

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, SEPTEMBER 13, 2018
CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Matt Adams
Mr. Rick Clawson
Mr. Doug DeLong
Mrs. Jessica Stoll
Mr. Craig Swartz

ABSENT:

Mr. Bud Gruchalla, Chair
Mr. Mick Weber, Vice-Chair

ALSO IN ATTENDANCE:

Councilmember, Michelle Ohley
Councilmember, Dan Hurt
Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, James Rosenauer
Mr. Justin Wyse, Director of Planning & Development Services
Ms. Jessica Henry, Assistant City Planner, Staff Liaison
Mr. Mike Knight, Planner
Ms. Cassie Harashe, Planner
Mrs. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

With the absence of the Chair and Vice-Chair Board Member Clawson called the meeting to order at **6:00 p.m.**

II. APPROVAL OF MEETING SUMMARY

A. August 9, 2018

Board Member DeLong made a motion to approve the meeting summary as written. Board Member Adams seconded the motion. **The motion passed by a voice vote of 4 - 0. *Since Board Member Clawson was not present at that meeting, he abstained from the vote.***

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.

PROJECT OVERVIEW

Planner, Mike Knight explained that this project was presented to the ARB on July 12 and August 9. After substantial discussion during both meetings, 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.

The applicant received input from the board during both previous meetings, revised their project, and incorporated the revisions in the current submittal.

Building Design

Mr. 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 57 feet. He highlighted the following features to the development, which include: A pool and cabana area, and a bar-b-que area, trail shelter, bike lane along the shoulder of Wild Horse Creek Road, and public art.

Below is a brief outline of the five general areas in which updates have occurred to the original ARB submittal.

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

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

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

Architectural Features – *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.*

Site Design

Sole access would be off of Wild Horse Creek Road with a dedicated right turn lane. There are 300 parking spaces, and increased compatibility of the proposed 16 carports with the design and materials of the proposed building.

Retaining Walls

Mr. Knight clarified the height and location of the proposed modular block retaining walls.

The color palette was revised, a new color rendering was provided and material samples were available. The applicant was present to answer any questions.

DISCUSSION

Riparian Trail Shelter

In response to Board Member Clawson’s question, Mr. Knight confirmed that the interior trail shelter and street lighting concerns have been addressed.

Councilmember Hurt expressed his access and traffic concerns, but he stated that he is working with the petitioner and Staff to relocate the proposed access.

Carports

Commissioner Hansen welcomes the input of the ARB, but commented that although revisions have been made she still felt strongly that the overall project is still lacking the “wow” factor and she added that the proposed carports were poorly designed.

The general consensus from the Board was that the proposed development may be of an older style, but the petitioner has listened and addressed all the concerns with an increase in quality, design and materials appropriate for a multi-family development. Material samples were available to address Board Member Stoll’s questions of material and color continuity.

Railing

Board Member Clawson questioned the style and durability of the proposed vinyl railing material. Staff confirmed that material standards have been met for the proposed exterior balcony railing.

Board Member Adams made a motion to forward the Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Aventura at Wild Horse Creek (Above All Development) **to Staff with a recommendation to approve with the following condition:**

- *Consider redesign to the proposed carports.*

Board Member Swartz seconded the motion. **The motion passed by a voice vote of 4 - 0.** *As previously mentioned, Board Member DeLong recused himself from the vote.*

IV. NEW BUSINESS

- A. Chesterfield Blue Valley, Lot 1H (Gander Outdoor):** The 3rd Amended Architectural Elevations for a retail building on a 6.0 acre tract of land, zoned “PC” Planned Commercial District located on the northeast side of Outlet Boulevard between its intersection with Brasher Street and Blue Valley Avenue (17T130133).

STAFF PRESENTATION

Planner, Cassie Harashe explained that the request is for the addition of an overhead door to the east elevation in order to allow “Gander Outdoors to merchandise trailers on the interior sales floor.” No other changes are being requested at this time. Ms. Harashe then provided detailed background history and a color aerial and photos of the site and the surrounding area.

Materials and Color

The overhead door will be painted to match the adjacent wall color, Sherwin Williams Universal Khaki. No other changes to the site are proposed at this time.

