



III.A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Architectural Review Board Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: February 8, 2018

From: Mike Knight, Project Planner

Location: 16300 Lydia Road

Applicant: Watermark Residential

Description: **Chesterfield Village Mall (Watermark Residential) AAE:** Amended Architectural Elevations for a 12.96 acre tract of land zoned “R-8” Residence District with a Planned Environment Unit (PEU) procedure located southeast of the intersection of Chesterfield Parkway West and Lydia Hill Road.

PROPOSAL SUMMARY

This request is for Amended Architectural Elevations for three (3), four story multi-family buildings. The subject site is zoned “R-8” Residence District with a Planned Environment Unit (PEU) procedure. The site is bisected by two future land use designations; multi-family and urban core. The property is governed under the terms and conditions of the City of Chesterfield Ordinance [2021](#). The site is currently under construction and scheduled to open in 2018.

HISTORY OF SUBJECT SITE

This site is located within the Southwest Quadrant of the Chesterfield Village, specifically parcel C207. The Southwest Quadrant of Olive/Clarkson and I-64 was included in the original presentation to the St. Louis County Planning Commission in 1971 to initiate development of Chesterfield Village. The proposal for the residential development of the southwest quadrant of Chesterfield Village was included in four petitions that authorized residential density within each of the petition areas. The subject site is located within the original petition area for PC 165-71.

The original ordinance for the site has been modified several times throughout history. The most recent change was approved by the City of Chesterfield via Ordinance 2021 which is the current governing ordinance for the site.

The subject site is currently zoned R-8 with a Planned Environment Unit (PEU) under the terms and conditions of City of Chesterfield Ordinance Number 2021. The current Final Development Plan authorizes a maximum of 608 units on the subject site. Approved within the site development plan, the subject site

would utilize 56.7% of the permitted density for the site. The current Site Development Plan including the original architectural elevations were reviewed against the requirements of the Planned District Ordinance and all applicable Zoning Ordinance requirements.

In relation to the Watermark Residential development specifically, the Architectural Review Board (ARB) unanimously (5-0) recommended approval of the project as presented on May 12, 2016. Planning Commission then approved the Architectural Elevations on July 11th, 2016 by a vote of (5-0). Currently the building is under construction, and scheduled to open in 2018. Figure 1 is an aerial of the subject site and Figure 2 is a photo taken on January 30th 2018.

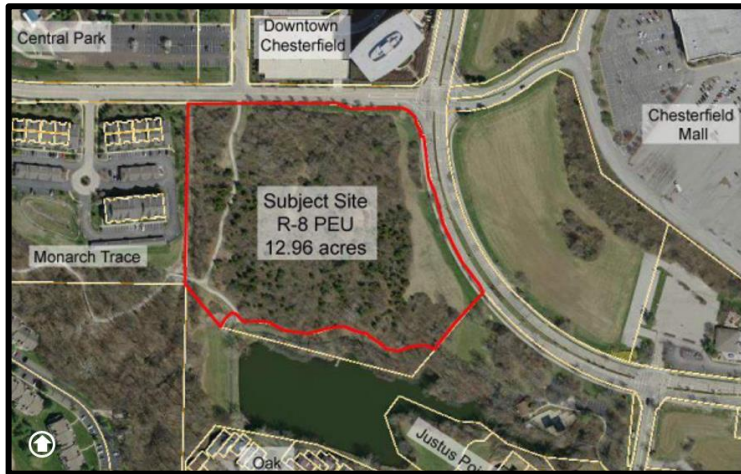


Figure 1- Aerial Photo



Figure 2- Photo (1/30/2018)

PROPOSED CHANGES

The applicant submitted a request for Amended Architectural Elevations. Due to the quantity and expansive nature of the changes, the Amended Architectural Elevations as proposed must be re-submitted to the Architectural Review Board (ARB).

The ARB reviewed the project originally at the May 12, 2016 meeting. The Board unanimously (5-0) recommended approval of the project as presented. Following the meeting, the applicant provided changes to the elevations to strengthen the project in light of the discussion from ARB. The changes that were included in the presentation to Planning Commission include:

- Including additional brick on the ends (both sides) of each building extending three floors;
- Addition of canopy on the front elevations of buildings 1 and 3; and
- Shift of hardie materials and colors based on the increased brick area.

