

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD**

**THURSDAY, MARCH 12, 2020
CONFERENCE ROOM 101**

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Rick Clawson, Vice-Chair
Mr. Matt Adams
Mr. Doug DeLong
Mr. Scott Starling

ABSENT:

Mrs. Jessica Stoll
Mr. Craig Swartz

ALSO IN ATTENDANCE:

Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, Gene Schenberg
Mr. Mike Knight, Assistant City Planner, Staff Liaison
Mrs. Annisa Kumerow, Planner
Mr. Tim Brinkmann, Planner
Mrs. Kristine Kelley, Planning Technician

I. CALL TO ORDER

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

II. APPROVAL OF MEETING SUMMARY

A. July 11, 2019

Board Member Starling 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 at the meeting he abstained from the vote.***

III. UNFINISHED BUSINESS

- A. 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 (17T520116).

STAFF PRESENTATION

Mr. Mike Knight, Assistant City Planner explained that this proposal is to construct an indoor sky diving facility on Lot C2 of the Summit-Topgolf Subdivision.

A request for no action was taken during the January 9, 2020 ARB meeting to allow the applicant time to address the issues raised and bring the project back to the ARB.

Site Design

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

Scale and Building Design

The building will be a two-story, 6,713 square foot structure with the overall height of the structure driven by the height requirements of the tunnel airflow systems and air flow path.

Landscape Plan

There are street trees and parking area trees provided which are required by code with a 30' landscape buffer. There are 61 canopy trees and 88 shrubs.

Mechanical Units

The roof-top mechanical units will be fully screened by the building parapet.

Screening

The trash enclosure will be constructed of CMU and painted to match the building. The utility transformer will be screened using landscaping.

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. There are proposed floodlights on the second story near the mechanical units. The applicant has stated that there will be no light trespass past the building itself.

Mr. Knight provided a comparison image noting the scale, materials and colors of surrounding developments. He briefly explained the general building Design Code requirements, code requirements for the Chesterfield Valley and specific Design Policies in the Comprehensive Plan associated with the development.

DISCUSSION

The applicant was available to answer questions and provided EIFS and metal panel material samples.

Vice-Chair Clawson explained that there needs to be more variation in materials on the south and east elevations to break up the vast single material finish and in its current state is not allowed along the highway corridor. He applauds the improvements made, but stressed the prominence of the location and that the details should reflect a four-sided structure.

Applicant Comment

Mr. Tracy Forest, for the developer explained the basis of the material selection which provides better flexibility and minimizes structural vibration.

Discussion ensued from the Board regarding the lack of articulation, proportion, and quality of materials. Due to these concerns, once again the applicant requested to no action to be taken at this meeting to work with Staff to address the Board concerns and ultimately bring the project back before the ARB. The board approved this request. **NO ACTION REQUIRED AT THIS TIME.**

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

- B. TSG Chesterfield Airport Road, Lot 1 (Jaguar Land Rover) SDSP:** A Site Development Section Plan, Landscape Plan, Mitigation Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for an 8.728-acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road and east of Long Road.

STAFF PRESENTATION

Mrs. Annisa Kumerow, Planner explained that the request is for a new automobile dealership located on Lot 1 of the TSG Chesterfield Airport Road Subdivision.

A request for no action was taken during the February 13, 2020 ARB meeting to allow the applicant time to address the issues raised and bring the project back to the ARB.

Parking

There are 112 spaces proposed with this development for customer, employee, and service parking. A separate 187 spaces are proposed for outdoor storage, which is primarily located on the sides and in front of the proposed building.

Landscape and Screening

Plantings are included on the east and west property boundaries, as well as throughout the parking lot and to the rear on the parking lot. There is a 30' landscape buffer depicted on the plan along I-64; however, it is not adequately planted. Due to the initial clearing of the site, the site includes 112 mitigation plantings.

Trash Enclosure

There is one 6-foot trash enclosure proposed at the rear of the building. The receptacle is screened by aluminum panels to match the proposed building and sight-proof gates.

