

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, JULY 12, 2018
CONFERENCE ROOM 101

ATTENDANCE:

Mr. Rick Clawson
Mr. Doug DeLong
Mr. Bud Gruchalla
Mr. Mick Weber

ABSENT:

Mr. Matt Adams

ALSO IN ATTENDANCE:

Councilmember Michelle Ohley
Councilmember Dan Hurt
Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, Gene Schenberg
Ms. Jessica Henry, Senior Planner, Staff Liaison
Mr. Joseph M. Knight, 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. June 14, 2018

Board Member Clawson made a motion to approve the meeting summary as written. Board Member DeLong seconded the motion. The motion passed by a voice vote of 4 - 0.

III. PROJECT PRESENTATION

Due to a conflict of interest, Board Member DeLong recused himself from discussion and vote.

- A. Aventura at Wild Horse Creek (Above All Development):** A Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for an 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road.

STAFF PRESENTATION

Planner, Mike Knight explained that the request is to allow for development of three apartment buildings containing a total of 169 units with a minimum lot size of 3,000 square feet per unit. Mr. Knight then provided detailed history of the site and the surrounding area.

Comprehensive Plan

Mr. Knight described specific language that exists within the Comprehensive Land Use Plan for the Urban Core land use and building design criteria that exists for Multi-Family architecture within the Unified Development Code. These include;

Multi-Family Architecture

- *Provide an on-site pedestrian system with access to common ground areas.*
- *Provide functional recreation areas.*
- *Avoid monotonous designs.*
- *Functional recreation areas.*
- *Provide visual transitions between the street and the dwelling units.*

Urban Core

- *Provide physical and visual focus of the City.*
- *Parking structures are encouraged.*
- *Accommodate motorized and non-motorized vehicles.*
- *Provide emphasis on pedestrian connectivity.*
- *New multi-family located in or near the Urban Core.*

Building Design

Other significant features within the site include; a clubhouse, pool and cabana, maintenance building with carwash, trash compactor/recycle center, bar-be-que areas, and multiple carport structures.

Site Design

The proposed site is to contain three buildings up to four stories in height with a 57 foot maximum height. This site is surrounded by mostly undeveloped properties except for the mobile home park directly to the north.

Circulation and Access

The subject site will be served by one point of full access off of Wild Horse Creek Road. There will be a westbound right-turn lane to accommodate the proposed full access drive with on-street bicycle accommodations. There are sidewalks that connect each building and amenity.

Parking/Sidewalks

Parking exists mostly between the buildings and to the northwest of the buildings. There are 16 carports totaling 120 of the proposed 300 spaces, which results in 40% covered parking. A sidewalk is proposed along both Wild Horse Creek Road and Old Chesterfield Road. Additional sidewalks connect into a circular plaza.

Amenities

The applicant is proposing to include a trail shelter with pedestrian seating and a bike rack, bike lane, and public art designated along the corner of OCR and WHCR. Located at the western edge of the site is a 30' dedicated easement for the future Riparian Trail.

Retaining Walls

The site generally consists of one large hill, so in effect the most visible retaining walls will be triple-tiered mosaic block ranging from a maximum of 13' to 20' in height with the largest tier

being 7' in height. The retaining walls will be constructed of modular block and with a stone type finish that will be similar to the stone of the buildings.

Materials, and Color

The materials range from, asphalt siding, masonry bases and stone facades, to composite clapboard siding and composite trim, and vinyl siding and shutters.

Landscape Design and Screening

The proposal includes street trees along the site's frontage, a 30-foot landscape buffer along Chesterfield Parkway, and landscaping within the parking lot. Due to the steep grade located to the rear of the site, plantings will be limited.

Mechanical Equipment

The ground-mounted mechanical equipment will be located behind the buildings and fully screened by landscaping.

Dumpster

The dumpster and fencing/trellis are a combination of brick and wood material similar to the building.

Lighting

Lighting consists of utilitarian and decorative lighting. Lights that are not fully shielded flat lensed fixtures that enhance the architecture will require separate approval from Planning Commission.

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

DISCUSSION

Mechanical Equipment

Mr. Knight confirmed that the ground-mounted condensing units will be fully screened by landscaping. Chair Gruchalla asked for clarification to the grouping and location of the proposed units. The applicant responded that the units will be situated throughout the site in groups of three. Board Member Clawson suggested that the proposed landscaping around the units be specifically identified on the proposed landscape plan and that the vegetation be actively maintained.

Pedestrian Connectivity

Board Member Clawson felt that the sidewalk near the front entry drive lacked plantings and not adequately celebrated. He suggested options of colored, stamped, or traffic calming pavers. The applicant asked for clarification, but was not opposed to incorporating elements to the front entry.

