

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – MAY 12, 2022

CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Ms. Susan Lew
Mr. Kristopher Mehrrens

ABSENT:

Mr. Matt Adams
Mr. Doug DeLong

ALSO IN ATTENDANCE:

Councilmember Merrell Hansen
Councilmember Dan Hurt
Planning Commission Liaison, John Marino
Mr. Mike Knight, Assistant City Planner, Staff Liaison
Ms. Alyssa Ahner, Planner
Ms. Shilpi Bharti, Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

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

II. APPROVAL OF MEETING SUMMARY

A. April 14, 2022

Vice-Chair Starling made a motion to approve the meeting summary as written. Board Member Mehrrens seconded the motion. The motion passed by a voice vote of 4-0.

III. UNFINISHED BUSINESS

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

- A. Chabad of Chesterfield (SDP):** A Site Development Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Lighting Plan, Architectural Elevations, And Architect's Statement of Design for a 1.5-acre tract of land Zoned "PC" – Planned Commercial located southwest of the intersection of Chesterfield Parkway and Conway Rd.

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the request is for a proposed 15,000 square foot, single-story Jewish facility at 15310 Conway Road.

The project was presented in front of the Architectural Review Board on April 14. There were several comments related to building scale, and landscaping. The applicant requested to hold and the board approved the request by a vote of 4-0. Since then, the applicant has revised their submittal.

CHANGES SINCE APRIL ARB:

- The applicant has updated the Landscape Plan, Elevations and Lighting Plan. The Landscape Plan is updated to provide three different types of shrubs along I-64 corridor.
- Updated elevations include 1” deep reveals with white and gray patterns on the north, east and south. Additionally, there is concrete form liner on north and west side elevations.

DISCUSSION

Vice-Chair Starling pointed out the substantial changes and the Board agreed that the applicant has listened to their concerns by offering a better solution to the elevations and landscaping.

The applicant further explained the single-color plane changes with the addition of (3) metal awnings to the elevation along the 1-64 corridor.

Motion

Board Member Mehrtens made a motion to forward the Chabad of Chesterfield Site Development Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design to Planning Commission with a recommendation of *approval as presented by Staff.*

Board Member Lew seconded the motion. **The motion passed by a voice vote of 3-0. *As previously mentioned, Chair Weber recused himself from the vote.***

IV. NEW BUSINESS

- A. **Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 3.6-acre tract of land zoned “PC&R” – Planned Commercial and Residence District located southwest of the intersection of Wildhorse Creek Road and Lakeview Terrace.

STAFF PRESENTATION

Mike Knight, Assistant City Planner explained that this request is to allow for new construction of a multi-family town home development. The proposed development consists of 70 total units within 10 detached buildings. This is the fifth Site Development Section Plan submitted to the City for the 20-lot development known as Wildhorse Village.

Although this is the fifth lot, this will be the third development within Wildhorse Village seeking recommendation from the Architectural Review Board (ARB) as the first two were single-family developments that are exempt from the ARB review.

Mr. Knight then provided a brief history of the site and the surrounding area along with the architectural design and the Comprehensive Land Use Plan designation standards associated with the development.

Circulation System and Access

The site is accessed by one curb cut off Wildhorse Lake Blvd and will be a shared drive with an approved 266-unit multi-family building referenced as The Flats at Wildhorse Village.

Retaining Walls

Due to a slight slope to the topography of the site, the proposed development utilizes retaining walls in the northwest corner. The modular retaining wall is of “Bethany Ledge Blend” color which is a common wall type approved within the overall development.

Scale, Design, Materials, and Color

In recent history, three developments in close proximity north of Wildhorse Village have been approved and received full occupancy. The first is a four-story multi-family residential building, constructed primarily with stone and fiber cement siding known as Aventura at Wildhorse Creek. The other two are a 3-4 story mixed use building, and a 5-story hotel known as Wildhorse and AC Hotel.

Landscape Design

The site contains 27 deciduous canopy trees, 22 evergreen trees, and 14 deciduous understory trees. The most common tree on the site is the Emerald Green Arborvitae.

Trash Enclosure

The trash enclosure is 8 feet tall constructed of brick with a metal gate.