Planning Commission approved the revised Architectural Elevations on July 11th 2016 by a voice vote of (5-0).

Below is the review of each updated elevation, calling out significant changes from the previously approved Architectural Elevations. The updated changes have been labeled in the following format representing the Approved Elevations vs what they are now referred to as:

Approved Elevation Name / (Proposed Elevation).

BLDG-1 Front Elevation / (BLD-2 North Elevation)

Approved



Proposed



BLDG-1 Right Elevation / (BLD-2 West Elevation)

Approved



Proposed

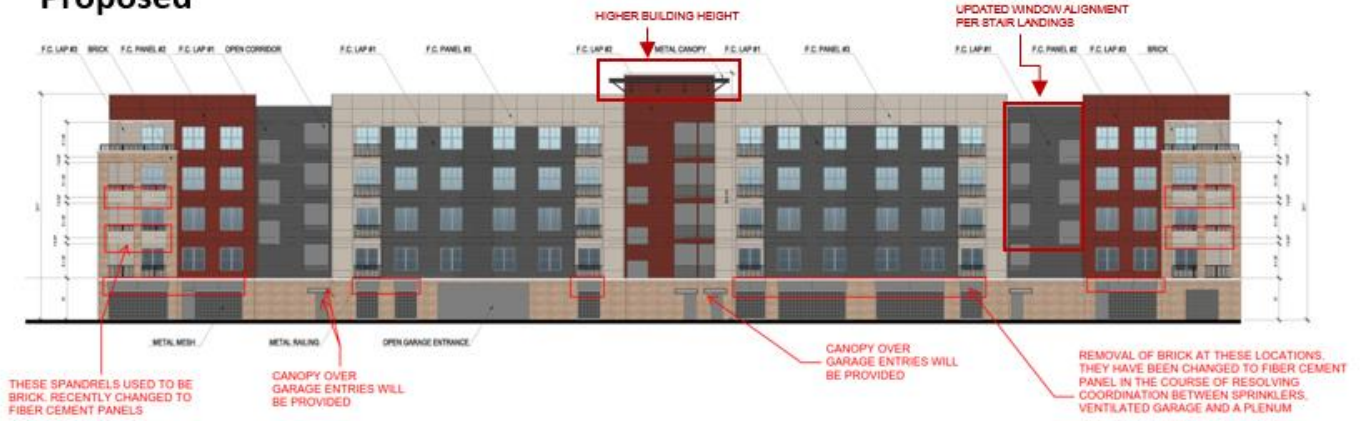


BLDG-1 Rear Elevation / (BLD-2 South Elevation)

