

THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD

THURSDAY, JUNE 13, 2019  
CONFERENCE ROOM 101

**ATTENDANCE:**

Mr. Rick Clawson  
Mr. Doug DeLong  
Mr. Bud Gruchalla, Chair  
Mr. Craig Swartz  
Mr. Mick Weber, Vice-Chair

**ABSENT:**

Mr. Matt Adams  
Mrs. Jessica Stoll

**ALSO IN ATTENDANCE:**

Councilmember Dan Hurt  
Planning Commission Chair, Merrell Hansen  
Planning Commission Liaison, Gene Schenberg  
Mr. Chris Dietz, Planner  
Mr. Joseph M. Knight, Planner  
Mr. Andrew Stanislav, Planner  
Mrs. Mary Ann Madden, Recording Secretary

**I. CALL TO ORDER**

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

**II. APPROVAL OF MEETING SUMMARY**

**A. May 9, 2019**

Board Member Swartz mentioned that the May 9<sup>th</sup> Meeting Summary does not reflect that the Applicant from McDonald's had indicated that the retaining wall would be repaired.

Board Member Clawson made a motion to approve the meeting summary with the following correction to page 3, as follows: *(changes shown in red)*.

**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.

Board Member Weber seconded the motion. **The motion passed by a voice vote of 5 - 0.**

**III. UNFINISHED BUSINESS - None**

**IV. NEW BUSINESS**

- A. **Equilon Shell (Circle K) 2<sup>nd</sup> Amended Architectural Elevations:** Amended Architectural Elevations for a 0.77 acre tract of land zoned “C-8” Planned Commercial District located on the east corner of the intersection of Olive Boulevard and Chesterfield Parkway (18S520624).

### **STAFF PRESENTATION**

Andrew Stanislav, Planner explained that as part of a rebranding effort, the request is to modify the convenience store, carwash, and gas canopy of the Circle K. Mr. Stanislav provided a brief history of the site pointing out that there are no changes proposed that impact site circulation, access, scale, landscaping, or other site related elements.

### **Materials and Color**

**Gas canopy.** The existing gas canopy fascia is metal with raised illuminated red striping, which is proposed to be refaced with the proposed red strip serving as the primary color element. The replacement fascia band element is three (3) feet tall, and there is currently a temporary treatment around the gas canopy reflecting the proposed modifications.

**Convenience Store.** The proposed color palette for the building includes preserving the existing white primary wall color and painting the wall area 30-inches from grade to Nuthatch brown, creating a wainscoting effect.

**Carwash building.** The proposed color palette for the carwash building matches that proposed for the convenience store, including the Nuthatch brown painted 30-inch band from grade. The fascia bands proposed for the carwash are two (2) feet tall, compared to the three (3) foot tall banding proposed for the gas canopy and convenience store.

### **Signage**

Signage is approved through a separate process and will be reviewed for compliance with all applicable regulations for this development.

## **DISCUSSION**

### **Landscaping**

Staff will ensure that the landscaping will comply with the previously approved landscape plan.

### **MOTION**

**Board Member Weber made a motion to forward Equilon Shell (Circle K) 2<sup>nd</sup> Amended Architectural Elevations to the Planning Commission with a recommendation for approval with a side note to look at the landscaping to determine if it is in compliance with what was originally approved. Board Member DeLong seconded the motion. The motion passed by a voice vote of 5 - 0.**

- B. **New Spirit Energy Convenience Store (Circle K) 5<sup>th</sup> Amended Architectural Elevations:** Amended Architectural Elevations for a 0.84 acre tract of land zoned “PC” Planned Commercial District located on the southeast side of the intersection of Clayton Road and Wildwood Parkway (21R420714).

### **STAFF PRESENTATION**

Andrew Stanislav, Planner explained that part of a larger scale rebranding effort for the property. Mr. Stanislav provided a brief history of the site color photos of the current and

proposed conditions. He also pointed out that there are no changes proposed that impact site circulation, access, scale, landscaping, or other site related elements.

### **Project Summary**

**Summary.** The ACM band along the carwash building was approved with a height of four (4) feet, and the ACM band of the convenience store building (not installed) was reduced to a height of two (2) feet.