While there are several sites in Chesterfield Blue Valley that do not utilize overhead doors, the ones that do utilize both building orientation and screening walls to minimize the visibility of those areas to the public.

Architectural Elevations

A color rendering of the existing and proposed east elevation was provided. The Chesterfield Blue Valley development is subject to a comprehensive design package, which outlines how loading areas should be screened:

Screen Walls: Decorative screen walls are to be architectural in nature and provide a visual barrier for well-maintained utilities, service devices, compactor and loading areas.

DISCUSSION

Proposed Use

It is Staff's understanding that the intent is to merchandise trailers within the building with potentially an outdoor expansion, which is a separate process for this specific use.

Based upon the existing guidelines, screening is required as part of the Chesterfield Blue Valley development, but currently the overhead door does not meet those guidelines.

Applicant Comment

The applicant stated that there are discussions to pursue options of purchasing the adjacent lot for inventory purposes. It is understood that screening is required and they will reevaluate the cost factors involved to do so. It was reiterated that the sole purpose of the overhead door is to bring trailers in for inside sales.

Board Member Clawson asked whether there is an option to incorporate landscaping along the property line. **Mr. Wyse** explained that due to the existing drive aisle, there is no option for landscaping in that area.

Review Process

Based upon the Board's concerns, Board Member Clawson explained that 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.

Undenounced to Staff, the applicant stated that the overhead door has been moved further south on the building. **Ms. Henry** explained that this would also impact the landscaping and require an Amended Landscape Plan.

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

- B. New Spirit Energy Convenience Store (Circle K) 4th Amended Architectural Elevations:** Amended Architectural Elevations and Project Narrative for a 0.84 acre tract of land zoned "PC" Planned Commercial District located on the southeast side of the intersection of Clayton Rd. and Wildwood Pkwy.

STAFF PRESENTATION

Planner, Cassie Harashe explained that as part of a rebranding effort, the applicant is proposing to remove the painted red brick band approximately 30" from the ground and repaint the area to Nuthatch brown. Additionally they are proposing to utilize red vinyl appliques for the overhang at the front of the building. The request is for modifications to the convenience store only.

The gas pump canopies will remain unchanged. The carwash tunnel changes were before the Architectural Review Board and Planning Commission earlier this year, with the changes

approved and completed over the summer. Ms. Harashe provided existing conditions and proposed elevation changes.

DISCUSSION

The consensus of the Board was that the proposed changes to the convenience store were an improvement, cleaner, sharper, and less distracting. There are no changes to the landscaping or green space.

Signage

In response to Commissioner Rosenhauer's question, Ms. Harashe pointed out that any proposed signage is reviewed by a separate process.

Councilmember Hurt explained that due to highly contentious color related issues, he expressed his concerns of the stark wide red banding at the top of the building and commented that he will be exercising Power of Review. As previously mentioned, the intent is in an effort for corporate branding.

Board Member Swartz made a motion to forward the 4th Amended Architectural Elevations and Project Narrative for New Spirit Energy Convenience Store (Circle K) ***as presented, with a recommendation for approval to the Planning Commission.***

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

- C. SMS Group (15320 Conway Road):** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.93 acre parcel of land zoned "PC" Planned Commercial located on the south side of Conway Road, approximately 500' west of the intersection of Conway Road and Chesterfield Parkway (18S310348).

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

STAFF PRESENTATION

Planner, Cassie Harashe explained that the request is for an approximate 11,020 square foot office building. The building will be located on the southern portion of the site with parking to the north. Ms. Harashe then provided detailed background history and a color aerial of the site and the surrounding area.

Scale, Design, Materials and Color

The proposed building will be approximately 20 feet tall comprised of Nichiha concrete panels in a warm beige color with gray accent panels of the same material. Additionally, bronze insulated glass storefront with aluminum wrapped panels and louvers are carried around the entire building, which has double frontage on Conway Road and I-64/US 40.

Circulation System and Access

Vehicular access will be at the northeastern corner of the site. There is a proposed future access easement to allow cross access to the site to the east. Additionally, the parking lot has been designed to allow access to the site to the west when it develops. A sidewalk will also be installed along Conway Road.

