

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – DECEMBER 8, 2022

CONFERENCE ROOM 102/103

ATTENDANCE:

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

ABSENT:

Ms. Susan Lew

ALSO IN ATTENDANCE:

Councilmember Mary Ann Mastorakos
Councilmember Mary Monachella
Councilmember Merrell Hansen
Councilmember Dan Hurt
Councilmember Gary Budoor
Councilmember Aaron Wahl
Planning Commission Liaison, Jane Staniforth
Mr. Justin Wyse, Planning Director
Ms. Alyssa Ahner, 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. November 10, 2022

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

- A. The District (ASDP):** An Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations located on a 48.15-acre tract of land located north of N. Outer 40 Road and east of Boone's Crossing, zoned "PC" – Planned Commercial.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the applicant requested to hold the project after hearing concerns at the November 10th ARB meeting.

Below is a brief list of the changes since the November ARB meeting:

- ***South Elevation (facing I-64):*** Previously comprised of predominantly wood composite paneling. The wood composite paneling has been removed and replaced with a glass curtain wall.
- ***West Elevation (west of the main building):*** Previously utilized the wood composite paneling, is now wood shingles. The wood shingles are also utilized on bands of the domed structures and the north elevation of the main building (facing the Levee trail).
- ***Accessory Building (east of the main building):*** Previous submittal was painted plaster. The applicant has chosen to utilize a variety of materials and the building now features painted plaster in addition to wood composite paneling, stone (split limestone) wainscot in summit grey, and stone (split limestone) veneer in white.

Applicant Summary

The applicant stated they explored making modifications to the proposed gable roof to accommodate a more cohesive feel; however, the gable roof and the structural components associated with it are ideal for the intended use of the building.

DISCUSSION

Applicant opening statement

Mr. Michael Staenberg, TSG Development provided a brief summary highlighting some of his contributions to the city including the development of Chesterfield Commons, future redevelopment of Chesterfield Mall and then explained the basis and style decisions for The District. He explained the character of the project, choice of color and materials then pointed out that this is the first entertainment district in the country.

Gabled Roof

With concerns from the Board to the gabled roof design, Councilmember Hurt asked the applicant to elaborate as to why the gabled roof style remains. The applicant explained the purpose, cost effectiveness, and flexibility for future use.

During discussion the following information was provided

- A Board Member stated the unique product in conjunction with the pitched roof and gable styled structure makes it appear as if it doesn't fit with the rest of the development/ context of the district, despite the use fitting well. They felt that a clear-span roof is obtainable by maintaining continuity with the façade.
- The overall massing does not appear to match the consistent massing throughout the entertainment district.
- The Board felt that there are three separate buildings within the lease area, that do not directly relate and conflict with each other.
- Options to downplay the massing.

Final Comments

The Board applauded the uniqueness of the use but felt the applicant did not address many of the concerns raised at the November 10 ARB meeting. Discussion ensued with ultimately Mr. Wyse

explaining the options of moving forward. Mr. Staenberg expressed his desire to moving forward with the project as submitted.

Motion

Vice-Chair Starling made a motion to forward the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for The District to Planning Commission with a recommendation for *denial*. Board Member Mehrrens seconded the motion. **The motion passed by a voice vote of 5-0.**

IV. **NEW BUSINESS**

- A. **TSG Chesterfield Airport Road, Lot D (Scrubbles) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 1.5-acre tract of land located north of Chesterfield Airport Rd., west of Jaguar Land Rover Way, and south of Arnage Rd.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the applicant is proposing a single-story design car wash on the undeveloped land along Chesterfield Airport Road.

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

Site Circulation and Access

The development is to be accessed by one bi-directional drive located on the west end of the northern property line along Arnage Road.

Topography

Due to the minor grade change along the eastern and northern edges near the two (2) existing drainage ditches, a retaining wall with a handrail is proposed along these edges to accommodate the 5' wide required sidewalk.

Scale

The proposed car wash will be a single-story design with two (2) 28'-6" tower components. By ordinance the maximum height limits have been met.

Materials & Design

The car wash will predominantly feature brick masonry and the two (2) tower architectural tower components are comprised of white EIFS including a decorative cornice. The roll-up car wash entrance/exit doors will be constructed of vinyl in dark bronze color with some transparent panels.