Currently requested is 1) a three (3) foot tall ACM band as a replacement around the existing gas canopy to match the colors of the carwash banding, and 2) a six (6) foot tall solid white ACM band replacement for the convenience store.

### **Signage**

Signage is approved through a separate process and will be reviewed for compliance with all applicable regulations for this development.

## **DISCUSSION**

Commissioner Schenberg asked why this Circle K store, at Clayton Road and Wildwood Parkway, and the Circle K store at Olive Boulevard and Chesterfield Parkway (*approved above*) are branded differently. The Petitioner explained that the banding request for this site was originally 60 inches in height, but had been approved by City Council at a reduced height of 24 inches. The Petitioner stated that they would have preferred to have had the fascia match the fascia on the car wash at 36" in height for consistency, but they were not given the opportunity to present this option.

During discussion, the Board indicated their agreement that a 36" band would be preferable but noted that they were restricted to reviewing what is currently being presented.

Councilmember Hurt explained that Council had approved this site at the reduced 24" because banding at an adjacent site had been approved at 24", and they felt that the banding should be consistent throughout the area.

The Petitioner expressed their preference for a 36" high banding for consistency with the 36" banding on the car wash.

After further discussion, Board Member Clawson noted his preference for the current submission, which he felt is a better solution than having two buildings with different banding heights (one at 3' and one at 2').

### **MOTION**

**Board Member Clawson made a motion to forward New Spirit Energy Convenience Store (Circle K) 5<sup>th</sup> Amended Architectural Elevations to the Planning Commission with a recommendation for approval as presented by Staff. Board Member Weber seconded the motion. **The motion passed by a voice vote of 5 - 0.****

- C. **Mark Andy Industrial Park, Lots A and B (SDSP):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 10.24 acre tract of land, including parking lot improvements on an adjacent lot, zoned "PI" Planned Industrial District located north of Chesterfield Airport Road and east of Spirit 40 Park Drive. (17V510270).

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

### **STAFF PRESENTATION**

Chris Dietz, Planner explained that the request is for the development of an 112,271 square-foot commercial/industrial building, as well as substantial landscaping and lighting improvements on the parking lot area on Lot B.

Mr. Dietz provided color aerials and a brief history of the site and the surrounding area. A brief summary was provided of the architectural design guidelines associated with the project

### **Circulation and Access**

Although Lot B currently has two (2) dedicated entrances, Lot A will be served by the entrance to Chesterfield Airport Rd. on the southwest corner of Lot B, as well as a secondary entrance to the east through Lot B.

### **Topography**

The northern portion of the site is expected to be cut and filled to accommodate the building area, leaving an 80' wide flat-bottom drainage ditch as part of the Chesterfield Master Drainage Channel that runs along the northern edge of the property.

### **Parking**

Most of the 150 proposed parking spaces are primarily located on the northern side of the site at the front of the building, with a small portion of parking located on the south side of the proposed building and future potential parking to the south of the building.

### **Scale and Design**

The scale of the building is similar to that found on Lot B (124,000 square foot footprint existing), but holds more modern aesthetic features facing I-64 and is roughly 13 feet taller than its Lot B counterpart.

The structure will be 36'-6" feet in height with accent features reaching 39 feet in some areas along the north elevation. The south elevation parapet will be approximately 4'-11 feet in height.

### **Materials and Color**

Materials on the building include brick entry masses, painted concrete panels with decorative reveals, aluminum storefront with clear glass, and color-matched prefinished aluminum canopies and flashings.

### **Landscape Design and Screening**

Several different areas of landscaping are proposed in accordance with UDC regulations, including a landscape buffer that extends the length of the northern elevation along I-64 and congruent drainage basin.

### **Mechanical Equipment**

Roof-top equipment are currently planned to be screened by the natural recessed setback from the edge of the structure as well as by the combination of parapets ranging in height.

### **Lighting**

The Lighting plan includes: seventeen (17) roadside and parking area lighting fixtures with seven (7) lining the entry along the southwest corner of the property on Lot B. Parking areas will be illuminated by full cutoff, low profile, LED roadway fixtures, equipped with vertical shields where located at property lines to minimize glare and light trespass. Lights that are not fully shielded flat lensed fixtures will require separate approval from the Planning Commission.

