II. A.

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, MARCH 8, 2018

CONFERENCE ROOM 102/103

ATTENDANCE:
Mr. Matt Adams
Mr. Rick Clawson
Mr. Doug DeLong
Mr. Bud Gruchalla
Mr. Mick Weber

ABSENT:
None

ALSO IN ATTENDANCE:
Planning Commission Liaison, Wendy Geckeler
Mr. Justin Wyse, Director of Planning & Development Services
Ms. Jessica Henry, Senior Planner, Staff Liaison
Ms. Cecilia Dvorak, Project Planner
Ms. Kathy Reiter, Recording Secretary

I. CALL TO ORDER

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

II. APPROVAL OF MEETING SUMMARY

A. February 8, 2018

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 4 – 0.** *Since Board Member Clawson was not present at the February meeting, he abstained from the vote.*

III. PROJECT PRESENTATION

A. Chesterfield Commons, Lot 8 (Sam's Club): Amended Architectural Elevations and Project Narrative for a 2.171 acre tract of land zoned "PC" Planned Commercial District located on the south side of THF Blvd., between Chesterfield Commons Drive and RHL Dr.

STAFF PRESENTATION
Cassie Harashe, Project Planner explained that the applicant is requesting a canopy for customer pick-up to be located in the parking lot directly in front of the store. They are also adding a refrigeration enclosure on the east side of the building. Ms. Harashe then provided a color aerial and background history of the site.

Materials and Color
The applicant is proposing the following two material changes to the building:

- ***The first request*** is for an approximately 1,200 square foot canopy in the parking lot. The canopy will not be connected to the building. The canopy will have an aluminum face. This addition allows up to four customers to pull in and have their orders delivered to their vehicle by a Sam's Club employee. The applicant is proposing to install a cut through in the adjacent landscape island which will allow the employees to more directly access the rear of the customer's vehicle.

- ***The second request*** is for a refrigeration enclosure located on the west side of the building to include chain-link fencing with plastic slats. Generally, chain-link fencing is discouraged in commercial developments. It was noted that this portion of the building has limited visibility, and is only visible to traffic traveling east behind the Chesterfield Commons development. While this area is not utilized as a roadway for customers, occasionally members of the public other than delivery drivers do drive in this area. It will be shielded from view from the north by additional buildings within Chesterfield Commons, from the south by chilled produce storage and a significant berm and landscape buffer along Edison, and from the east by Sam's Club itself.

- Additionally, there is currently chain link fencing with screening located at the rear of the Sam's Club, along with several other businesses in Chesterfield Commons. The applicant plans on updating this fencing like for like.

Landscaping
The applicant is proposing a minor change to the landscaping plan to allow for the employee pathway to the pick-up canopy. The island currently has two crabapple trees in the landscape island.

Lighting
The canopy will be lit with eight flat lens fully shielded flush light fixtures.

DISCUSSION

Canopy
In response to Board Member Weber's question whether the canopy is considered a stand-alone structure, Ms. Henry replied that the canopy will be reviewed in accordance with the architectural style of Chesterfield Commons.

Board Member Clawson had serious concerns regarding a two-column metal canopy and the proposed location within the existing parking lot. As compared to the surrounding Home Depot and Lowes, he felt the canopy is in an odd location and is inconsistent with other delivery canopies located in the Chesterfield Commons

development, which are integrated into the front façade. He questioned whether the canopy met the architectural standards and guidelines.

Ms. Henry clarified that the Chesterfield Commons governing ordinance does not explicitly prohibit free-standing canopies in response to a question regarding the ordinance requirements. Board Member Clawson felt that the project needs to be completely redesigned.

The applicant explained that the canopy will serve as a merchandise pickup area for customers that have made online purchases. It will allow customers to park beneath the canopy, out of the weather, while Sam's Club associates bring the online order out to the customer's vehicle. The Board had substantial safety concerns but the applicant explained that the reasons for the location were due to fire code and queuing.

After considerable discussion of the free-standing canopy and the site circulation, the applicant requested that the project be ***held*** until all issues and concerns could be addressed.

Landscaping
In response to Board Member DeLong's question concerning landscaping materials within the parking aisles, Ms. Harashe explained that additional shrubbery will be incorporated near the fire hydrants and light fixtures.

B. **Steve W Wallace, Lot 2 Amended Site Development Section Plan**: An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.49 acre tract of land zoned "C-8" Planned Commercial District located south of Chesterfield Airport Road, on the east side of Long Road.

Due to conflicts of interest, Board Members DeLong and Weber recused themselves from discussion and vote.

STAFF PRESENTATION
Cecilia Dvorak, Project Planner explained that the request is for an existing one-story structure approximately 1,911 square feet in size. Ms. Dvorak then provided background history of the site and surrounding zoning.

Site Relationships
The existing structure is in the center of the site with the proposed addition to be added to the front of the building, thus pushing the building footprint towards Long Road.

Sidewalk
The proposal does include a new sidewalk along Long Road, and a new connection from the sidewalk to the existing building. While there are currently no sidewalks on either side of the subject site, this would establish a pattern and adjacent sites will connect as they redevelop.

Circulation System & Access
Access to the site would be obtained via a shared access drive through Lot 1 (McDonalds/BP) to the north. Additionally, this shared drive has a cross access easement which provides access to the adjacent lot to the south.

There was a substantial amount of discussion regarding this access during the zoning process to ensure that the lot to the south would always be provided this access without blockage. The applicant will therefore be striping and adding signage along the easement to ensure that the access is always clear and open for circulation.

Parking
The UDC Architectural Standards specific to the Chesterfield Valley encourage rear and side parking areas. Given that this is an existing building, the parking area will remain in roughly the same area as it currently is with the majority of the parking in the rear, handicap parking along the side, and two employee parking spaces in the front.

The parking spaces in the front and side will be provided some screening by the 30' landscape buffer along Long Road.

Scale, Design, Materials & Color
The existing one-story structure is slightly taller than adjacent buildings but consistent with similar building types. This façade break-up begins to provide some elements of human scale, including the awning above the entry point, the aluminum storefront and overhead door, as well as the painted accent stripe.

There are a number of specific requirements for commercial development in the Chesterfield Valley. These requirements include; utilizing architectural elements from the front façade on the side and rear of the structure, and the inclusion of screened trash enclosures constructed of materials consistent with the primary structure. The proposal does show consistent materials on all sides, including the painted accent stripe.

Trash Enclosure
The proposed trash enclosure would be made of split faced CMU with a red aluminum cap to match the building on three sides.

Landscape Design & Screening
Landscaping is planned in association with the proposed development as required by the City of Chesterfield. The 30' landscape buffer along Long Road includes two trees and a number of shrubs and perennials. Additional plantings are proposed around the sides and rear to provide a variety of textures and colors.

Lighting
The proposed lighting plan will include one new parking lot light, and three existing wall mounted fixtures. No accent lighting is proposed for this building.

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

DISCUSSION

Board Member Clawson felt that since the addition matched the existing structure, he had no issues or concerns. Additionally, he thought the additional landscaping and pedestrian amenities would be beneficial to the appearance of the site. Ms. Dvorak confirmed that the expansion is to accommodate vehicle repair use.

Board Member Clawson made a motion to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Steve W Wallace, Lot 2 to the Planning Commission ***with a recommendation for approval as presented by Staff.***

Board Member Adams seconded the motion. **The motion passed by a voice vote of 3 - 0. *As previously stated, Board Members DeLong and Weber recused themselves from the vote.***

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

VI: ADJOURNMENT
6:33 p.m.