Lighting

All exterior lighting will be white in color, and all the cut sheets have been included within the submittal. The site does have a few bollards along the pedestrian areas within the internal courtyard.

MODIFICATIONS

There are two (2) modifications being requested by the applicant (1st Floor Building Height and Rooftop Mechanical Screening).

- ***1st Floor Building Height*** - The site-specific governing ordinance states the first-floor building height shall be 12-30 feet. The applicant is proposing a 10' first floor height in lieu of 12' stating there is a significant amount of construction waste, time, and money required to cut the studs down to size. *
- ***Rooftop Mechanical Screening*** - The governing ordinance requires rooftop mechanical equipment within architecturally designed, fully enclosed penthouses that complement the building design. The applicant states they are proposing to screen rooftop mechanical equipment on all visible sides with the materials that are an integral part of the architecture. Equipment is located within 3rd floor alcoves. *

Color and material samples were provided and the applicant was available to answer questions. The Board pointed out the differences between the submittal and the actual material samples.

DISCUSSION

During discussion the following information was provided:

- Greenspace allocation per lot.
- Questions were raised regarding density. If the on-site density is not secure in the Concept Plan approval cannot be granted for the density proposed.
- Material comparisons were provided to the previously approved “The Flats at Wildhorse Village” project presented to the ARB July 2021 and the Wildhorse Village Condos presented to the ARB in April of 2022.
- The applicant explained the “buffered” color to the brick with mortar to match.
- Intent of the brick color and material selection to the front elevation.
- One (1) single trash enclosure for the entire site, but options are being discussed to provide a valet trash service.
- Non-gas development. Buried utilities with the exception of Building 7. However, the gang meter box to be fully screened from public view by allowing access of AmerenUE.
- Metal louvered screening will shield the HVAC units.
- Drip edge drain system.
- Board Member Lew questioned the purpose to building floor height modification. The applicant explained including that the intent is a result of an internal stairway with ADA accessibility.

Alley Corridor

- Ways to soften the view within the alley corridor.
- Constraints and challenges with landscaping due to individual water meter line housing and two-way traffic for emergency vehicle accessibility.
- The applicant will investigate additional options to incorporate pavers or apply a stamping pattern along the street or concrete approach into the garage.
- Samples to accurately depict the color of the garage doors.
- Ways to differentiate each unit by maintaining uniformity within each garage door.
- Stark visible contrast between outside versus inside alley.
- The applicant offered a compromise to provide matching brick within the front and rear elevation.
- Option of vertical siding.

Motion

Vice-Chair Starling made a motion to forward the Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design to Planning Commission with a recommendation of *approval with the following conditions:*

- Modifications are made to the rear elevations of the buildings to break up the long expanses of monochromatic fiber board by introducing items such as variation of color, texture, material, drivable surface, or garage doors to add interest to the elevation.

- Provide landscaping around the future above-ground utilities and electrical meters.

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

* *The Board agreed to the requested modifications - 1st Floor Building Height and the Rooftop Mechanical Screening. No vote was necessary.*

- B. The District (ASDP):** An Amended Site Development Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 48.15-acre tract of land zoned "PC"--Planned Commercial District located north of North Outer 40 Road and east of Boone's Crossing.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the request is for the removal of one retail building to allocate space for the creation of an open-air entertainment space referred to as "The Hub".

Ms. Ahner then provided a brief history of the site and the surrounding area along with the architectural design and the Comprehensive Land Use Plan designation standards associated with the development.

Circulation System and Access

The proposed will be utilizing the existing circulation system and access points. Most recently, the two westernmost entrances were realigned to accommodate future traffic for the entertainment district phase of the development.

Parking

Additional surface parking was constructed upon the approval of an Amended Site Development in June of 2020 to accommodate the traffic for "The Factory" music venue and now "The Hub" gathering area.

Scale and Design

The existing building to be demolished stands 36' at roof top. The proposed gathering area is to be open air, however the south elevation which will serve as the only wall will stand at 23'- 9". This will be similar to the adjacent buildings that stand at 20' feet and shorter than the towers of the adjacent buildings that reach 39'-8".

The development will provide a continuation of the "Vintage Industrial" look that had been proposed in previous phases of the development. Within this phase are newly constructed patios for the adjacent restaurants that will have direct view of the new gathering area.

