

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
NOVEMBER 12, 2015
Room 101

ATTENDANCE:

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

ABSENT:**ALSO IN ATTENDANCE:**

Planning Commission Chair, Stanley Proctor
Planning Commission Liaison, Guy Tilman
Mr. Jonathan Raiche, Senior Planner, Staff Liaison
Ms. Purvi Patel, Project Planner
Ms. Jessica Henry, Project 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. October 8, 2015**

Board Member Clawson made a motion to approve the meeting summary as written. Board Member Brown seconded the motion. The motion passed by a voice vote of 6 - 0.

III. PROJECT PRESENTATION

- A. Four Seasons Plaza Lot 2 (Panera):** An Amended Site Development Plan, Amended Landscape Plan, Partial Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for a 8.29 acre tract of land zoned "PC" Planned Commercial District located on the south side of Olive Boulevard west of its intersection with Woods Mill Road.

STAFF PRESENTATION

Jessica Henry, Project Planner explained that the request is for construction of a fast food drive-thru and to renovate the approximately 4,744 square foot endcap tenant

space at the east end of the building to allow a new restaurant – Panera Bread Company. Ms. Henry then provided an aerial and site photos of the existing end cap space currently occupied by Mongolian BBQ and the surrounding area.

Site Relationships

- The portion of the development impacted by the current request is situated on Lot 2 of the Four Seasons Plaza commercial development which is approximately 8.29 acres in size and is fully built out.

Landscape Design and Screening

- In conjunction with the proposal, additional landscaping is proposed throughout the development in accordance with the requirements of the site specific ordinance.
- The bulk of the supplemental landscaping will be located near the drive-thru area to beautify the proposed drive-thru area.

Lighting

- The proposal includes two types of wall-mounted light fixtures. The first is an up/down square fixture located under and shielded by the proposed metal canopies with the exception of the two fixtures adjacent to the entry which remain under review by Staff to ensure compliance with the UDC.
- The second fixture type is a decorative awning accent light fixture.
- The existing light pole will be relocated to accommodate the drive-thru drive lane.
- No other changes to the existing lighting in the development are proposed with the request.

Architectural Elevations

- New parapet towers add articulation and the addition of ceramic tile wainscoting introduces a durable material that provides visual interest and a sense of completion to the end cap space.
- Metal and fabric awnings will add articulation and color accents to the otherwise flat elevations.
- Glass and aluminum storefront are proposed.
- The proposal includes a slight increase in height.
- The existing endcap space is dwarfed by the adjacent building, so adding height to the building which is substantially taller, so adding height to the endcap building will adjust the scale to be more consistent with the adjacent section of the building.
- The color palette selected, while not an exact color match, will coordinate with the existing design of the center while allowing for a modern and significantly upgraded appearance.

Material samples were provided and the applicant was available to explain the details to the design, color palette, and materials.

DISCUSSION

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Mechanical Equipment Screening

Board Member Clawson had questions as to whether the roof-top mechanical equipment will be screened as required by code. Mr. Terry Dawdy, Architect on the project, indicated that adequate screening would be provided but specifics are not yet known as it has not been determined where the new roof-top equipment will be specifically located. However, it is likely that the new roof-top units would be screened by raised parapets, but in the event that they were not, he added a metal screen painted to compliment the building color would be utilized. Mr. Raiche pointed out that Staff will review to guarantee that the equipment will be fully screened per code.

Fence and Trash Enclosure

A wooden fence with sound attenuating elements is proposed to shield the Four Seasons residential subdivision from any undesirable effects of the proposed drive-thru. Board Member Clawson had concerns whether the materials of the proposed screen walls and the trash enclosure will match that of the existing building. The applicant responded that the fence will be comprised of stained wood. Ms. Henry confirmed that a trash enclosure is proposed for the space, and is required to meet architectural standards.

Substantial discussion continued regarding the fence and trash enclosure color, design, and materials. Specific concerns raised by the Board related to: (1) the fence material not directly matching the other materials within the center and (2) the quality of the fence finish to insure it maintains a good appearance. The applicant explained that the wooden fence sound elements were designed by a sound engineer and that additional information would be provided to Staff regarding the exact material and finish.

Detention Area

Board Member Clawson suggested that split-rail fence around the detention area be improved in conjunction with this project.

Parking/Signage

To address questions concerning parking and signage, Mr. Raiche explained that parking and signage is out of the purview of the Board's consideration and will be addressed during site plan review by Staff and the Planning Commission.