Approved



Proposed

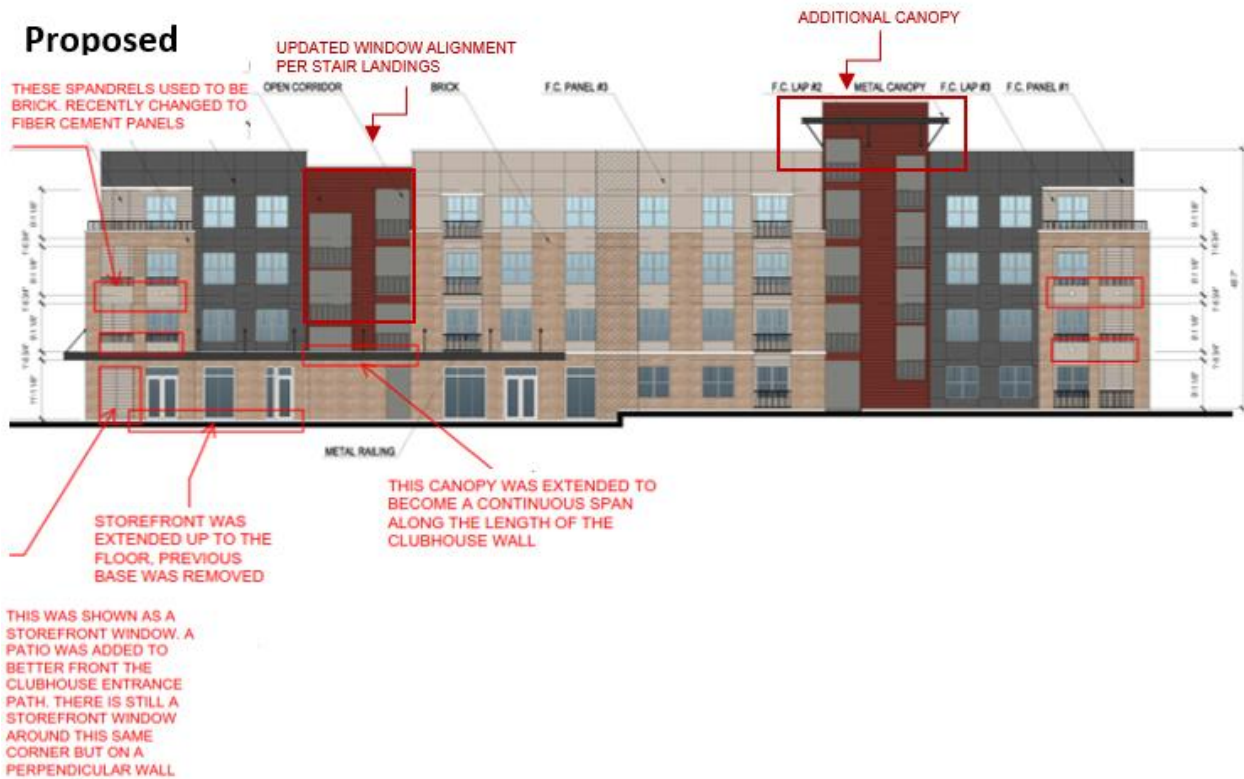


BLDG-2 Front Elevation / (BLD-1 East Elevation)

Approved



Proposed

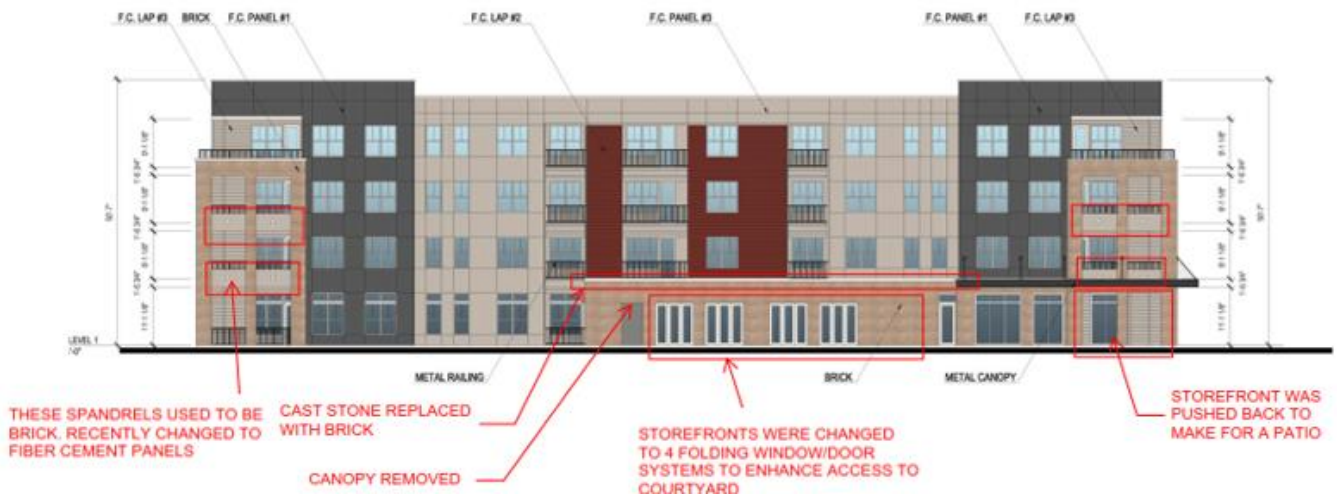


BLDG-2 Left Elevation / (BLD-1 South Elevation)