Materials and color samples were provided and the applicant was available to answer any questions. The applicant added that the east and west window panels will match the darker brick style and the side panel will be a lighter color.

## **DISCUSSION**

### **Applicant Comments**

The applicant explained their focus was to emphasize the sight lines of the building versus the landscaping buffer. The Board did not have any concerns with the proposed 30 foot landscape buffer along Highway 40. The building is designed to provide flexibility to maximize up to six tenant spaces.

Board Member Clawson summarized the discussion points raised:

- Define the setback from each edge of the building to the rooftop units based on the sight studies that were presented by the Petitioner.
- Look at the south side of the building, especially in the area of the parking lot adjacent to the loading docks of the proposed building, and increase the evergreen plantings for screening between the two lots to soften the view from Lot B.
- At the northeast and northwest corners of the building, where the windows return, the Petitioner is to work with revealing and paint color and changes of that to hold some of the articulates of the building, and reduce the amount of the dark mass of color on the side of the building, and to work with Staff to come up with a solution that helps break up that façade.

### **MOTION**

Board Member Clawson made a motion to forward the Mark Andy Industrial Park, Lots A and B 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 conditions, ***as stated above***:

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

- D. **Storage Masters Chesterfield Self Storage (ASDP)**: An Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 5.0 acre tract of land located south of Chesterfield Airport Road, east of Chesterfield Commons East Road and west of Baxter Road. (17T240188).

### **STAFF PRESENTATION**

Mike Knight, Planner explained that the request is to allow for the demolition of the existing leasing/sales office and replacing it with a new slightly smaller building. The new appearance of the building will aesthetically enhance the compatibility within the surrounding development. Mr. Knight then provided a brief history along with color images of the site and the surrounding area.

### **Circulation and Access**

A new concrete walkway will connect the parking and building to the required public sidewalk located on the north side of the property creating a safe pedestrian circulation system.

### **Gate**

A red security gate that separates the leasing/office area from the storage units themselves is scheduled to remain.

### **Parking**

The site will have one additional parking space, a total of five, of which one is ADA accessible.

### **Retaining Wall**

There are two retaining walls within the subject site. The wall to the east is scheduled to remain. The second is currently in front of the building scheduled to be removed and not replaced as it is no longer needed in function or design.

### **Materials and Colors**

The sides and rear of the building consist primarily of "Charcoal" brick veneer. Other materials consist of manufactured masonry veneer, fiber cement siding in a "cedar wood" color, and a metal composite material.

### **Landscape Design and Screening**

The applicant has fulfilled the 30 ft. landscape buffer, but landscaping is lacking in the front of the building. Street trees are also required along the arterial roadway at 1 tree for every 50ft of frontage which are currently not seen on the plan. Proposed plantings include Juniper, Spruce, Redbud, and Maple.

### **Mechanical Equipment/Fence**

A new ground-mounted mechanical unit is planned to the west of the building. The proposed landscaping is intended to provide the full screening for the mechanical unit. There are no proposed mechanical units on the top of the building.

### **Lighting**

A combination of decorative wall sconces, wall pack lighting and ground-mounted lighting bollards are incorporated into the design. Non-fully shielded flat lensed luminaires require Planning Commission approval.

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

## **DISCUSSION**

### Fence

Board Member Weber asked for clarification whether the existing fence will be maintained. Mr. Travis Van Buren, applicant explained that the Storage Master Brand “red” fence will remain. Board Member Weber then complimented the petitioner on the project and a well-designed building.

In response to Chair Gruchalla’ s question, the applicant responded that the existing elevated building will be demolished down to grade.

### Landscaping

Board Member DeLong did not have any concerns with the overall landscape design for the proposed development.

## **MOTION**

**Board Member Clawson made a motion to forward Storage Masters Chesterfield Self Storage Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design to the Planning Commission with a recommendation for approval as presented by Staff. Board Member Weber seconded the motion. **The motion passed by a voice vote of 5 - 0.****

## **V. OTHER**

Chair Gruchalla then introduced Mr. Scott Starling, Architect as a possible candidate for ARB.

## **VI. ADJOURNMENT 7:08 p.m.**