

THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD

TUESDAY APRIL 14, 2020  
VIRTUAL MEETING VIA ZOOM PLATFORM

**ATTENDANCE:**

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

**ABSENT:**

Mr. Matt Adams  
Mr. Craig Swartz

**ALSO IN ATTENDANCE:**

Planning Commission Liaison, Ms. Jane Staniforth  
Mr. Mike Knight, Assistant City Planner, Staff Liaison  
Mrs. Kristine Kelley, Recording Secretary

**I. CALL TO ORDER**

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

**II. APPROVAL OF MEETING SUMMARY**

**A. March 12, 2020**

Board Member Starling made a motion to approve the meeting summary as written. Board Member Clawson seconded the motion. The motion passed by a voice vote of 5 - 0.

**III. UNFINISHED BUSINESS**

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

- A. Fairfield Suites ASDP:** An Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 2.84-acre tract of land zoned "PC" - Planned Commercial District located northwest of the intersection of Conway Road and Chesterfield Parkway East.

**STAFF PRESENTATION**

Mr. Mike Knight, Assistant City Planner explained that the request is for a proposed hotel addition located in the Fairfield Suites Subdivision.

**Submittal Timeline**

At the February 13, 2020 ARB meeting a request for no action was given a to allow the applicant to address the concerns raised over inconsistency of the building and overall site design.

Mr. Knight then provided a brief description of the site and the surrounding area along with Design Policies associated with the project. Comparison images were included noting the scale, materials and colors of surrounding developments.

### Circulation and Access

The proposed addition includes pedestrian access points along both roads that continue through to the existing and proposed buildings while having two (2) curb cuts entering the site.

### Design

The overall design of the proposed four-story, 180 room hotel 88-room hotel structure of one brand and 92 room-hotel of another brand.

### Parking

To further accommodate the parking requirements for both hotels, a single-story parking area will be located beneath the proposed structure.

### Materials and Color

The proposed building will introduce new colors of EIFS and fiber cement accents to be incorporated into the existing structure for a unified appearance.

### Trash Enclosure

The 6'0" trash enclosure will utilize brick found on the proposed building. The trash enclosure will also be screened from the ground level of the proposed building by vegetation

### Mechanical Equipment

The roof-mount mechanical units will be adequately screened from all sides by parapets. Should the need arise for additional screening, enclosures will be utilized.

### Landscape Design and Screening

The site includes a landscape buffer that coincides with the parking setbacks along both rights-of-way (10' along Conway Rd. and 15' along the Parkway) that already contains street trees and a prominent water feature facing the intersection.

### Lighting

Lighting for this proposal consists mainly of parking area lighting, with pole-mounted fixtures illuminating the parking area. Additionally, wall-mounted fixtures will illuminate each side of both buildings. Recessed lighting will be located beneath the canopy of the existing building and two decorative fixtures will be utilized on the proposed building.

Material images were provided and the applicant was available to answer any questions.

## **DISCUSSION**

In response to Board Member Clawson, Mr. Knight clarified that the brick will match that of the existing structure and the white banding of the color rendering is potentially intended for signage purposes. However, signage is a separate review process. Staff has diligently been working with the applicant to address all previous concerns raised.

Board Member Starling commented on the under-ground drainage system. Mr. Knight replied that all agencies would provide input during the construction phase to ensure that all code requirements are met.

Board Member Stoll suggested that the louvres added on to the garage match the brick color. Mr. Jim Otis, applicant addressed her comment and did not have concerns with this transition.

### **Motion**

**Board Member Clawson** made a motion to forward the Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for **Fairfield Suites** to the Planning Commission with a recommendation of approval with the following conditions:

- Staff to ensure that the proposed brick material matches that of the existing structure.
- Verify that the proposed parking garage louvres will match either the color of the EIFS or brick of the proposed building.

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

- 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 (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.

### **Submittal timeline**

At both the January 9 and March 12, 2020 ARB meeting, a request for no action was given to allow the applicant time to address the issues raised and bring the project back to the ARB.

Mr. Knight provided a comparison image noting the scale, materials and colors of surrounding developments. He briefly explained the Design Code requirements specific Design Policies associated with the development.

### **Site Design**

Vehicle circulation can be seen throughout the site with one access point off of North Outer 40 Road. 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 not to exceed 65ft.

### **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 a 6' parapet wall.

### Screening

The trash enclosure and the utility transformer will be painted to match the building, and fully screened.

### 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.

Material images were provided and the applicant was available to answer any questions.

## **DISCUSSION**

Staff has diligently been working with the applicant to address all previous concerns raised. Except for some minor adjustments to the color consistency of the proposed man doors and panel jointing to the east and west elevations, the Board expressed their praise to the efforts made by the project team.

### **Motion**

**Board Member Clawson** made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for **Summit-Topgolf, Lot C2 (iFLY)** to the Planning Commission with a recommendation of approval with the following conditions:

- Staff to ensure that the proposed man doors along the stone base are of a consistent color of the stone base they are adjacent to.
- Staff to work with the applicant so that the panel jointing be carried around the sides of the building in a similar pattern as the east and west elevations.

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

IV. **NEW BUSINESS**

V. **OTHER**

VI. **ADJOURNMENT** 6:36 p.m.