Approved



Proposed

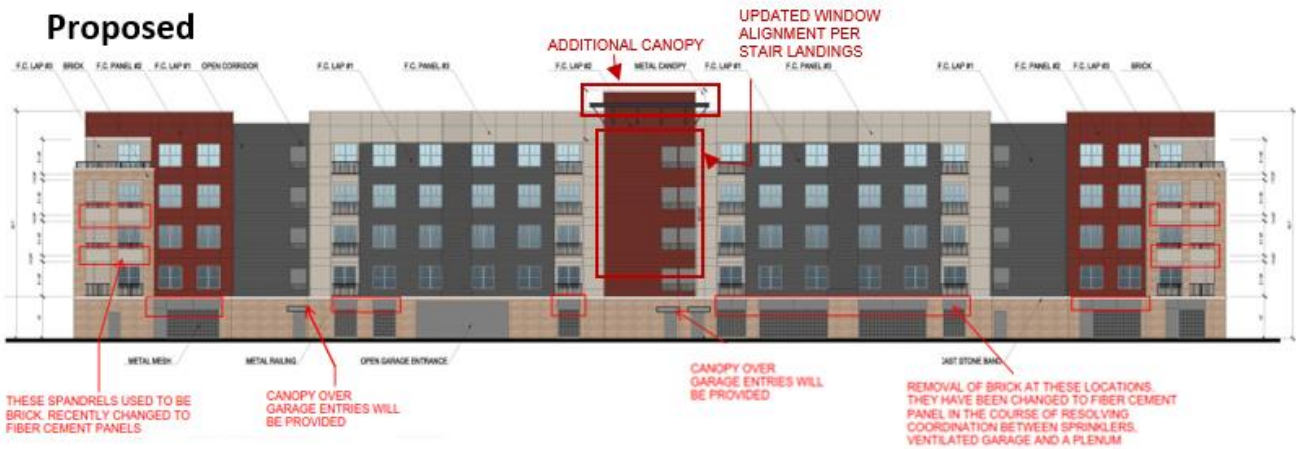


BLDG-3 Rear Elevation / (BLD-3 South Elevation)

Approved



Proposed

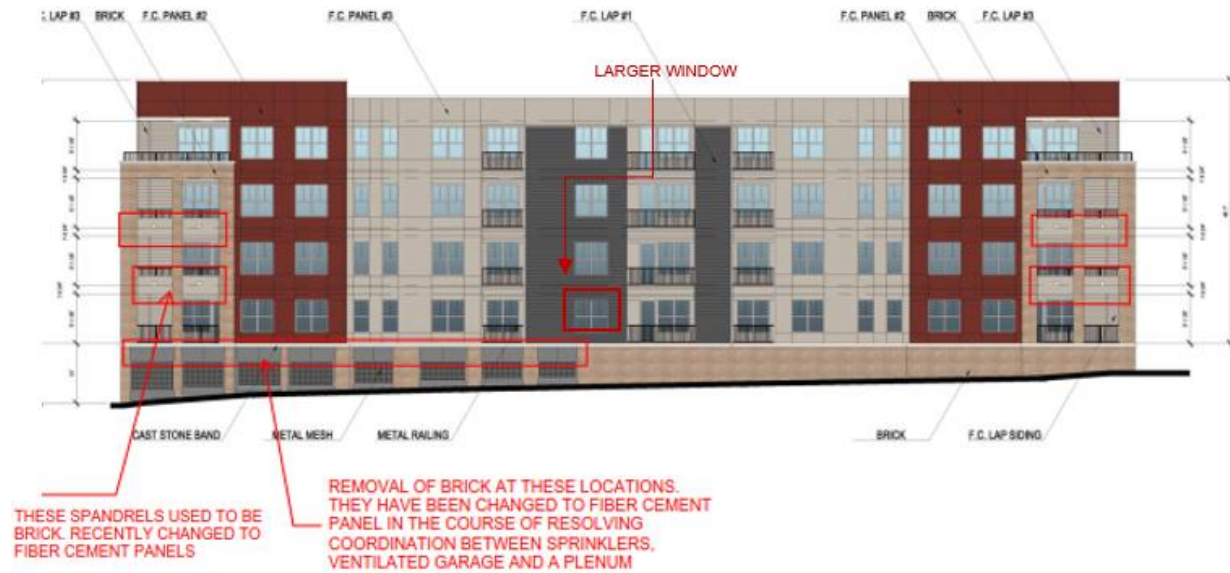


BLDG-3 Left Elevation / (BLD-3 East Elevation)

