planner explained that the request is for a daycare facility located at the northeast corner of the intersection of Chesterfield Parkway West and Hilltown Village Center. Ms. Harashe then provided detailed background history of the site and the surrounding areas.

A brief summary was provided of the Comprehensive Plan policies relevant to the project.

### **Site Design**

The applicant is proposing a single story, 12,000 square foot day care facility. The maximum height of the building is 33'.

### **Building Design**

The building has a pitched mansard roof with asphalt shingles in a driftwood color. The facades will be constructed primarily of red brick with a stone veneer wainscoting and EIFS trim and accents above the doors and windows.

Ms. Harashe pointed out that the UDC discourages repetitive linear building facades and encourages articulation, recessed areas and plazas. The only recessed area on the building is at the main entrance on the southern side.

### **Mechanical Equipment**

Rooftop-mounted mechanical units are fully screened within the mechanical roof pit of the gray mansard roof.

### **Circulation System and Access**

The subject site will be served by a single access point on Hilltown Village Center near the southeast corner of the property per the site specific ordinance. There is side and front parking for a total of 43 parking spaces. Pedestrian access is proposed from a new sidewalk along Hilltown Village Center into the site. There is also a sidewalk for visitors which spans along the south and east sides of the building. There is also a sidewalk inside a gated fence which circumnavigates the building to provide the children access to the outdoor play areas.

### **Play Area Amenities**

The applicant is proposing play equipment and shade structures for the play area. The applicant has not finalized the equipment selections. They are considering a shade structure that is approximately 14'-8" in height to be located on the north side of the building.

### **Fence**

For security and safety purposes, the play area that wraps the west and north side of the building will be enclosed by a 6' sight-proof tan vinyl fence. This fence is located 30' from the property line. Further, a 4' black aluminum fence runs inside of the sight-proof fence, separates the play area, and continues around the building.

### **Trash Enclosure**

A six-foot sight-proof trash enclosure features brick with a tan vinyl door to match the main structure with a small planting area around the enclosure to soften the appearance.

### **Landscape Design and Screening**

The applicant is proposing a variety of plant species and a hedge row along the southern edge of the parking lot to help screen headlights. A subsequent submittal of the Site Development

Section Plan packet was submitted for review by staff that had an updated landscape plan that provides additional plantings in the landscape buffer along Chesterfield Parkway West.

### **Lighting**

The applicant is proposing two light fixtures, both have fully shielded cut off optics. They are proposing four parking lot lights and 21 wall-mounted fixtures above the exit doors around the building. No decorative lighting is proposed.

## **DISCUSSION**

Board Member Weber commented that the development does not fit within the classification of the Urban Core and the design needs to be at a higher standard. He felt that the entry tower element was confusing and needed more articulation. He suggested some type of projecting element or front massing, and landscaping to help soften the area between the parking lot and the front entry. He expressed concern about potential traffic queuing along the street and density issues during peak drop off/pick up times. He also feels that the vinyl fencing along the Parkway creates an awkward and unattractive wall. He commented on the difficulties and limitations with the full-size set plan submittal and recommended that 11 x 17 sets be provided prior to Planning Commission review.

Board Member Clawson noticed the inaccuracy of the elevations and the color rendering. He felt that the proposed monument sign location was not architecturally or pedestrian friendly.

### **Signage**

It was noted that the proposed center tower element will be used for signage purposes.

In response to Board Member Weber's question, Ms. Harashe commented that the proposed development is a national prototype with locations throughout the metropolitan area.

Ms. Henry added that the applicant's Architect Statement of Design states; "*the national prototype for Kiddie Academy is designed to blend into the type of site being proposed for this building. It is intended to be more residential style in nature and blend into a standard neighborhood. However, Kiddie Academy understands that their prototype will need to be adjusted to meet local standards*".

Board Member Stoll felt that the structure was monotonous and lacked articulation. She noticed on the south elevation the number of exterior classroom doors, with a fence and sidewalk surrounding the area. Board Member Swartz confirmed that it is a requirement that each classroom must have a separate emergency exit.

Board Member Clawson felt that some sort of buffer between the parking and the fence will minimize the aesthetic repetitiveness for this type of architecture. He felt that there is adequate open space available to accommodate additional landscaping.

Material samples were provided and the applicant was available to answer any questions associated with the project.

### **Landscaping**

Although an updated landscape plan was submitted for review by Staff but not included in the ARB meeting packet, 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.

### **EIFS Color**

Ms. Henry pointed out the different EIFS color palette variations to the north and south elevations. The applicant explained the color difference and the error that occurred with the elevations, but confirmed that the color will remain consistent throughout.

### **Entrance Canopy**

Chair Gruchalla noticed that the front elevation lacked an entrance canopy and noted his concerns of drop off and pick up during inclement weather. The applicant explained that despite not being depicted on the rendering, the roof extends over the recessed entry for shelter purposes. The height, coverage extents, and design of the roof extension was discussed, with an overall sentiment that it would not provide adequate shelter or add architectural interest to the entry.

### **Applicant Comment**

Mr. Tom Keller, Kiddie Academy was available and explained some of the discrepancies with the proposal. He stated that the number of children will be approximately 172 which is substantially less than the previously provided information of 341 children.

The solid vinyl fence will be removed from the parkway frontage and will be only utilized on the rear property line along the Homewood Suites Hotel site. Emergency exit doors are required for each classroom.

The hours of operation are 6:30 a.m. to 6:30 p.m. There are approximately 20 parking spots utilized for peak drop off and pick up hours. He explained that this is a secure facility and the children are escorted inside the building, so no queuing will occur.

### **Equipment Plans**

Board Member Swartz questioned a proposed fenced soccer field to the separate set of equipment plans. Mr. Keller explained that a small turf play area is proposed with a 5' fence surrounding the field.

After substantial discussion as to the site orientation, landscaping, circulation and lack of attention to detail and the inaccuracies with the submittal, Board Member Clawson then summarized the numerous points raised as defined by the following motion.

### **MOTION**

Board Member Clawson made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Ridge Center, Parcel VIII, Building Group I Lot A (Kiddie Academy) to the Planning Commission ***with a recommendation for approval with the following conditions:***

- ***Create architectural detailing through the provision of design elements or a canopy feature to define the front entry.***
- ***Provide material enhancements to increase the look and quality of the brick detail.***
- ***Review the Landscape Plan with particular attention to the fence around the entire perimeter and incorporate additional landscaping to break up the institutional or monolithic appearance.***

- *Review the parking area that abuts the pedestrian sidewalk along the building frontage for opportunities to provide separation between these two elements through the provision of additional landscaping.*
- *Review the Landscape Plan for screening of the mechanical equipment on the northwest corner of the building.*
- *Clarify the location of the vinyl sight-proof fence and the aluminum fence.*
- *Review the parking lot circulation with the ability to connect to the cross-access easement to the hotel without burdening the open space.*
- *Update the elevations and the rendering for consistency and accuracy and provide these documents to the Planning Commission for consideration.*
- *Review the location of the monument sign and functionality.*
- *Provide an updated Landscape Plan.*

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

V. **OTHER** - None

VI. **ADJOURNMENT** 6:50 p.m.