

THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD

THURSDAY – NOVEMBER 18, 2021  
CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair  
Mr. Scott Starling, Vice-Chair  
Mr. Matt Adams  
Mr. Doug DeLong  
Ms. Susan Lew  
Mr. Kristopher Mehrtens

ABSENT:

ALSO IN ATTENDANCE:

Councilmember Mary Ann Mastorakos  
Councilmember Dan Hurt  
Planning Commission Chair, Merrell Hansen  
Planning Commission Liaison, Jane Staniforth  
Mr. Justin Wyse, Planning Director  
Mr. Chris Dietz, Planner  
Ms. Kristine Kelley, Recording Secretary

I. **CALL TO ORDER**

Chair Weber called the meeting to order at 6:00 p.m. *Due to technical difficulties, the meeting was moved to Conference Room 101.*

II. **APPROVAL OF MEETING SUMMARY**

A. October 14, 2021

Vice-Chair Starling made a motion to approve the meeting summary with the following changes on Page 3 shown in **green**:

Board Member Mehrtens ~~had concerns with the flat style roof of the covered patio.—The applicant further identified the potential location of signage.~~ had concerns of the view of the rear of the tall front entry element from the north (Dierbergs entrance/parking area). Applicant to provide a sight-line study to review what is viewable.

Board Member Adams seconded the motion. The motion passed, as amended, by a voice vote of 6-0.

III. **UNFINISHED BUSINESS** - None

#### IV. **NEW BUSINESS**

- A. **Chesterfield Ridge Center, Parcel VII (Pfizer) 4<sup>th</sup> ASDSP**: An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architectural Statement of Design for a 31.8-acre tract of land zoned "C-8" Planned Commercial District located on the northwest portion of the intersection of Chesterfield Parkway West and Olive Blvd (18S521119).

#### **STAFF PRESENTATION**

Mr. Chris Dietz, Planner explained that the request is for a multi-story biopharmaceutical building on the west (rear) side of the building.

Mr. Dietz then provided an aerial along with a brief history of the site and the surrounding area in addition to the UDC requirements associated with the site design.

#### **Circulation System and Access**

The Olive Blvd. entrance is to be gated for security by an island and two security gates with a turnaround area for denied vehicles entering the site. The entrance from Chesterfield Pkwy. will have a landscape island installed, but will not be gated.

#### **Retaining Walls**

New 11'0" modular block retaining wall near the pedestrian plaza to match existing and a new 3'0" modular block retaining wall in parking area to match existing.

#### **Parking**

There will be ten (10) additional parking spaces added to the southern portion of the site, bringing the total parking to 675 spaces for this use.

#### **Building Addition**

The scale of the building addition is similar to that already existing on the site. The proposed building addition will feature a covered pedestrian plaza and walkway on the ground level with two stories of office space above it.

#### **Ventilation Stacks**

Four (4) additional ventilation stacks will be added behind the existing penthouses—equal in height to those already existing on the building.

#### **Mechanical Equipment**

A new penthouse will be added on the west side of the building for screening rooftop equipment from view as part of the building addition.

#### **Materials and Color**

The material and color palette are almost identical to that found on the existing building, with the exception of the silver-grey metal found on the sloped soffits and columns on the ground level of the addition. The other materials and colors will match what currently exists today.

### Landscape Design and Screening

Ornamental landscaping will be incorporated on both access drive islands entering the site. New plantings will be installed to the west of the new addition with one existing red maple tree to be transplanted from the courtyard to this area as well.

### Lighting

A total of four (4) types of fixtures is being proposed in conjunction with this request. Three (3) to match the existing. One (1) pole fixture will be added to the gate area on the southern access point for security, which will also match other pole fixtures found onsite. Lastly, a ground-mounted up-lighting fixture will be utilized at the east access point to illuminate a freestanding sign.

Color and material samples were provided and the applicant was available to answer any questions.

## DISCUSSION

Chair Weber opened the meeting by thanking the petitioner for a complete submittal with detailed expansion drawings - easy to understand and visualize within the boundaries of the site. He felt that the expansion is fully concealed and not visible from public view. The proposed changes match what currently exists on the site today.

### During discussion, the following comments were provided:

- Besides the soffit materials – no new materials are proposed.
- The wooded property boundaries and setbacks were identified for visibility of any future development.
- There are slight topography changes to the west elevation.
- The asphalt walkway and detention pond are both within the Pfizer boundaries.
- In response to Board Member Lew, Mr. Dietz explained that the entrance sign along Chesterfield Parkway is internally illuminated; however, options could be addressed during Planning Commission review. It was noted that signage is not within the scope of ARB submittal review.
- No new mechanical equipment is proposed at the subject site except of that found on the roof of the building addition.
- The applicant explained the parking area color differences.
- The two (2) pedestrian vestibules on the north elevation will have internal drainage and consist of a single-ply membrane roof.
- The project will be comprised of a 3-phase development.

