

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, DECEMBER 10, 2020

VIRTUAL MEETING VIA ZOOM PLATFORM

ATTENDANCE:

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

ABSENT:

Mr. Matt Adams

ALSO IN ATTENDANCE:

Planning Commission Liaison, Allison Harris
Mr. Mike Knight, Assistant City Planner, Staff Liaison
Mr. Chris Dietz, Planner
Mrs. Annisa Kumerow, Planner
Mrs. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Weber called the meeting to order at 6:04 p.m.

II. APPROVAL OF MEETING SUMMARY

A. November 12, 2020

Board Member DeLong made a motion to approve the meeting summary as written. Board Member Clawson seconded the motion. The motion passed by a voice vote of 4 - 0.

III. UNFINISHED BUSINESS - None

IV. NEW BUSINESS

- A. 18122 Chesterfield Airport Rd. (Scott Properties) SDP:** A Site Development Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architectural Statement of Design for a 12.04-acre tract of land zoned "M-3" Planned Industrial District located at the southeast corner of the intersection of Chesterfield Airport Road and Spirit of Saint Louis Boulevard (17V420157).

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

STAFF PRESENTATION

Chris Dietz, Planner explained that the request is for a multi-building development consisting of; three (3) single-story warehouse/office buildings and one (1) two-story retail/office building.

Mr. Dietz then gave a brief history of the site and the UDC Design Criteria along with the Land Use policies associated with the development.

Site Relationship

The site's proposed uses of office/warehouse and retail/office are compatible with those of surrounding developments.

Circulation and Access

Vehicular access to the site is located on both Chesterfield Airport Rd. and Spirit of St. Louis Blvd., with two (2) cross-access curb cuts for vehicular circulation between the site and the development to the east. Internal vehicular circulation allows for both car and truck movement throughout the site, with access between each of the four (4) buildings' parking areas. Pedestrian access includes proposed sidewalks along both roads on the north and west sides of the site. Internal pedestrian circulation is proposed between each building and their respective parking areas.

Scale and Design Buildings 1, 2, and 3 (Warehouse/Office)

Each single-story building features tilt-up concrete paneling with form-liner accent bands wrapping around each side of the building. Intermittent use of brick veneer and street-level windows are located on the front of the buildings. The rear of each building features overhead doors for loading and secondary pedestrian access for employees.

Mr. Dietz further explained details of the materials and color along with the proposed screening of Buildings 1, 2 and 3. Color images were provided of the proposed materials and color samples and the applicant was available to answer any questions.

Mechanical Equipment

Rooftop mechanical equipment is screened by an additional five-foot (5') parapet wall with colors to match each building.

Scale and Design Building 4 (Retail/Office)

The two-story design with office space on the second floor and retail space provided at street level. A clocktower feature is located at the center of the "L"-shaped building with a small plaza beneath. Large windows and concrete panel accents adorn both floors.

Mechanical Equipment

The roofline is shaped to provide variation at the top of the building with a separate five-foot (5') EIFS parapet beyond it to provide additional screening for rooftop mechanical equipment.

Mr. Dietz further explained details of the materials and color along with the proposed screening of Building 4. Color images were provided of the proposed materials and color samples and the applicant was available to answer any questions.

Landscape Design

The site as a whole uses a variety of deciduous, evergreen and ornamental plantings. Landscape buffers are required along Chesterfield Airport Rd. and Spirit of St. Louis Blvd. utilizing a mixture of trees and ornamental shrubs. Two three-foot (3'0") berms are located north of buildings 1 and 2 to provide additional screening of these buildings loading areas.

Lighting

Two (2) lighting fixtures are proposed for use throughout the site. Both are utilitarian in nature and are comprised of downfacing wall packs on each building and pole-mounted fixtures in each of the parking areas. No decorative fixtures are proposed with this development.

DISCUSSION

Retail (Building 4)

It was observed that the retail building was designed to mimic the site design along Edison Avenue & Long Road. Chair Weber mentioned the vast amount of concrete at the front of the building and suggested the addition of more greenspace. He commented as to the orientation and vehicular access of the site.

Warehouse / Office Use (Buildings 1, 2, and 3)

Chair Weber noted the lack of articulation primarily to Buildings 1 and 2 and suggested some enhancements or bump outs to create some interest in the elevations. Board Member Starling commented on the consistency and similarity to the surrounding buildings, but noted his concerns with the location of the single access point.

Applicant Comment

The applicant identified the materials and explained the orientation limits of the site. The signalized intersection along Chesterfield Airport Road will be a right in / right out only access point.

Parking

Mr. Dietz confirmed that the parking requirements are still under review along with the rest of the project which will be addressed prior to proceeding to Planning Commission. However, the applicant replied that parking is dependent on the use.

Landscape Plan

Overall Board Member DeLong had no concerns with the landscaping proposed for the project, but suggested ground cover or ornamental planters added along the sidewalk area of the retail building.

