

THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD

THURSDAY, AUGUST 9, 2018  
CONFERENCE ROOM 101

**ATTENDANCE:**

Mr. Matt Adams  
Mr. Doug DeLong  
Mr. Bud Gruchalla  
Mr. Craig Swartz  
Mr. Mick Weber

**ABSENT:**

Mr. Rick Clawson

**ALSO IN ATTENDANCE:**

Planning Commission Liaison, Mary Monachella  
Ms. Jessica Henry, Assistant City Planner, Staff Liaison  
Mr. Mike Knight, Planner  
Mr. Andrew Stanislav, 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. July 12, 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 5 – 0.**

**III. UNFINISHED BUSINESS**

- 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.

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

Assistant City Planner, Jessica Henry explained that this project was presented to the ARB on July 12. After substantial discussion at this meeting, the applicant requested that no action be taken on the project in order to address the issues raised and bring the project back to the ARB.

After the packets were distributed, revised black and white elevations were submitted and the applicant was available to explain the details of the proposed changes.

Ms. Henry stated that the applicant has requested input from the board but no action will be taken at this time. In view of the recent submittal, the applicant has requested to postpone the project once again in order to bring the project back to the full ARB for reconsideration.

Planner, Mike Knight explained that the request is to allow for development of three apartment buildings containing a total of 169 units with a maximum height of a little over 57 feet.

### Features

The project will include; a pool area, cabana, car wash, trash compactor, and a bar-b-que area. Sole access would be off of Wild Horse Creek Road with a dedicated right turn lane. There are 300 parking spaces within the development, 16 carports, trail shelter, bike lane along the shoulder of Wild Horse Creek Road, and public art.

The information below outlines the five general areas in which updates have occurred to the original ARB submittal.

**Front Entry** – the front entry to the development should be celebrated to create a stronger sense of place, additional landscaping, traffic calming measures such as; pavers and colored or stamped concrete.

- *The front entry has been redesigned with more landscaping including the center island median, an expanded sidewalk and planters added to the front of the clubhouse. Traffic calming measures were added with pavers and stamped concrete.*

**Carports** - increase the compatibility of the carports with the design and materials of the proposed building.

- *The carports have been redesigned with the pitched roof to be more compatible with the buildings.*

**Mechanical units** – the landscaping and screening of the mechanical units should be reconsidered and clarified to ensure that the units are sufficiently screened with durable plantings.

- *Durable plantings will be provided around the ground-mounted mechanical units.*

**Colors** – differentiation between the buildings to provide more visual interest and avoid an institutional building appearance.

- *The color scheme has been revised and now each building will have a different dominant body color.*

**Architectural Features** – the pediment design should be reconsidered to add more visual interest, vertical articulation to the gutter roof line, and a better transition of building materials specifically in regards to the height and placement of the hardie board to the lower portion of the building.

- *The applicant enhanced “vertical articulation” to the roofline by raising the pediments. The hardie board now stays above grade with the stone feature at the base.*

## **DISCUSSION**

### **Applicant Comment**

Mr. Bryan Aston, Above All Development stated that the color palette has been revised and a color sample was presented to the Board for review. Ms. Henry explained that a full color packet will be available at the next ARB meeting.

The general consensus from the Board was that the applicants have listened to their concerns and had favorable comments with the substantial enhancements; such as, color patterns, corner towers with standing seam metal roof, continuation of stone to grade throughout the entire development, arched windows, enhancements to the pedestrian connectivity, etc.

Board Member Weber felt that the plan changes particularly enhance the front elevation which is highly visible from Wild Horse Creek Road.

In response to Chair Gruchalla' s question to traffic patterns and access, Mr. Knight explained that the completed traffic study outlined specific sight distance requirements. He added that Staff will ensure that the sight distance and sight angles are thoroughly considered.

Mr. Aston explained that the proposed towers will be constructed with a standing seam anodized brown metal roofing material. It was noted that the towers are an architectural feature and will be unoccupied.

As previously stated, no action will be taken at this time.