Landscape Design and Screening

Street trees will be provided along Chesterfield Airport Road in the required 30' wide landscape buffer.

Trash Enclosure & Vacuum Equipment

Both the 6' trash enclosure & vacuum enclosures will be located on the northern portion or rear of the site and constructed of the same masonry as the car wash with any metal or bollards in the dark bronze utilized throughout the remainder of the site.

Mechanical Equipment

A majority of the mechanical equipment for the car wash will be located within the car wash tunnel. One piece of equipment will be located on the roof of the car wash tunnel and will be fully screened by the parapet.

Lighting

There will be five (5) light poles incorporated throughout the site. Per the property owner, these are to be the same light poles utilized throughout the remainder of the TSG Chesterfield Airport Road development. One (1) wall pack will be utilized at the rear of the site on the north elevation of the building.

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

DISCUSSION

Chair Weber thanked the applicant for a thorough submittal by including additional renderings. However, the renderings did not include landscaping which would elevate and highlight the project.

During discussion the following information was provided

- No issues or concerns with the site circulation.
- Purpose of enclosure surrounding the vacuum area to minimize sound and visibility.
- Differences between the vacuum material and the car wash material.
- The roofing materials will be comprised of dark bronze standing seam.
- Man-doors to match the field color or tone down the color to be less obtrusive.
- Trash enclosure gate material.
- Additional year-round landscaping screening along Chesterfield Airport Road. The applicant pointed out the berm difficulties with the existing drainage ditch. Suggestion of shrubbery to minimize headlight bleed.
- The applicant explained that the vacuum canopy material sample was unavailable due to supply limitations.
- Proposed signage was identified.

Motion

Vice-Chair Starling made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for TSG Chesterfield Airport Road, Lot D (Scrubbles) to Planning Commission with a recommendation of approval with the following conditions:

- **Additional landscaping along Chesterfield Airport Road**
- **Revise or tone down man door colors to be less obtrusive.**
- **Provide samples of canopies at vacuum stations**

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

- B. [Gateway Studios, Lot 2 \(Spirit Hotel\) ASDSP](#): An Amended Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations for a hotel building located on a 6.95-acre tract of land located east of Spirit of St. Louis Blvd., zoned "PC"- Planned Commercial.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the request is for 78 feet in height hotel building with restaurant and spa use as an accessory use.

The applicant is amending the Site Plan to revise the building footprint and parking space. The proposed building addition will be 5,840 sq. ft. more than the previously approved plan. There are no changes to the building location, orientation, and access. The 8' fence is proposed on the north side facing I-64.

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

Mechanical Equipment

The roof top mechanical equipment will be fully screened by the parapet wall.

Trash Enclosure

The trash enclosure will be located on the north of the subject site.

Materials and Color

The proposed hotel building consists of 11 different materials. The proposed restaurant and spa area, located on the north and south corner of the front elevation will have a façade of stone, brick, channel glass and wood siding. The pergola proposed at the front entry will be covered by soke color large format tile.

Lighting

There are 12 different types of light fixtures proposed for this development. Light bars placed on the building façade are to represent the musical theme. The light bars patterns are rhythmic in nature with static white light. Height of the bar ranges from 24' to 66'-4".

Landscaping

The revised landscape plan consists of deciduous, evergreen and ornamental trees along with a mix of perennials and ornamental grasses.

DISCUSSION

During discussion the following information was provided

- The Board pointed out the dramatic color differences between the previous (lighter tones) and proposed (darker tones) elevations. The applicant explained purpose to continue the campus design.

- The Board complimented the sculptured design, color and material substitutions along with the specialty lighting selection. Overall, they felt that the changes were an improvement to the project.
- Specialty lighting to remain static.
- Hotel, spa and restaurant will be fully open to the public.

Landscaping

Board Member DeLong had no significant issues with the landscaping selection, but suggested additional landscaping near the northeast corner of the site.

Motion

Board Member DeLong made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations for Gateway Studios, Lot 2 (Spirit Hotel) Amended to Planning Commission with a recommendation of approval with the following condition:

- Provide additional landscaping at the northeast corner of the site.

Vice-Chair Starling seconded the motion. The motion passed by a voice vote of 5-0.

V. OTHER

VI. ADJOURNMENT 7:23