Materials and Color

A majority of the proposed materials are to match the onsite music venue building known as The Factory. Additional materials and colors include a black finish on exposed steel beams seen in the entry ways to the open area, a cable railing system to enclose the restaurant patios.

Landscape Design and Screening

There is an existing landscaped area along the south elevation. An additional landscape area is proposed to abut the single façade wall and will be comprised of shrubs, roses, and grasses. The stage area located on the interior of the development will also be surrounded by a mixture of shrubs and perennials.

Trash Enclosure

The proposed trash enclosures located on the south side of the site, just west and east of “The Hub”, will be screened using a composite screen wall system to match existing trash enclosures located on the north side of the property. Staff did discuss how the governing ordinance references that the trash enclosure location will be as approved on the Site Development Plan and also this would be the first time a trash enclosure is to the south of the buildings facing the highway.

Lighting

There is no new lighting being proposed outside of the development in the parking area. Once inside the “The Hub”, there are six (6) light poles and fixtures being proposed – three (3) to line each side of the walkway.

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

DISCUSSION

During discussion the following information was provided:

- Industrial front with wood cross-beam element. Signage locations were identified within the top and lower portion of the front panels, but reviewed by separate process.
- Surrounding buildings to be reformatted to fit the “restaurant” use. Exterior of the buildings will not change.
- Walkway lighting will remain.
- Concerns to visibility of dumpsters within the trash enclosure. The applicant was not opposed to solid panels to fully shield the enclosure.

Motion

Board Member Mehtens made a motion to forward the The District Amended Site Development Plan, Landscape Plan, Architectural Elevations, and Architect’s Statement of Design to Planning Commission with a recommendation of approval *with the following condition:*

- Provide solid screening of the trash enclosures to ensure that the dumpsters are not visible from public view.

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

- C. **Long Road Crossing (Kia) ASDSP:** Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect’s Statement of Design for a 5.35-acre tract of land zoned “PC”–Planned Commercial District located north of Long Road Crossing and east of Chesterfield Industrial Blvd.

STAFF PRESENTATION

Ms. Ahner, Planner explained that the request is for a 2,065 square foot showroom addition to an existing car dealership.

Ms. Ahner then provided a brief history of the site and the surrounding area along with the architectural design and the Comprehensive Land Use Plan designation standards associated with the development.

Circulation System & Access

The development will be utilizing the existing circulation system and access points. The site is currently served by two (2) access points located along Long Road Crossing.

Parking

The 2,065 square foot showroom addition requires an additional seven (7) parking spots for a total of 46 spots required. There are 49 existing parking spots for customers on site.

Scale

The existing building reaches a maximum height of 30'4" at the elevated clearstory element. The remainder of building ranges from 22'10" to 25'6". The proposed addition is to be 22'4".

Materials, & Color

The proposed addition will feature new ACM panels and parapets as well as painted CMU in a shade of grey referred to as Sterling Silver. The existing CMU and red panel surrounding the clearstory element will be painted to match the addition.

Overhead Doors

There are currently four (4) overhead doors that face Interstate 64 on the north elevation. Three (3) of these doors will be relocated to accommodate the addition but remaining in the same location along the new northern facade. All four (4) overhead doors will be updated with a Charcoal Slate color.

Landscape Design and Screening

The existing pine trees and plum tree will remain with exception to one pine tree that will be lost during construction and replaced once construction is complete. A new Weeping Cherry tree, flowering shrubs and boxwoods will be installed.

Trash Enclosure

There is an existing trash enclosure located on the along the south elevation. No changes are being proposed at this time.

Lighting

The development will be utilizing the existing light poles in the parking lot. The attached wall lights along the north elevation are to be removed.

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

DISCUSSION

During discussion the following information was provided:

- The Board expressed concerns that the expansion is lacking defined architecture, variations, articulations, proportions of depth, etc.
- Not meeting same quality level and appearance of original design.
- The applicant felt that horizontal canopies over the service and entrance doors will offer some articulation to the building.
- The existing raised skylight will remain but painted white.
- The proposed signage was identified to be located within sections of the wide black metal panels of the north elevation. Signage will be reviewed by separate process.
- Board Member Mehrtens suggested segmented color panels to help break up the long façade.
- The applicant mentioned the design is part of their corporate guidelines and branding.
- The new elevation has “strip mall” appearance.