#### **IV. NEW BUSINESS**

- A. Spirit of St. Louis Airpark, Lot 19 (AVMATS Hangar):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 4.93 acre leasehold area within a 9.45 acre tract of land zoned "M-3" Planned Industrial District located North of Edison Avenue just east of its intersection with N Bell Avenue and approximately 700 feet west of its intersection with Spirit of St. Louis Boulevard.

*Due to conflicts of interest, Board Member's DeLong and Weber recused themselves from discussion and vote.*

#### **STAFF PRESENTATION**

Planner, Andrew Stanislav explained that the request is for a 45,000 square foot office/warehouse and hangar facility to provide aerospace support services on the property. Mr. Stanislav then provided detailed background history and photos of the site and the surrounding area.

#### **Comprehensive Plan**

Mr. Stanislav described specific language that exists within the Comprehensive Land Use Plan applicable to this site and building design criteria within the Unified Development Code. These include;

#### **Industrial Architecture**

- *Compatible design elements*
- *Screening of mechanical equipment, utilities and trash enclosures*
- *Parking area & building landscaping*
- *Loading areas to be away from public streets*

### Chesterfield Valley

- *Front, side, and rear facades to coordinate*
- *Screening must be consistent with building design*
- *Utilities to be located underground*

### Site Design

The proposed building uses similar materials and design as other surrounding buildings. The proposed building is directly adjacent to the airport taxiways with frontage entrance along Edison Avenue.

### Circulation and Access

Access will be limited to a single drive off of Edison Avenue. All proposed parking is located on the southern portion of the site between the front of the building and Edison Avenue. Two (2) ADA parking spaces are located near the main entrance.

### Trash Enclosure

The proposed trash enclosure will be constructed of six foot screen of split face CMU and prefinished metal coping cap with composite or white vinyl swinging gates.

### Mechanical Equipment

The ground-mounted unit adjacent to the building will be screened with a six foot tall metal panel material on all three exposed sides to match the building.

### Scale and Design

The building will primarily contain space for an aircraft hangar with accessory warehouse and office spaces. The roof mimics the gradual incline of the hangar roof.

### Landscape Design and Screening

Several different areas of landscaping are proposed for the site, including parking lot landscaping, a landscape buffer, and street trees along the sites frontage. Fence relocation with a gate across the parking area access to the taxiway.

### Lighting

The proposed lighting plan consists of utilitarian lighting for the parking area as well as general site illumination to navigate the site. Two (2) wall-mounted light fixtures are proposed on each of the four facades.

### Materials and Color

The materials will primarily consist of fox gray ribbed metal panels, white entry and utility doors, and clear anodized aluminum framed windows with blue tinted glazing. The building materials carry throughout all four sides.

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

## DISCUSSION

### Roof Design

In response to Board Member Swartz's question, the applicant explained that the slope of the roof was designed for water shed purposes.

Chair Gruchalla felt that the exterior metal panel walls of the office and hangar lacked differentiation in color. The applicant confirmed that custom colors are available and will consider additional options.

### Mechanical Units

The mechanical equipment will be ground-mounted and screened to match the structure. A louvered wall-mounted HVAC system is proposed within the main hangar for ventilation purposes. No roof-mounted equipment is proposed.

There was discussion of options to soften the bright white metal hangar door to the north elevation and the man doors to match the field color. There were maintenance concerns of the bright white color which could result in discoloration due to the fumes of the jet fuel.

Chair Gruchalla commented on the lack of landscaping around the mechanical equipment. The applicant concurred with his comments and will work with the landscape architect to incorporate additional landscaping to the west elevation to carry around the office building to the HVAC units.

## MOTION

Board Member Adams made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Spirit of St. Louis Airpark, Lot 19 (AVMATS Hangar) to the Planning Commission *with a recommendation for approval with the following conditions:*

- Differentiation in color to the office and hangar buildings.
- Soften the color of the proposed man doors and hangar door to match the field or similar color palette.
- Additional landscaping to the west elevation to carry around from the office area to the mechanical units.

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

V. **OTHER**

VI: **ADJOURNMENT 6:55**