Applicant Comment

Mr. Bryan Aston, Above All Development explained that trash pickup will be once a week and the materials are similar to the proposed building. In his opinion, he felt that the design meets all the requirements for the "R-6AA" Residence District and fits well within the area. He also pointed out the additional amenities incorporated within the development, but understands the Board's concerns and will work with Staff to address all issues raised.

Bike Lane

Mr. Knight identified the locations of the proposed bike lanes and pointed out that based upon the completed traffic study a bike lane was required. Ms. Henry suggested options of a shared use or multi-module path configuration, especially emphasizing the connection of the site's side walk to the trail shelter.

Riparian Trail Shelter

Commissioner Schenberg asked whether lighting will be provided within the shelter. Mr. Knight explained that street surface lighting is provided, but Staff will work with the applicant to research the photometric levels or potential lighting for safety purposes. A proposed street light is proposed near the Trail Shelter.

Board Member Clawson has concerns with continuous gutter lines around the entire building and the lack of plane changes or architectural elements. He also expressed concern about the awkwardness to the scale, color, and detail of the pediment element. He felt the proposed design does not meet the high standards or criteria expected within the Urban Core and will be voting recommending denial. Board Member Weber noted the lack of vertical elements such as; stairwells or stair areas.

Commissioners Hansen and Schenberg concurred with the points raised from the Board and stressed the importance of setting the highest standard to such a marquis property and felt that the proposed development lacks the "wow" factor for such a high profile area.

Chair Gruchalla commented that the articulation within the building was acceptable but felt the colors lacked differentiation.

Review Process

Ms. Henry explained that Staff will summarize the specific items as discussed and ultimately prepare a letter detailing the ARB's recommendations to the applicant. She added that because the site plan is a straight zoning district, it will not move forward to Planning Commission but back to Staff for review; however, as with all development projects it is subject to Power of Review.

As a recommending board, the ARB cannot hold projects; however, the applicant may request that no vote be taken and to return to a future ARB meeting once they have had a chance to revise their proposal in light of the ARB's discussion. However, if the applicant does not request that no action be taken by the ARB at this time, the two options available to the ARB are as follows:

- Forward with a recommendation for approval (or denial) to Staff
- Forward to Staff with recommendations

Once a recommendation from ARB is received and all other outstanding issues are addressed all code requirements are met, the Planning Director will notify Council that the project is ready for administrative approval. Within that correspondence, Council will be provided a summary of items discussed by ARB and at that time Power of Review can be exercised.

In response to Councilmember Hurt's question, Ms. Henry explained that the ARB cannot hold projects, but the applicant can request the project be held in order to revise their proposal and bring it back before the ARB at a future meeting.

There was general consensus from the Board that the project is at a good starting point, but lacking the desired quality and expectations within the Urban Core.

After a lengthy discussion as to the expectations and requirements for development within the Urban Core, Ms. Henry then summarized all issues raised:

- Reconsider the design of the pediments to add more interest.
- Provide some vertical articulation to the gutter roof lines.
- Differentiation between the buildings – whether material application, or colors to add more visual interest to avoid institutional building appearance.
- Reconsider the transition of building materials, and specifically review the height and placement of the hardie board to the lower portion of the building.
- Landscaping and screening of the mechanical units should be reconsidered and clarified to ensure that the units are sufficiently screened with durable plantings.
- Front entry to the development should be celebrated to create a stronger sense of place, with a specific focus on the connection from Wild Horse Creek Road to the front entry of the building. Provide additional landscaping along this connection and expand the pavement for a shared use path design.
- Provide traffic calming measures, such as pavers, colored, and/or stamped concrete to offset the front entry making it more pedestrian friendly.
- Consider redesign of the carports to make them more compatible with the design and materials of the proposed buildings.

MOTION

Board Member Clawson made a motion recommending **denial** of the Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Aventura at Wild Horse Creek (Above All Development) based upon the above-listed concerns.

- ***The applicant requested that no action be taken on the project in order to allow the applicant time to address the issues raised and bring the project back to the ARB at a future meeting.***

Board Member Clawson then withdrew his motion for denial.

IV. UNFINISHED BUSINESS - None

V. NEW BUSINESS

Ms. Henry then introduced ARB nominee Craig Swartz who was in attendance to observe the meeting. His official appointment will take effect following approval by City Council on July 16th.

Board Member Clawson thanked and praised Planner, Mike Knight on such a thorough presentation and explanation to the project.

Planning Chair Hansen notified the Board that plans are being discussed to schedule a multi-committee meeting, at which time all expectations and concerns to development within the City can be discussed.

VI: ADJOURNMENT 7:22 p.m.