Approved



Proposed



STAFF ANALYSIS

While many of the minor revisions being proposed are due to reconfiguration of interior building spaces, the applicant is also proposing material substitutions on portions of the building facades. These changes should be reviewed to ensure that the following architectural review design standards are met:

1. Design and coordinate all facades with regard to color, types and numbers of materials, architectural form and detailing.
2. Provide entry recesses, plazas, roof overhangs, wall fins, projecting canopies or other similar features indicating the building's entry points while providing protection.
3. Use compatible colors, materials and detailing on a building. Colors, materials and detailing should also be compatible with adjacent buildings and properties. Encourage the use of integral color where practical
4. False or decorative facade treatments, inconsistent adornment and overly frequent material changes should be avoided.
5. Utilize durable materials.

DEPARTMENTAL INPUT

Staff reviewed the Chesterfield Village Mall (Watermark Residential) Amended Architectural Elevations. Staff requests ARB recommendation for this submittal.

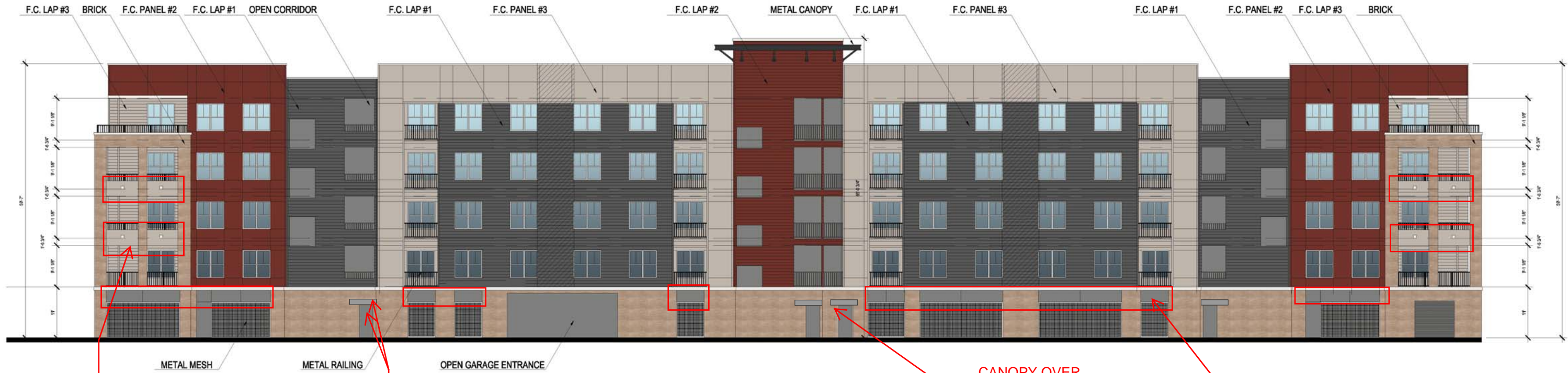
MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward to Planning Commission (or Staff) the Architectural Elevations for Chesterfield Village Mall (Watermark Residential) as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward to Planning Commission (or Staff) the Architectural Elevations for Chesterfield Village Mall (Watermark Residential) as presented, with a recommendation for approval (or denial) with the following recommendations..."

Attachments

1. Amended Architectural Elevations



THESE SPANDRELS USED TO BE BRICK. RECENTLY CHANGED TO FIBER CEMENT PANELS

CANOPY OVER GARAGE ENTRIES WILL BE PROVIDED

BLDG-2 SOUTH ELEVATION

CANOPY OVER GARAGE ENTRIES WILL BE PROVIDED

REMOVAL OF BRICK AT THESE LOCATIONS. THEY HAVE BEEN CHANGED TO FIBER CEMENT PANEL IN THE COURSE OF RESOLVING COORDINATION BETWEEN SPRINKLERS, VENTILATED GARAGE AND A PLENUM

