

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, FEBRUARY 8, 2018
CONFERENCE ROOM 101

ATTENDANCE:

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

ABSENT:

Mr. Rick Clawson

ALSO IN ATTENDANCE:

Councilmember Dan Hurt
Planning Commission Liaison, Laura Lueking
Ms. Jessica Henry, Senior Planner, Staff Liaison
Ms. Cecilia Dvorak, Project Planner
Mr. Joseph M. Knight, 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. January 11, 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 3-0. Since Chair Gruchalla was not present at the January meeting, he abstained from the vote.

III. PROJECT PRESENTATION

- A. 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 Environmental Unit (PEU) procedure located southeast of the intersection of Chesterfield Parkway West and Lydia Hill Road.**

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

STAFF PRESENTATION

Mike Knight, Project Planner explained that the request is for three (3), four-story multi-family buildings. The site is bisected by two future land use designations; multi-family and urban core. The site is currently under construction and scheduled to open in 2018. Mr. Knight then provided current state of the site.

PROPOSED CHANGES

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).

For comparison purposes, Mr. Knight provided color images of the approved and proposed architectural elevations with three (3) common changes that occur within each elevation to include:

- Fiber cement panels instead of brick on the corners of the building.
- Fiber cement panels above the mesh instead of brick along the parking area.
- A window realignment near the stairwell.

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

DISCUSSION

Board Member Weber commented that the proposed changes maintain the integrity of the original design, but questioned the basis to lowering the building height of the center tower. He felt that the approved elevations to the building height above the metal canopy provided more proportion and balance. The applicant pointed out that none of the proposed changes were driven by cost related issues.

Ms. Henry pointed out that one other change being proposed is to bring the fiber cement materials to grade and eliminate the brick line along the bottom elevation.

Board Member Weber made a motion to forward the Amended Architectural Elevations for Chesterfield Village Mall (Watermark Residential) to Staff as presented with the following recommendation:

- Consider re-examining the center element in relation to the proportion and balance of parapet wall as seen in the approved elevations.

Board Member Adams seconded the motion. **The motion passed by a voice vote of 3 - 0. As previously stated, Board Member DeLong recused himself from the vote.**

- B. 318 N Eatherton Road SDP: A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.05 acre tract of land zoned "PI" Planned Industrial District located south of Wardenburg Road east of North Eatherton Road.**

Due to conflicts of interest, Board Members DeLong and Weber recused themselves from the discussion and vote.

STAFF PRESENTATION

Cecilia Dvorak, Project Planner explained that the request is for a new 5,430 square foot storage building inspired by rural horse stables with details of barn-like doors, stained wood siding, large roof overhangs and timber roof brackets.

Ms. Dvorak provided background history and added that the subject site is being used as a storage area for Yardworks landscaping company and is in non-compliance due to the storage of materials without adequate screening and parking/driving over unpaved areas.

Throughout the violation process the tenant purchased the property and has been working with staff to not only bring it into compliance but to develop the site for their business long term.

Site Relationships

The proposed structure is to be set back behind a 21 foot wide drainage easement, and a 20 foot wide landscape buffer.

Circulation System & Access

Proposed access to the site would be from one curb cut off of Eatherton Road. Parking is proposed for trucks within the proposed Storage Building, and other vehicle parking is proposed under covered parking along the western side of the property. A sidewalk will be provided along Eatherton Road.

Scale, Design, Materials and Color

The proposed one-story storage structure is consistent in height and scale with other structures in the area. This structure will not generally be accessed by the public; however, main access to the structure is provided on the northern elevation across the site from the proposed parking.

Fence

Additionally, the site will be surrounded by a chain-link slatted fence with a trash enclosure to match. It should be noted that the Unified Development Code (UDC) does discourage chain-link fencing, and chain-link fencing with wood or any type of inserts or lining is not considered suitable.

Trash Enclosure

A trash enclosure and material screening are planned with this proposed construction. The enclosure is proposed as a chain-link slatted fencing while the material storage is proposed as a large concrete block wall.

Lighting

Lighting is planned in association with this improvement. The proposed lighting plan consists of; three (3) light standards within the front parking field and seven (7) wall mounted lighting fixtures. No accent lighting is proposed for this building.

Landscape Design and Screening

The landscape design provides both deciduous and evergreen trees throughout the site and along Eatherton Road. Additionally, low maintenance species have been integrated and ensure a variety of seasonal color and texture is present throughout the site.

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

DISCUSSION

Fence and Trash Enclosure

Chair Gruchalla expressed serious concerns regarding the chain-link fence with vinyl slatted inserts proposed around the perimeter of the property/trash enclosure. He complimented the overall site plan and building design, but felt that the chain-link fencing with vinyl slats could

potentially set a precedent for any future development. Councilmember Hurt was sympathetic to the magnitude of the property owner's theft concerns, but concurs with Chair Gruchalla's previous comments.

It was noted that the six foot tall interlocking concrete blocks situated along the northwest corner of the property will be used as material storage bins.

Landscaping

It was suggested there be an increase to the amount of vegetation and height along Eatherton Road to enhance the overall view while maintaining security of the site.

After considerable discussion of fencing material and site configuration, Ms. Henry explained that the project is still under review and that staff will work with the applicant to find a better solution to the issues raised prior to Planning Commission review.

Board Member Adams made a motion to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for 318 N Eatherton Road for approval to the Planning Commission with the following recommendation:

- Re-evaluate all chain-link fencing around the entire perimeter and trash enclosure, particularly along Eatherton Road.

Chair Gruchalla seconded the motion. **The motion passed by a voice vote of 2 - 0. As previously stated, Board Members DeLong and Weber recused themselves from the vote.**

IV. **UNFINISHED BUSINESS** - None

V. **NEW BUSINESS** - None

VI: **ADJOURNMENT**
6:50 p.m.