### Landscaping

Board Member DeLong had no concerns with the proposed new materials. For survivability purposes, timing needs to be considered when transplanting the existing red maple tree within the courtyard area.

### Motion

Board Member Adams made a motion to forward the 4<sup>th</sup> Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architectural Statement of Design for Chesterfield Ridge Center, Parcel VII (Pfizer) as presented to Planning Commission with a recommendation of approval. Board Member Mehrtens seconded the motion. **The motion passed by a voice vote of 6-0.**

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

- B. **Chesterfield Valley Nursery SDP:** A Site Development Plan, Landscape Plan, Architectural Elevations, and Architectural Statement of Design for a 54.97-acre tract of land located along the north side of North Outer 40 Road and East of Boone's Crossing (17T620041).

### **STAFF PRESENTATION**

Mr. Chris Dietz, Planner explained that the request relates to the existing Nursery and sales room use located on the east end of Chesterfield Valley. Though several improvements currently exist onsite today, a Site Development Plan has never been formally approved for this site by the City.

This Site Development Plan has been submitted to secure an approved plan for the existing and proposed improvements onsite, and to partially abate a Notice of Violation previously issued by the City for this property in January of 2020.

Mr. Dietz then provided an aerial, a detailed history of the site, a development timeline along with Chesterfield Valley Development Requirements and Architectural Review Design Standards associated with the project.

### **Existing Conditions**

Though a Site Development Plan has never been approved, several improvements exist on the site have been added over the years. There is also a single-family home located on the northeast corner of the site that existed prior to the rezoning of the site in 2008. Over the years, additional structures have been added, and nursery operations have expanded south beyond the access drive into the site

### **Request**

The applicant has submitted a Site Development Plan to bring these previous improvements into compliance by having the existing buildings approved, while also proposing new buildings not yet constructed onsite. These new buildings include;

- An addition to the existing office on the eastern side of the site.
- A building expansion to an existing utility building west of the office.
- A new storage shed on the western end of the property.

**General Requirements for Site Design are further broken down into the following categories:**

- Site Relationships
- Circulation and Access
- Topography and Parking
- Retaining Walls (Not applicable)

**General Requirements for building design are also broken down into the following categories:**

- Scale
- Design
- Materials and Color
- Landscape Design and Screening

- Signage
- Lighting

Color and material samples were provided and the applicant was available to answer any questions. *The applicant explained that the materials will match what is currently on site*

Staff then provided details on the UDC's General Requirements for Chesterfield Valley, including:

- Facades
- Storage
- Utilities
- Parking

### DISCUSSION

During discussion, the following comments were provided:

- In response to Chair Weber's questions regarding "product" storage material within the site perimeter and visibility concerns along the Monarch Levee trail, Mr. Dietz explained by code the storage area must be fully screened – not necessarily just by fencing. Mr. Wyse pointed out limitations near the levee and seepage berm. Discussion ensued regarding differences of "moveable or permanent" product materials.
- Mr. Wyse added that under the "AG" Agricultural District regulations any new development must meet that criteria.
- The applicant explained that the Monarch Levee trail ends at the existing Top Golf. Mr. Dietz responded that a landscape buffer is not required near the existing Top Golf.
- The length of the gravel drive is approximately 350 feet to the interior of the site. Board Member Lew had dust concerns resulting from the gravel drive material – particularly those with medical restrictions. Mr. Wyse noted her valid concerns and the issue will be discussed during Planning Commission. Alternative dust-proofing methods are being considered by the applicant.
- The approval will be in its entirety – consisting of the proposed and existing structures. Without details of the proposed buildings, Vice-Chair Starling pointed out the difficulties of review.
- The applicant clarified that the office building and the existing steel structure had been granted approval. He explained compliance efforts resulting after the historic 1993 flood. In response to Councilmember Hurt, the applicant explained that the buildings were moved from the original foundation.
- The existing flood light must meet current lighting standards. *A Photometric of the flood light was not provided to Staff.*
- Currently there is no natural gas on site so the buildings are heated by propane.
- The purpose of the greenhouse will be used for retail garden center. Ventilation was discussed.

There was considerable discussion as to the review process and steps how to move forward with site approval. *All improvements will require ARB approval.*

### Motion

Vice-Chair Starling made a motion to forward the Site Development Plan, Landscape Plan, Architectural Elevations, and Architectural Statement of Design for Chesterfield Valley Nursery to Planning Commission with a recommendation of approval with the following conditions:

- Approval based upon what is visually provided. Overall site plan to be evaluated in its entirety to include the three (3) new additions.
- Photometric for any new lighting.
- Examine options to provide permanent landscaping around the perimeter of the site.

Board Member Adams seconded the motion. The motion passed by a voice vote of 5-0. *As previously mentioned, Board Member DeLong recused himself from the vote.*

#### V. OTHER

Moving forward, Chair Weber asked that any changes to the meeting summary be provided to Staff in written format.

#### VI. ADJOURNMENT - 7:00 p.m.