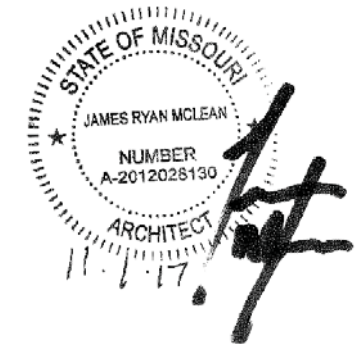


BLDG-2 EAST ELEVATION

MATERIAL /COLOR KEY NOTES:

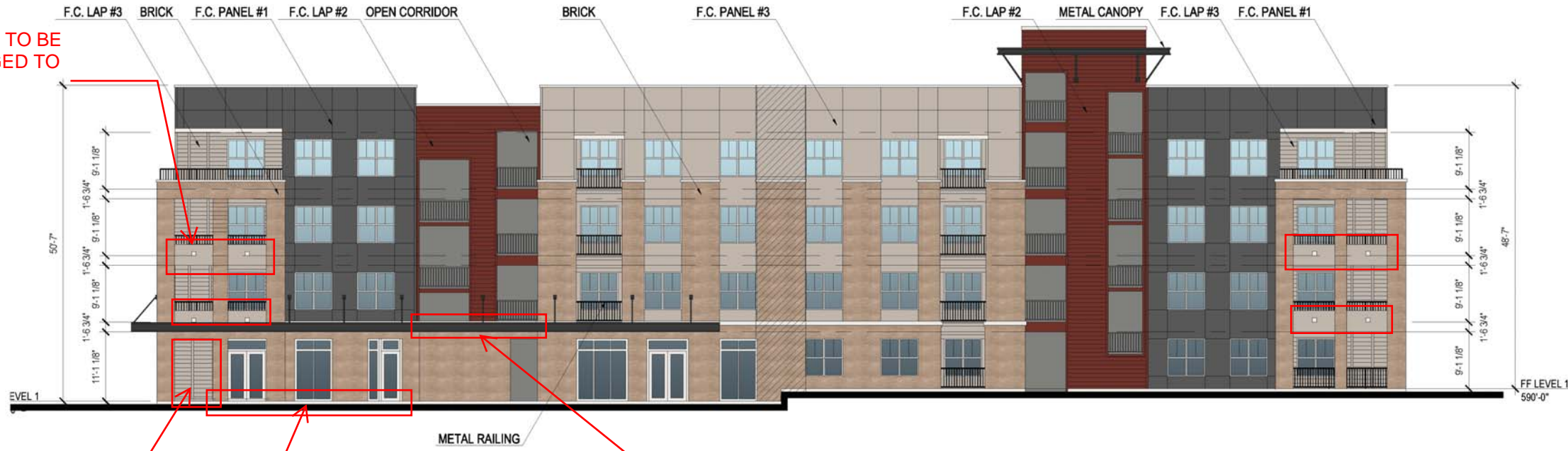
BRICK:	BRAMPTON BRICK- GRAY VELOUR UTILITY
HARDIE LAP /HARDIE PANEL	#1: SW 7674 PEPPERCORN
HARDIE LAP /HARDIE PANEL	#2: SW 7593 RUSTIC RED
HARDIE LAP /HARDIE PANEL	#3: SW 6072 VERSATILE GRAY
METAL MESH:	MONICHOOLS QUALITY 2 MESH SQUARE WEAVE WIRE MESH
METAL CANOPY:	LAWRENCE FABRIC STRUCTURE COLOR- CHARCOAL GREY
METAL RAILING:	COLOR- SW 7069 IRON ONE

ALL MECHANICAL EQUIPMENT FULLY SCREEN ON ALL SIDE BY THE PARAPET WALL.



A-417

THESE SPANDRELS USED TO BE BRICK. RECENTLY CHANGED TO FIBER CEMENT PANELS



BLDG 1 EAST ELEVATION

THIS WAS SHOWN AS A STOREFRONT WINDOW. A PATIO WAS ADDED TO BETTER FRONT THE CLUBHOUSE ENTRANCE PATH. THERE IS STILL A STOREFRONT WINDOW AROUND THIS SAME CORNER BUT ON A PERPENDICULAR WALL

STOREFRONT WAS EXTENDED UP TO THE FLOOR, PREVIOUS BASE WAS REMOVED

THIS CANOPY WAS EXTENDED TO BECOME A CONTINUOUS SPAN ALONG THE LENGTH OF THE CLUBHOUSE WALL

MATERIAL /COLOR KEY NOTES:

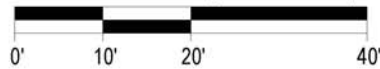
BRICK:	BRAMPTON BRICK- GRAY VELOUR UTILITY
HARDE LAP / HARDE PANEL	#1: SW 7674 PEPPERCORN
HARDE LAP / HARDE PANEL	#2: SW 7593 RUSTIC RED
HARDE LAP / HARDE PANEL	#3: SW 6072 VERSATILE GRAY
METAL MESH:	MONICHOLS QUALITY 2 MESH SQUARE WEAVE WIRE MESH
METAL CANOPY:	LAWRENCE FABRIC STRUCTURE COLOR- CHARCOAL GREY
METAL RAILING:	COLOR- SW 7099 IRON ONE

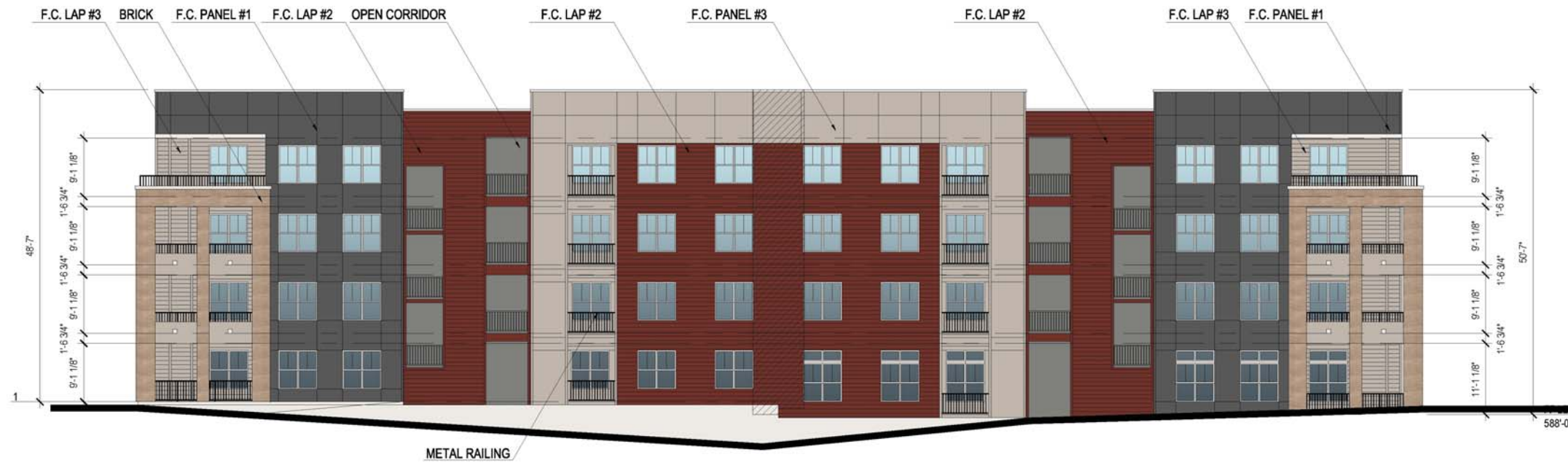
ALL MECHANICAL EQUIPMENT FULLY SCREEN ON ALL SIDE BY THE PARAPET WALL.



BLDG 1 NORTH ELEVATION

SCALE: 1" = 10' - 0" (24"x36" SHEET)



