

II. A.

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
THURSDAY – DECEMBER 9, 2021
CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Mr. Doug DeLong
Mr. Kristopher Mehrrens

ABSENT:

Ms. Susan Lew

ALSO IN ATTENDANCE:

Councilmember Mary Ann Mastorakos
Planning Commission Chair, Merrell Hansen
Mr. Mike Knight, Assistant City Planner, Staff Liaison
Mr. Chris Dietz, Planner
Ms. Kristine Kelley, Recording Secretary

I. **CALL TO ORDER**

Chair Weber called the meeting to order at 6:03 p.m.

II. **APPROVAL OF MEETING SUMMARY**

A. **November 18, 2021**

Vice-Chair 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 5-0.

III. **UNFINISHED BUSINESS - None**

IV. **NEW BUSINESS**

- A. **15525 Olive Blvd. (Mellow Mushroom) ASDSP:** An Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for a 1.54-acre tract of land zoned "C-8" Planned Commercial District located on the northeast portion of the intersection of Chesterfield Parkway West and Olive Blvd. (18S521120)

STAFF PRESENTATION

Mr. Chris Dietz, Planner explained that the request includes redesign of a vacant building for a new restaurant tenant. The changes included each of the building's elevations and a redesigned patio located on the southeast side of the building to accommodate the new restaurant user.

Mr. Dietz then provided a brief history of the site and the surrounding area along with Architectural Review Design Standards associated with the Hilltown Village Center development.

Circulation and Access

New accessible path from Olive Boulevard to the building. The design will include a new pedestrian entrance on the north elevation with a canopy system above it. Existing sidewalk along both frontages to remain. An accessible path will also be striped from Olive Blvd. to the building.

Design

A redesigned covered patio area along with additional benches and artwork in the plaza in front of the main entrance. A new "M"-shaped canopy support system will be found on the north and south elevations for the purpose of corporate branding.

Trash Enclosure

The new trash enclosure will be constructed on an existing pad on the north side of the building and designed to match the existing brick.

Mechanical Equipment

Rooftop mechanical equipment will be fully screened by the tower and roof parapet around each side of the building.

Materials and Color

The material and color palette of this project includes materials found on the building today, such as black wood trim and natural colored brick. However, the black wood trim will be painted to a dark gray and white brick will be added around the entrances, towers and patio. Wire cable railing will be added to the covered patio as well.

Landscape Design

The proposed Landscape Plan depicts six (6) trees along Chesterfield Parkway and one (1) tree along Olive Blvd. Several new ornamental shrub plantings are shown around the building, as well as the frontage along Olive Blvd. An existing sweet gum tree will also be removed and replaced.

Lighting

One (1) decorative downward-lit wall sconce will replace the existing decorative sconce currently found on the building. As such, a photometric plan is not required with this request.

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

DISCUSSION

During discussion, the following information was provided:

- No changes to building footprint.
- The roof-top mechanical equipment will eventually be replaced and fully screened by the parapet wall.
- The tower element is slightly taller by approximately two feet.
- The standing seam awning will be replaced
- Except for a new accessible ADA route there are no changes to the site circulation.
- In response to Board Member Mehrtens, the applicant explained that outdoor metal canopy to the patio area will be reconstructed.

- Masonry painting process and longevity to the white front tower entrance brick materials.
- The wall sconce lighting will be replaced around the building with upward and downward projections.
- The new trash enclosure will match the existing brick with a painted corrugated metal door. The applicant explained the depth of the corrugation product of the metal door.
- Building signage locations were identified. A *potential* sign is proposed to be incorporated within the new metal “To-Go” entrance canopy. The canopy will have new lighting underneath it.
- The applicant clarified that the white brick around the “To-Go entrance on the north elevation will actually be comprised of metal.
- Applicant confirmed that white brick patterns on main entrance and patio will in fact be brick.
- Due to site limitations no additional landscaping screening is proposed around the new trash enclosure. It was noted that there are substantial off-site plantings around the perimeter.
- Parking lot lighting will remain.

Motion

Vice-Chair Starling made a motion to forward the Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect’s Statement of Design for 15525 Olive Blvd. (Mellow Mushroom) to Planning Commission with a recommendation of approval. Board Member Adams seconded the motion. **The motion passed by a voice vote of 5-0.**

V. **OTHER**

VI. **ADJOURNMENT 6:25 p.m.**