Mechanical Equipment

The roof-mount mechanical equipment will be screened by a 6' tall pre-finished corrugated metal panel system and metal coping.

Lighting

The proposed parking fixtures are flat lensed and fully shielded with lighted bollards proposed at the front of the building.

Mrs. Kumerow briefly explained the Design Code requirements and the Chesterfield Valley Design Policies associated with the development.

Materials and Colors

The Unified Development Code states that colors and materials should be compatible with adjacent buildings noting the materials and color of some recently approved nearby buildings; such as, Autozone, Beyond Self-Storage, the McBride Design Center, and the Courtyard by Marriott.

DISCUSSION

Vice-Chair Clawson pointed out the lack of articulation and felt that a mixture of materials would help break up the monotony to the south elevation. With the circulation of the site, he felt that the building should reflect a four-sided structure and expressed his concerns of pre-fabricated metal material panels along the highway corridor. He commented on the north elevation having a nice use of materials.

Since the last meeting, Chair Weber responded that the applicant has made changes to the previous submittal by incorporating glass, and landscaping at the base which helps soften the look of the building.

Discussion ensued regarding the lack of articulation of the elevations with the use of materials and color around the entire building.

Motion

Vice-Chair Clawson made a motion to forward the Site Development Section Plan, Landscape Plan, Mitigation Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for **TSG Chesterfield Airport Road, Lot 1 (Jaguar Land Rover) to the Planning Commission** with a recommendation of approval with the following conditions:

- To further enhance the concept of a four-sided building that has equal attractiveness of architectural elements on the front façade (show room) with the sides and rear (service area).
- Introduce a higher quality material, possibly the concrete tilt up panel vs. the corrugated metal as a primary material.

Board Member Adams seconded the motion. **The motion passed by a voice vote of 4 – 0.** *As previously stated, Board Member DeLong recused himself from the vote.*

IV. NEW BUSINESS

Due to a conflict of interest, Vice-Chair Clawson recused himself from discussion and vote on the next item.

- A. Kramer Commerce Center, Lot 2 (Cambridge Engineering) ASDSP:** An Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for an 8.44-acre tract of land zoned "PI" Planned Industrial District located south of Interstate 64/Highway 40 and west of Long Road.

STAFF PRESENTATION

Mr. Tim Brinkmann, Planner explained that the request is to add ground-mounted HVAC equipment enclosures to the northeast and northwest corners of an existing Industrial building within the Chesterfield Valley. Mr. Brinkmann briefly explained the Unified Development Code requirements associated with the project.

Landscape Design and Screening

Two different areas of landscaping are proposed, which include a variety of evergreen trees which will compose the landscape buffer on the north and west sides of the HVAC enclosures. All existing vegetation will remain on site.

Building Design

The proposed HVAC equipment enclosures will be 10 feet in height and will surround the HVAC equipment. The enclosure will be comprised of concrete masonry unit block walls and painted to match the existing warehouse building.

Materials and Color

The masonry unit blocks are primarily earth tone in color, similar to nearby buildings which also utilize earth tone colors and concrete facades.

DISCUSSION

Applicant Comment

The applicant noted that the proposed expansion materials will match that of the existing building. The utilities and piping will be fully enclosed and all drainage issues have been addressed. In response to Board Member Starling, the applicant confirmed that both the east and west HVAC utility pads will be completed simultaneously.

The Board had no issues or concerns with the project. Board Member DeLong noted the good selection of landscaping for the site.

Motion

Board Member Starling made a motion to forward the Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for **Kramer Commerce Center, Lot 2 (Cambridge Engineering)**, as presented with a recommendation of approval back to Staff.

Board Member DeLong seconded the motion. **The motion passed by a voice vote of 4 – 0.** *As previously stated, Vice-Chair Clawson recused himself from the vote.*

V. **OTHER** - None

VI. **ADJOURNMENT 6:51 p.m.**