

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, JANUARY 9, 2020

CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Rick Clawson, Vice-Chair
Mr. Doug DeLong
Mr. Scott Starling
Mrs. Jessica Stoll
Mr. Craig Swartz

ABSENT:

Mr. Matt Adams

ALSO IN ATTENDANCE:

Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Mike Moore
Planning Commission Liaison, James Rosenauer
Mr. Mike Knight, Staff Liaison
Mrs. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Weber called the meeting to order at **6:00 p.m.**

II. APPROVAL OF MEETING SUMMARY

A. November 14, 2019

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

III. UNFINISHED BUSINESS - None

IV. NEW BUSINESS

- A. Chesterfield Outlets (The District) ASLP:** Architectural Specialty Lighting Package for a 48.2-acre tract of land zoned "PC" Planned Commercial District located north of North Outer 40 Road east of Boone's Crossing (17T420027).

STAFF PRESENTATION

Mike Knight, Assistant City Planner explained that this request is for approval of parapet mounted blue linear LED lighting on Recreational Facility within the development. It was noted that the specialty lighting package is for the entire Chesterfield Outlets development (The District).

Mr. Knight then provided history of the site and the surrounding area along with night time color renderings of the front façade. Mr. Knight highlighted the definition, purpose, and the UDC considerations for Architectural Specialty Lighting associated with the project.

The applicant is requesting the addition of two (2) applications of blue lighting. Lighting for the building will remain static and operate 15 minutes prior to dusk and 1.5 hours after close of business.

DISCUSSION

There was confusion how the lighting request would affect the entire development or a new tenant. Mr. Knight explained that the sole request is for the application of the wall fixtures and the blue parapet lighting associated with the Recreational Facility only. It was emphasized that the additional buildings within the “District” or any “new tenant” requesting specialty lighting would require ARB review.

Applicant Comment

Ms. Angel Robinson, Main Event Entertainment explained the hours of operation and basis to the selection of the corporate blue lighting. She felt that the lighting selection provided enhancements to the entertainment component of the development.

Vice-Chair Clawson expressed concerns of the lighting wrapped around the entire parapet and the downward wall sconce fixtures. In his opinion, the lights were not considered distinctive architectural features and do not adhere to the specialty lighting guidelines.

Board Member Starling felt that the addition of the blue lighting could be considered an attention getting device.

The general consensus of the Board was that the wall sconce fixtures should remain white as previously approved.

Lighting remains a highly contentious and debated issue with concerns of the color, projection and how to regulate the lighting without setting a precedent for future development.

Motion

Vice-Chair Clawson made a motion to forward the Architectural Specialty Lighting Package for Chesterfield Outlets (The District) to the Planning Commission ***with a recommendation for approval with the following conditions:***

- ***Remove the application of blue light from all of the downward facing wall packs***
- ***Focus the blue LED lighting along the parapets solely on the architectural features defined below:***
 - ***The architectural features at the front entry way of on the south, west, and east façade.***
 - ***The architectural features at the front corners of the building***
 - ***The recessed area of the front wall connecting the front entry and the front corners on the south façade.***

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

- B. Summit-Topgolf, Lot C2 (IFLY) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.6-acre tract of land located north of North Outer 40 Road and east of Boone's Crossing.

STAFF PRESENTATION

Mike Knight, Assistant City Planner explained that this proposal is to construct a 6,713 square foot indoor sky diving facility on Lot C2 of the Summit-Topgolf Subdivision. The building is 65' in height with 56% open space, and has one shared access point with Lot C1 off of North Outer 40 Road.

Mr. Knight then provided a brief history of the site and the surrounding area along with Chesterfield Valley Design Policies associated with the project.

Circulation and Access

Vehicle circulation can be seen throughout the site with one access point off of North Outer 40 Road. This is a shared access point between Lots C1 and C2 with an associated pedestrian cross-access easement connecting both lots.

Storm Water Channel

There is a large drainage channel along the southern edge of the site.

Mechanical Units

The roof top mechanical units will be fully screened by a 6' parapet wall.

Trash Enclosure

The trash enclosure will be constructed with CMU and paint to match the building and fully screened.

Landscape Design

There is a 30' landscape buffer with street trees and parking lot trees as required by code. The canopy trees primarily consist of oak and hornbeam while the understory consists of dogwood and serviceberry.

Lighting

The parking lot lighting will consist of 20' high poles with arm mounted fixtures. The building lighting will consist of up/down lighting positioned on the façade of the building. All exterior lighting will be white in color.

- The UDC states to avoid floodlighting for facades of buildings facing 1-64 no up lighting shall trespass beyond the roofline of any structure.

Materials and Colors

The building will implement the use of ribbed and flat metal panels and contain three colors (gray, black, and red).

DISCUSSION

Applicant Comment

Material and color samples were available and the applicant provided details as to the purpose of the design, materials and color selection. Mr. Tracy Forest, for the developer added that approximately 2/3 of the second floor will be occupied space; otherwise, the remaining structure will house the mechanical equipment. The metal material was selected to allow better air flow, flexibility, and minimize structural vibration.

Chair Weber felt that the building design did not meet the architectural guidelines of the area. Vice-Chair Clawson has concerns with the visibility of the prefinished metal wall panel material which is not allowed along the I-64/US 40 highway corridor. Mr. Knight provided comparison photos of buildings to the surrounding area.

The Board did not have any issues with the overall concept and felt that the indoor skydiving facility was appropriate and will enhance the entertainment district development.

After considerable discussion and concerns of the design, color and materials from the Board, Mr. Knight explained the review process and the applicant requested to ***postpone*** the meeting to work with Staff to address the Board concerns and ultimately bring the project back before the ARB.

NO ACTION REQUIRED AT THIS TIME.

V. **OTHER**

VI. **ADJOURNMENT 6:56 p.m.**