Landscape Design and Screening

The development has five foot parking setbacks on all sides. The applicant is proposing plantings within these setbacks. The landscape design provides both deciduous and evergreen trees throughout the site, along with a variety of shrubs.

Lighting

The applicant is proposing utilitarian wall mounted and parking lot light fixtures. There are five parking lot lights throughout the site and nine wall mounted fixtures. They are both flat lensed and fully shielded with cut-off optics. No decorative light fixtures are proposed.

Retaining Walls

To account for the site's downward slope from the southwest to the northeast corners, the applicant is proposing two versa-lok retaining walls. These walls will be located at the edges of the east and west sides of the parking lot.

Trash Enclosure

The trash enclosure will be composed of Nichiha concrete in the dark gray material with sight proof doors.

Mechanical Equipment

The proposed mechanical equipment will be roof mounted and fully screened by the raised parapet wall.

Material samples were provided and the applicant was available to answer questions; specifically, the proposed canopies will consist of clear anodized aluminum with aluminum roof coping to match. The applicant provided further details to the clear insulated glass window materials. Board Member Swartz commented on the differentiation of the glass material samples versus the color elevations.

DISCUSSION

Board Member Clawson stated that neither the trash enclosure details nor the roof-top mechanical equipment screening details were shown, and asked for verification as to whether any/all utilities will be screened. He also pointed out inconsistencies of the proposed Site Plan and Landscape Plan which lack vegetation as shown on the building frontage of the color rendering.

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 SMS Group, to ***Planning Commission with the following recommendations:***

- Provide details for the trash enclosure materials and screening.
- Provide details indicating how the roof-top mechanical equipment will be fully screened by the height of the parapet wall.
- Verify that the site utilities will be fully screened.
- Landscape Plan and Site Plan to match the rendering to incorporate planting areas along the building frontage.
- Provide color details to the rendering and elevations.

Board Member Stoll seconded the motion. **The motion passed by a voice vote of 4 - 0.** *As previously mentioned, Board Member DeLong recused himself from the vote.*

- D. **Windsor Crossing Community Church (114 N. Eatherton Road)**: The 10th Amended Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 6.183 acre parcel of land zoned "NU" Non-Urban located on the east side of Eatherton Road, south of Wardenburg Road.

STAFF PRESENTATION

Planner, Cassie Harashe explained that the request is for an approximately 7,300 square foot office addition. The proposed addition will be located on the north side of the building. Ms. Harashe then provided a brief history and a color aerial of the site and the surrounding area.

Scale, Design, Materials and Color

The existing building has a variety of heights and shapes. The proposed addition has a sloped wall that varies in height. The new addition is proposed to be a tilt-up panel painted in a tan color that complements the existing color palette.

Landscape Design and Screening

There are currently existing trees in the area for the addition, including ash trees, crabapple, maple and white pine along with several shrubs. The applicant is proposing to remove these trees and replace them with new trees of deciduous and evergreen in a pattern that complements the proposed window spacing to the addition.

Lighting

There are two over the door light fixtures planned with this addition. They are proposing a utilitarian wall pack which is fully shielded and has flat lensed cut-off optics. No other changes to the lighting are proposed.

DISCUSSION

Board Member Clarkson did not have any concerns with the proposed addition and felt that the materials and color were compatible and consistent with the rest of the campus. He suggested that the petitioner provide verification to Staff that the mechanical equipment will be fully screened.

Board Member DeLong had no issues or concerns with the proposed Landscape Plan. Board Member Swartz noticed the inaccuracy of the proposed building square footage as indicated by the Staff report and the presentation. The petitioner confirmed that the addition will be approximately 7,300 square feet, but Staff will make the necessary corrections to the Site Plan and Lighting Plan.

Board Member Stoll made a motion to forward the 10th Amended Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Windsor Crossing Community Church, ***as presented, with a recommendation for approval to Staff.***

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

E. Proposed 2019 Meeting Schedule

Board Member DeLong made a motion to approve the 2019 Meeting Schedule. **Board Member Stoll** seconded the motion. **The motion passed by a voice vote of 5 - 0.**

V. OTHER

VI: ADJOURNMENT 7:08