After considerable project and procedural discussion, the applicant requested to hold the project to allow time to address the numerous concerns raised from the Board.

The Board agreed to approve the applicant’s request to **HOLD** the project by a voice vote of 4-0.

- D. Enterprise (ASDP): An Amended Site Development Plan, Landscape Plan, Tree Stand Delineation, Tree Protection Plan, Architectural Elevations, and Architect’s Statement of Design for a 1-acre tract of land zoned "PI"—Planned Industrial District located north of the intersection with Chesterfield Airport Road and Cepi Drive.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the request is for renovations to an existing building and the addition of outdoor automobile storage to the north of the building. An overhead door is being proposed along Chesterfield Airport Road to access a vehicle wash bay which will exit through a second overhead door on the south side of building into the outdoor automobile storage.

Ms. Ahner then provided a brief history of the site and the surrounding area along with the architectural design and the Comprehensive Land Use Plan designation standards associated with the development.

Circulation System & Access

The proposed will be utilizing the existing circulation system and access points. There are currently two (2) access points along Chesterfield Airport Road. A cross access easement has been dedicated on the northwest portion of the site to accommodate the future Sentrus Place development.

Parking

The location of the existing parking spaces and the remaining driveway entrance does not conform to to the required minimum driveway throat length of 60 feet for a minor arterial roadway. However, the entrance/exit is existing non-conforming and the minor modifications do not increase the non-

conformity. There are 19 parking spots available on the site today. The addition of the back lot will create an additional six (6) parking spots. Nine (9) of these spots will remain open to visitors while the remaining spots will be utilized for ready rental vehicle parking.

Scale and Design

The existing building at the top of the parapet is roughly 16'7" and will remain as is with exception of the northwest quadrant of the building where the roof will be raised to accommodate the wash bay. The new parapet for the raised roof will reach 19'8".

Landscape Design

There are currently 63 trees existing on site. There are three (3) trees that are proposed to be preserved.

A mitigation plan is under review if special conditions are identified to exist on the site. If proposed mitigation plan is approved, the site will incorporate both a plan for a base landscape as well as a mitigation landscape. The mitigation proposal is still under review.

Trash Enclosure

The existing trash enclosure will be relocated just west of where it currently sits to accommodate access to the back portion of the lot. The enclosure will be 6' tall made of solid composite boards. It will house both the trash and the electrical equipment. A mixture of evergreen trees, shrubs, and annuals are proposed along the north and south face of the enclosure.

Mechanical Equipment

The rooftop equipment will be screened by a parapet wall on the east, south, and west elevations. A screen wall will be provided to screen the equipment from the north line of view as the parapet that stands at 16'7" rather than the 19'8" that is being constructed around the rest of the building.

Lighting

There are four (4) light poles proposed around the perimeter of the site. Two (2) wall mounted luminaires are proposed at the entrance of the building. One (1) street light is required and is proposed on an existing utility pole.

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

DISCUSSION

During discussion the following information was provided:

- Curb cut removal provides sophistication and a sense of entry to the building.
- Cross access agreement to accommodate future development.
- Questions were raised to treatment of existing exterior. The applicant explained that the building will be painted as needed. The Board agreed that for uniformity the building needs to be repainted.
- Pavement improvements.
- Overhead door material and color compatibility. Samples were not available.
- No changes to building foot print.

- Internal car wash will accommodate a raised parapet for a new rooftop mechanical unit. Color and material samples were not available.
- It was pointed out that the north elevation is a result of multiple additions.
- The north elevation to be repainted to provide uniformity.

Motion

Vice-Chair Starling made a motion to forward the Enterprise Amended Site Development Plan, Landscape Plan, Tree Stand Delineation, Tree Protection Plan, Architectural Elevations, and Architect's Statement of Design to Planning Commission with a recommendation of ***approval with the following conditions:***

- Provide roof screening color and material samples.
- Agreement to reseal and restripe pavement.
- Overhead doors to match the field color.
- Any modification of architecture on an elevation, the whole field of that elevation needs to be painted to the outside edge or break point.