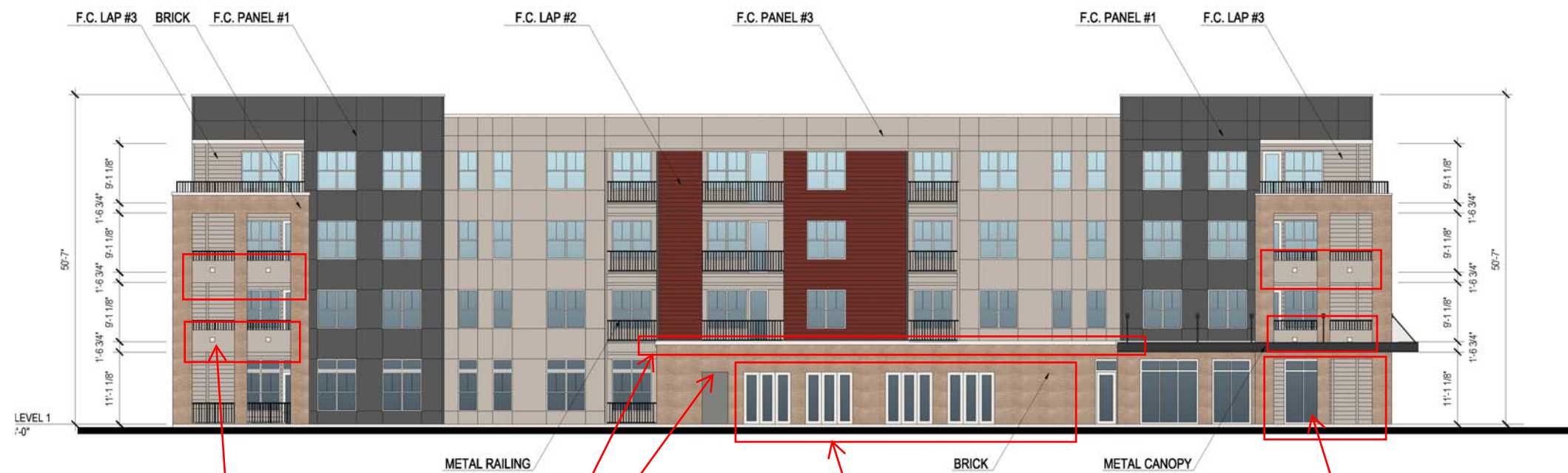


BLDG 1 WEST ELEVATION

MATERIAL /COLOR KEY NOTES:

BRICK:	BRAMPTON BRICK- GRAY VELOUR UTILITY
HARDIE LAP /HARDIE PANEL	#1: SW 7674 PEPPERCORN
HARDIE LAP /HARDIE PANEL	#2: SW 7593 RUSTIC RED
HARDIE LAP /HARDIE PANEL	#3: SW 6072 VERSATILE GRAY
METAL MESH:	MONICHOLS QUALITY 2 MESH SQUARE WEAVE WIRE MESH
METAL CANOPY:	LAWRENCE FABRIC STRUCTURE COLOR- CHARCOAL GREY
METAL RAILING:	COLOR- SW 7069 IRON ONE

ALL MECHANICAL EQUIPMENT FULLY SCREEN ON ALL SIDE BY THE PARAPET WALL.



BLDG 1 SOUTH ELEVATION

SC/ 0' THESE SPANDRELS USED TO BE BRICK. RECENTLY CHANGED TO FIBER CEMENT PANELS

CANOPY REMOVED CAST STONE REPLACED WITH BRICK

CANOPY REMOVED

STOREFRONTS WERE CHANGED TO 4 FOLDING WINDOW/DOOR SYSTEMS TO ENHANCE ACCESS TO COURTYARD

STOREFRONT WAS PUSHED BACK TO MAKE FOR A PATIO



A-427



BLDG-3 NORTH ELEVATION

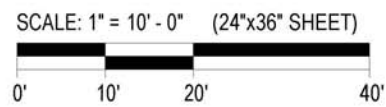
MATERIAL /COLOR KEY NOTES:

BRICK:	BRAMPTON BRICK-GRAY VELOUR UTILITY
HARDIE LAP /HARDIE PANEL	#1: SW 7674 PEPPERCORN
HARDIE LAP / HARDIE PANEL	#2: SW 7593 RUSTIC RED
HARDIE LAP / HARDIE PANEL	#3: SW 6072 VERSATILE GRAY
METAL MESH:	MONICHOOLS QUALITY 2 MESH SQUARE WEAVE WIRE MESH
METAL CANOPY:	LAWRENCE FABRIC STRUCTURE COLOR- CHARCOAL GREY
METAL RAILING:	COLOR- SW 7099 IRON ONE

ALL MECHANICAL EQUIPMENT FULLY SCREEN ON ALL SIDE BY THE PARAPET WALL.



BLDG-3 WEST ELEVATION



A-436

