

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD**

**JUNE 9, 2016
Room 102/103**

ATTENDANCE:

Mr. Matt Adams
Ms. Mary Brown
Mr. Doug DeLong
Mr. Bud Gruchalla
Mr. Mick Weber

ABSENT:

Mr. Rick Clawson

ALSO IN ATTENDANCE:

Councilmember Guy Tilman
Councilmember Dan Hurt
Planning Commission Chair, Stanley Proctor
Planning Commission Liaison, Wendy Geckeler
Mr. Jonathan Raiche, Senior Planner, Staff Liaison
Mr. Justin Wyse, Senior Planner
Mr. Simon Nogin, Planning Intern
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. May 12, 2016

Board Member Weber made a motion to approve the meeting summary as written. Board Member Brown seconded the motion. The motion passed by a voice vote of 5 - 0.

III. PROJECT PRESENTATION

- A. MPD Investments, Adjusted Lot 2 (Beyond Self Storage at Chesterfield) - SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 2.99 acre tract of land zoned "PI" Planned Industrial District located north of North Outer 40 Road, west of its intersection with Boones Crossing.**

PROJECT PRESENTATION

Mr. Justin Wyse, Senior Planner, presenting on behalf of Aaron Hrenak, Project Planner explained that the request is for a three story climate-controlled self-storage facility. Mr. Wyse then provided color photos of the site and the surrounding area.

Proposed Site Plan

- The subject site is currently undeveloped. Parking will be provided along the front/south elevation of the building which faces North Outer 40 Road to allow access to the outdoor storage area. This parking is for employees and patrons of the facility and will satisfy the minimum parking requirements of the UDC.
- In addition, an outdoor storage area will be located to the north/rear of the site.
- The proposal includes fencing around the perimeter of the site with internal units to be accessed through a passcode control gate not open to the general public.

Landscape Design and Screening

- As required, a 30' landscape buffer is included along North Outer 40 Road with bio-retention water quality located on the eastern property line.
- The southern elevation will be planted with a mixture of shrubs along the entire frontage of the building.
- Plantings along the east and west property boundaries provide screening from the adjacent parcels.
- Plantings are not proposed to the north of the facility as plantings are not permitted within the seepage berm easement.

Design

- The main façade of the building which faces the North Outer Forty Road and 40/I-64 will include design features that are pronounced with brick along the base of the building.
- The structure is designed to accommodate internal and external storage. However, the vast majority of the storage units will be accessed internally via overhead doors located on the north and south elevations.
- These access areas will be operated through control pads that may be activated while seated in a vehicle.

Materials and Color

- The primary building materials will consist of a mixture of grey tones contrasted with brick, metal, aluminum and clear glass to allow direct visibility into the building.
- A horizontal metal paneling system is proposed to add articulation and differentiation to the facades of the building.

Lighting

- The plan proposes utilitarian lighting on all elevations. Lighting fixtures are proposed on areas of vertical brick projection, and above multiple entryways.
- The main southern access door will be lit via wall mounted fixtures located above the door for security and accessibility purposes.
- The parking area and outdoor storage area will be lit using fully shielded, flat lens luminaries.

Mr. Wyse provided color renderings with further explanation of the following:

- The ground-mounted equipment, located to the west of the structure, will be screened by a mixture of plantings. This equipment is further screened by existing plantings of the adjacent Metro Lighting property.
- The proposal includes a six foot chain-link fence with a mesh insert material. Although the City's architectural guidelines discourage chain-link fencing, the applicant has chosen to proceed with this style/material as they felt it fits the proposed use and provides the best durability and screening possible.

- The proposed trash enclosure will be fully screened by six foot tall metal panels to match that of the proposed building materials. The equipment is further screened by evergreens to the south and east sides.
- As described by the applicant's Statement of Design, the proposed raised parapet walls on the west, south, and east elevations are design features to give consistency and to hide the slope of the roof.

Material samples were provided and Mr. Wyse further explained the design, color palette, and materials.

DISCUSSION

Fence

In response to Board Member Weber's question regarding the proposed fencing, Mr. Wyse explained that there is no minimum height requirement. He added that the six foot chain-link fence is proposed to provide screening from the levee which also meets the setback standards for the Planned Industrial District.

Applicant Comment

Mr. Benjamin Hagedorn, NorthPoint Development, explained that the storefront will accommodate the leasing office, and tenant conference area.

Board Member Weber applauds the choice of building materials to the south elevation. However, he felt that the overhead doors lacked articulation and recommended that additional brick be carried over the top of the overhead doors. Chair Gruchalla concurs with Board Member Weber's comment and further suggested to raise the brick wainscoting to carry around the building elevations. Mr. Hagedorn explained that the brick design was to offer some elevation differences to help eliminate any "straight lines" to the building. The Board did not have any concerns with the proposed clear glass selection to the south elevation.

Board Member DeLong felt that the proposed "Leatherleaf Viburnum" evergreen shrub will provide adequate landscape screening around the mechanical equipment. He suggested that additional landscaping be provided near the west elevation.

Board Member Brown questioned the height of the fence to the rear/north elevation and the proposed storage use. Mr. Wyse explained that a six foot tall fence is adequate screening and anything higher could possibly be counterproductive. The applicant confirmed that no inoperable vehicles will be stored on the site. The City's ordinance prohibits the storage of damaged or immobilized vehicles.

Parking Landscape

The Board suggested that additional landscaping be added to the parking area due to visibility from N Outer 40 Road. However, due to the proximity near the bio-retention area, Mr. George Stock with Stock and Associates pointed out that landscaping options are limited, but shrubbery could be added near the western portion of the site. Mr. Wyse replied that Staff will work with the applicant to incorporate continual landscape coverage along the parking area along North Outer 40 Road.

Mr. Raiche then summarized the points raised:

- Consider increasing the brick height to the southern elevation in line with the proposed manddoors.

- Extend the landscaping near the office of the southern portion of the west elevation.
- Consider relocating the front row of shrubbery near the front parking area as far north as possible in proximity with the parking lot with consideration of the bio-retention area being the constraining factor.

Mr. Hagedorn asked whether the Board would be opposed to shifting the landscaping that's along the North Outer 40 Road back against the parking lot. Mr. Wyse stated that pushing the landscaping back near the parking area is more consistent with the surrounding development on both sides of the highway. After further discussion, Staff stated that they will work with the applicant to ensure that adequate landscaping screening is provided near the front parking area.

Board Member Weber made a motion to forward a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for MPD Investments, Adjusted Lot 2 (Beyond Self Storage at Chesterfield) to the Planning Commission ***with the conditions as stated above.***

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

IV. **UNFINISHED BUSINESS**

V. **NEW BUSINESS**

VI: **ADJOURNMENT - 6:38 p.m.**