MOTION

Board Member Starling made a motion to forward the Site Development Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architectural Statement of Design for **18122 Chesterfield Airport Rd. (Scott Properties)** to the Planning Commission, ***as presented by Staff with a recommendation for approval with the following conditions:***

- ***Incorporate pre-cast planters along the front of Building (4) and utilize the vacant planters shown in front of Buildings (1, 2, and 3).***

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

- B. [Chesterfield Commons East, Lot 7 \(Target\) AAE](#): Amended Architectural Elevations for a retail anchor on a 16.6-acre tract of land, zoned “PC” Planned Commercial District located on the southwest corner of the intersection of THF Boulevard and Chesterfield Commons Drive (17T140341).

STAFF PRESENTATION

Chris Dietz, Planner explained that the request is to replace the approved synthetic wood paneling to brown EIFS on the north elevation. He pointed out that such changes are not reviewed as signage with no other changes being proposed.

Mr. Dietz provided a color aerial and gave a brief history of the site and the UDC Design Criteria associated with the Chesterfield Commons East development.

A color image was provided and the applicant was available to answer any questions.

DISCUSSION

In response to Chair Weber, Mr. Dietz explained that the applicant is requesting the material change due to structural and maintenance concerns. Board Member Starling had concerns with the digital “Raisin” color image that was provided. Staff will ensure that the colors match the approved plan and will request a physical color sample be available to the ARB Chair prior to approval.

MOTION

Board Member Clawson made a motion to forward the Amended Architectural Elevations for [Chesterfield Commons East, Lot 7 \(Target\)](#) *back to Staff with a recommendation for approval.*

Board Member Starling seconded the motion. **The motion passed by a voice vote of 4 - 0.**

- C. [Chesterfield Outlets \(The District\) 8th AAE](#): Amended Architectural Elevations for a 48.15-acre site within the “PC” Planned Commercial District located north of N Outer 40 Road and east of Boone’s Crossing (17T420027).

STAFF PRESENTATION

Annisa Kumerow, Planner explained that the request is to add painted graphics on the eastern and western elevations of one building (The Factory). She pointed out that such changes are not reviewed as signage.

The proposed changes include:

- Seven proposed graphics – (3) on the east elevation, and (4) on the west elevation
- Application of paint over existing thin brick veneer
- Application will be muted & distressed, colors are similar to those used throughout the development

Ms. Kumerow provided a color aerial and gave a brief history of the site and the UDC Design Criteria associated with the Chesterfield Outlets development. Color images were included

showing the existing building, rendering and material samples. The applicant was available to answer any questions.

DISCUSSION

The Board had no concerns with the graphics and felt they added interest to the building. It was noted that the graphics are considered an architectural feature not signage.

MOTION

Board Member Clawson made a motion to forward the 8th Amended Architectural Elevations for **Chesterfield Outlets (The District)** to the Planning Commission, ***as presented by Staff with a recommendation for approval.***

Board Member Starling seconded the motion. **The motion passed by a voice vote of 4 - 0.**

- D. **Spirit 40 Park, Lot 2 (Corrpak) AAE:** Amended Architectural Elevations for a manufacturing building on a 3.03-acre tract of land, zoned "M3" Planned Industrial District located north of Chesterfield Airport Road, west of Spirit 40 Park Drive (17V420124).

STAFF PRESENTATION

Annisa Kumerow, Planner explained that the proposed changes are limited entirely to the elevations themselves, with no proposed changes to the parking lot, landscaping, or building footprint.

Ms. Kumerow briefly explained the history and color photos of the site along with the UDC requirements associated with the project.

Proposed changes include:

- Repainting the high bay warehouse portion of the building in a dark gray color
- Repainting the office portion and columns of the building in a light gray color
- Repainting of the inset entry walls in a mossy green accent color
- Removal of the existing entry columns with a small entry canopy, and replacement with a new canopy and doors

Screening

All open storage is to be screened with landscaping and/or sight-proof fencing which is designed to complement the structure. The storage is visible over the fence, but the applicant is working with Staff to correct the matter.

Landscaping

The landscaping will remain unchanged, but any deficiencies must be addressed and adhere to the Landscape Plan before approval is granted.

Color photos were provided showing the existing and proposed color paint samples. The applicant was available to answer any questions.

DISCUSSION

ADA Compliance

Chair Weber questioned placement of hand rails near the front entrance. Vice-Chair Clawson questioned ADA accessibility and whether a ramp is being considered. Ms. Kumerow replied that an ADA ramp is not proposed at this time; however, if there is a dramatic change to the front elevations Staff will ensure that the project will come back before the Board.

Applicant Comment

Mr. Joe Berendzen, was unable to confirm, but explained that ADA accessibility will most likely be located at the rear of the building. In response to Vice-Chair Clawson, the applicant added that the existing windows are in despair and will be replaced with silver aluminum with no change in size. Any landscaping deficiencies will also be addressed.

There were additional comments regarding paint of the existing roof-top mechanical units, the chain-link with plastic insert fence, and drainage of the front prefabricated metal entrance canopy.

MOTION

Board Member Clawson made a motion to forward the Amended Architectural Elevations for Spirit 40 Park, Lot 2 (Corrpak) to the Planning Commission, ***as presented with a recommendation for approval with the following conditions:***

- ***Staff ensure that windows will be replaced.***
- ***Staff to ensure that ADA compliance has been met as required by St. Louis County.***

Board Member Starling seconded the motion. **The motion passed by a voice vote of 4 - 0.**

V. **OTHER**

VI. **ADJOURNMENT 7:32 p.m.**