Board Member Weber made a motion to forward the Amended Site Development Plan, Amended Landscape Plan, Partial Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for Four Seasons Plaza Lot 2 (Panera) to the Planning Commission with the following recommendations:

- Roof-top mechanical screening material and height meet code requirements.
- Screened fence material and color samples be provided for Staff review.
- Consider replacement of or additional landscaping around the split-rail fence that surrounds the detention area.

Board Member Clawson seconded the motion. **The motion passed by a voice vote of 6 - 0.**

- B. Kraus Farm Office Center (OPUS I & II):** An Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for a 14.41 acre tract of land zoned "PC" Planned Commercial District located on the north side of North Outer 40, west of Timberlake Manor Parkway.

Chair Gruchalla explained that due to a conflict of interest, Board Member Doug DeLong, Landscape Architect recused himself from participation.

STAFF PRESENTATION

Purvi Patel, Project Planner explained that in 2008 a Site Development Concept Plan and Site Development Section Plan were approved by the Planning Commission, but the lot was never developed so a new office building proposal has been submitted. The site is situated between the Mercy Rehabilitation facilities and the Timberlake Corporate Center with some residential properties to the north along Conway Road. Ms. Patel provided photos of the site and surrounding area.

Circulation System and Access

- The site is currently accessed via an entrance from Conway Road, but the access will be eliminated and access to the site will be provide via. two entrances from Timberlake Manor Parkway off of North Outer 40 Road.
- The southern entrance will serve as the main entrance to the site. To provide a safe area for the visitors in front of the building, the visitor parking and drop-off areas are separated from the two main drives.
- The northernmost entrance will provide access to the loading area, parking garage and the internal drive will connect to the development to the west.
- Employee parking will be provided in the bi-level parking garage, with a future area reserved for a parking expansion to the south of the proposed garage.

Topography

- The site is designed to take advantage of the significant slope of the site which runs from the northwest corner of the site to the southeast corner. The parking structure is tucked into the hillside and will have a grade appearance from the north.

Design

- The site specific ordinance requires that a water feature be provided on the site. The water feature will consist of a single-stream 12 to 14 foot vertical water jet. This feature will be visible from the highway and as visitors approach the site. The proposal also includes benches around the water feature.
- The proposal includes a sidewalk along Conway Road which will connect to the on-site sidewalks creating a path that loops the site.

- A bi-level parking garage is proposed west of the building.

Landscape Design and Screening

- A landscape buffer has been provided along Conway Road.
- The landscape buffer along North Outer 40 has been broken up into two main areas due to topography and the proposed drainage area along the southern edge of the site. The buffer nearest to the southwestern corner is provided behind the drainage area, instead of adjacent to the property line. This location is higher in elevation, so will provide additional screening for the parking garage from the south.

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Lighting

- Site lighting is proposed for walkways and parking fields to ensure security and safe travel while on the site.
- The applicant is proposing light column bollards along the walkways/sidewalks and metal halide area lights for the driveways, parking areas and the top level of the parking garage.
- Additional LED street lights are provided along Conway Road.

Materials and Color

- The building includes pre-cast panels, pre-finished aluminum accent metal panels.
- High efficiency tinted glass windows.
- The precast panels will be comprised of three (3) complimentary colors ranging from white to dark gray.
- A pre-finished aluminum accent wrap on the south and east facades will be white in color and the entry canopies will be dressed in a pre-finished metal to match the window systems.
- The roof-top mechanical equipment will be screened by the use of a painted horizontal ribbed, architectural metal panel roof screen and precast panels to match the building.
- The maximum height requirements have been met.

Retaining Walls

- The proposal includes a tier of retaining walls along the southeast corner of the site which will be softened by a variety of plantings to provide screening and architectural interest to the walls.
- The tallest wall, closest to the visitor's parking area will include a guardrail for safety purposes.

Signage

A Sign Package for this development is currently under review by staff and will be presented to the Planning Commission once Staff review has been complete.

Material samples were provided and the applicant was available to explain the details to the design, color palette, and materials.

DISCUSSION

In response to Chair Gruchalla's question, Ms. Patel provided the exact location of the building color and materials.

Water Feature

To address Chair Gruchalla's question of fountain visibility, Mr. Rusty Saunders, Landscape Architect explained that canopy trees have been added to provide shade for the seating area near the fountain and fountain will still be visible from the entrance of the site.

Board Member Clawson complimented and thanked the project team on the high quality of materials, design, and the overall project.

Board Member Clawson made a motion to forward the Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for Kraus Farm Office Center (OPUS I & II) as presented, with a recommendation for approval to the Planning Commission.

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

IV. **OLD BUSINESS** - None

V. **NEW BUSINESS** - None

VI: **ADJOURNMENT** 6:45 p.m.