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

- E. Crazy Bowls & Wraps (AAE): Amended Architectural Elevations and Architect's Statement of Design for a 0.27-acre tract of land zoned "PC"—Planned Commercial District located north of Olive Blvd and east of N. Woods Mill Drive.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the request is for Amended Architectural Elevations for an existing fast-food restaurant building. There are no changes being proposed to the physical site at this time.

Ms. Ahner then provided a brief history of the site and the surrounding area along with the architectural design and the Comprehensive Land Use Plan designation standards associated with the development.

Circulation System & Access

The development will be utilizing the existing circulation system and access points. There are no proposed changes at this time.

Parking

There are 18 parking spots required and there are 20 being provided. There are no proposed changes at this time.

Design, Materials, & Color

The existing building is comprised of painted cement fiber panel and stone accent on the entryway offset. The stone on the offset will be removed, resurfaced, and replaced with a Trespa Pura Wood-Look Siding while the building will be painted two (2) different shades of grey. The existing panel will be painted a light grey and the existing stone veneer that wraps around the bottom portion of the building will be painted a dark grey. The existing cornice will be painted green.

Landscape Design

There are no changes being made the existing approved landscape plan.

Trash Enclosure

The existing trash enclosure is a 4" thick CMS wall with brick veneer and stands at 6'4". The brick veneer will be updated with a shade of grey and new vinyl gates are proposed.

Lighting

The development will be utilizing the existing light poles. The two (2) existing sconces on the entryway will be replaced with two (2) new decorative sconces.

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

DISCUSSION

During discussion the following information was provided:

- Stone base along building frontage will remain, but painted.
- The existing walk-in cooler located at the rear of the building to be repainted.
- Curb and pavement damage. The applicant's intent is to patch and reseal the deteriorated pavement.
- Maintenance of the existing landscaping.

Motion

Vice-Chair Starling made a motion to forward the Crazy Bowls & Wraps Amended Architectural Elevations and Architect's Statement of Design to Planning Commission with a recommendation of *approval with the following conditions:*

- Site improvements to include; but not limited to, updates to the landscaping, repair curb damage, pavement overlay and restriping, and necessary updates to the existing cooler.

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

- F. **Chesterfield Commons, Lot 14 (Hawaiian Bros.) ASDSP:** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations for a fast food drive-up restaurant located on 1.94-acre tract of land located west of Chesterfield Commons Drive and south of Chesterfield Airport Road, zoned "C8"- Planned Commercial.

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the request is for a single-story, 5,650 square foot building to accommodate a new restaurant user to include with a drive-thru service.

Ms. Bharti, then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the development.

Parking

There are 95 parking spaces provided on the site that exceeds the minimum parking requirement.

Materials and Color

There are four (4) main materials used on the exterior of the building. Tan brick, Brown wood longboard siding, and Solid gray longboard.

Trash Enclosure

A 6' tall trash enclosure is provided on the southwest side of the site near the access.

Lighting

There are eight (8) types of light fixtures proposed for this development. There are six (6) pole lights and 27 down lights. The building is illuminated by white LED lighting running along the roof.

Landscaping

The proposed landscape plans consist of a variety of tree canopies, shrubs, perennials, and groundcover.

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

DISCUSSION

During discussion the following information was provided:

- Changes reflect the corporate color and branding.
- It was noted that the the proposed graphics are considered architectural elements and not signage.
- The applicant is proposing to reseal and restripe the pavement.
- Consideration and visibility of drive-thru along Chesterfield Airport Road and circulation concerns.
- Menu Board locations facing the Chesterfield Airport Road. Councilmember Hurt noted his concerns and Staff will investigate.
- Perimeter/exterior site landscaping must adhere to the Chesterfield Commons Master Landscape Plan.

The Board was very complimentary of the overall project and attention to detail.

Motion

Board Member Mehrtens made a motion to forward the Chesterfield Commons, Lot 14 (Hawaiian Bros.) Amended Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations to Planning Commission with a recommendation of approval *as presented by Staff*.

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

V. **OTHER**

VI. **ADJOURNMENT 8:22 p.m.**