

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – MARCH 14, 2024

5:30 PM

CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Mr. Doug DeLong
Mr. John Lavrich
Mr. Kris Mehrtens

ABSENT:

Ms. Susan Lew

ALSO IN ATTENDANCE:

Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Aaron Wahl
Ms. Alyssa Ahner, Senior Planner
Mr. Isaak Simmers, Planner
Ms. Kristine Kelley, Recording Secretary
Mr. Jason Baucom, Park and Arts Superintendent

I. **CALL TO ORDER**

Chair Weber called the meeting to order at 5:30

II. **APPROVAL OF MEETING SUMMARY**

A. **February 8, 2024**

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 6-0.

III. **UNFINISHED BUSINESS**

IV. **NEW BUSINESS**

- A. **The District:** Amended Architectural Elevations for 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, Senior Planner explained that the request is for the addition of a public entrance on the south façade of a development referred to as The District. A proposed tenant, The Gallery, would like a sign on the south façade thus triggering amended architectural elevations and ARB review.

Materials and Color

The existing building is to be utilized. There are no proposed changes to the building materials or colors.

DISCUSSION

Opening Statement

Chair Weber opened up the meeting with a brief history of obstacles, visibility, and the site improvements associated with the development – The District.

During discussion the following information was provided.

- Due to existing utilities, site improvements are limited.
- Additional landscaping within the front planter beds.
- Focus to enhance presence of the front entry. Suggestion to add a front side light.

Motion

Vice-Chair Starling made a motion to forward The District recommending approval with the following conditions:

- Remove additional fencing panels and modify to match other areas of the development.
- Addition of a glass side light.
- Additional landscaping
- *Address the concerns above and provide revised elevations to the Board for comment.*

Board Member Mehrtens seconded the motion. **The motion passed by a voice vote of 6-0.**

- B. Long Road Lipton Parcel, Lots 3-7:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architectural Statement of Design for an 8.98-acre tract of land located north of Long Road Crossing Drive and south of Interstate 64.

STAFF PRESENTATION

Ms. Alyssa Ahner, Senior Planner explained that the request is for two proposed individual car dealerships.

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

Circulation and Access

The development is proposing three (3) curb cuts along Long Road Crossing Drive; one bi-directional, two exit only.

Scale

There are two buildings proposed for the development. One building for each dealership.

- Eastern building – single story design (smaller building)
- Western building – two-story design – (larger building)

Materials & Design

The buildings share similar materials but each has their own color scheme and design based on corporate model.

Landscape Design and Screening

The subject site requires a thirty (30) foot landscape buffer along Interstate 64. This buffer area overlaps with an existing stormwater easement and the 100-year highwater elevation.

Trash Enclosure

Two trash enclosures are designed to be similar to the dealership building that they are located closest to and screened by evergreen shrubs.

Mechanical Equipment

The metal panel screening for rooftop mechanical equipment extends roughly 4' higher than high roof. The color utilized elsewhere on each building.

Lighting

There are sixty (60) light poles and twenty (20) wall-mounted lights proposed around the site and on the buildings. All lighting fixtures will remain consistent between the two dealerships. The applicant is also proposing ground mounted flood lights to accent the vehicle displays. The flood lights are still under review to ensure they are fully cut-off.

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

DISCUSSION

During discussion the following information was provided.

- Sensitivity to manicured landscaping along the highway.
- Materials and colors are determined by corporate branding.
- Tentative ground breaking by end of 2024
- Overhead doors to match EIFS color.
- No overflow lighting within the six (6) proposed vehicle display pads.
- No landscaping concerns.

Motion

Board Member Mehrtens made a motion to forward Long Road Lipton Parcel, Lots 3-7 to Planning Commission with a recommendation of approval as presented by Staff. Board Member DeLong seconded the motion. **The motion passed by a voice vote of 6-0.**

- C. [Spirit of St. Louis Airpark, Lot 19 \(AVMATS Hangar\)](#): An Amended Site Development Plan, Landscape Plan, Lighting Plan, Amended Architectural Elevations, and Architects Statement of Design for a 4.93-acre leasehold area within a 9.45-acre tract of land zoned “M-3” Planned Industrial District located north of Edison Avenue just east of its intersection with N Bell Avenue and approximately 700 feet west of its intersection with spirit of St. Louis Boulevard.

Due to conflicts of interest, Board Members Weber and Mehrtens recused themselves from the discussion and vote.

STAFF PRESENTATION

Mr. Isaak Simmers, Planner explained that the request is for a proposed 48,000 square foot expansion of the existing hangar in addition to modifications to the site’s circulation and parking area.

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

Access and Parking

The proposed modifications include widening the existing access from thirty (30) feet to sixty (60) feet. The proposed modifications to the parking area include a total of fifty-five (55) parking spaces.

Materials and Color

The proposed exterior materials include; Pre-Engineered Metal Building Panels in Fox Gray, Medium Gray, and white. The heavy metal doors and frames (overhead doors, and hangar doors) will be compatible with the existing structure. The gutters and downspouts will also match either Fox Gray or Medium Gray. The glass windows seen in the elevations will be clear with low-E coating.

Landscape Design & Screening

Spirit of St. Louis Airport requested that all landscaping at developments within the airport’s vicinity be limited to features that would not serve as wildlife attractants. The USDA reviewed the landscaping plan that was initially provided to Staff and determined that all the proposed plant species could attract hazardous wildlife.

Trash Enclosure

The trash enclosure will be screened with pre-finished sight-proof metal ribbed paneling to match existing materials and relocated to the northeast corner of the site.

Mechanical and Electrical Equipment

Any required equipment will be placed on the east side of the proposed building and will be screened with FAA compliant landscaping.

Fence

There is existing chain linked screening on site which will be expanded for security of the proposed expansion.

Lighting

Site lighting was installed when the site was initially developed and all proposed fixtures have been chosen to be compatible with what is existing on site.

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

DISCUSSION

During discussion the following information was provided.

- Proposed hangar is scaled to match the existing architecture.
- The architect stated that the HVAC equipment for the new addition will likely be located inside the building, but, if it isn't, it will be located on-grade, east of the building, and will be enclosed by effective screening that conceals the equipment and fits with the building design.
- Due to strict airport guidelines, landscaping would be limited to avoid attracting any hazardous wildlife resulting with potentially dangerous events; such as, bird strikes.
- Parking and ADA accessibility has been met.

Motion

Board Member Lavrich made a motion to forward **Spirit of St. Louis Airpark, Lot 19 (AVMATS Hangar)** to Planning Commission with a recommendation of approval as presented by Staff. **Board Member Adams** seconded the motion. **The motion passed by a voice vote of 4-0.** *As previously mentioned, Board Members Weber and Mehrtens recused themselves from the vote.*

- D. [Central City Park:](#)** Architectural Elevations for an addition to the City of Chesterfield Amphitheater located in Central Park west of Chesterfield Parkway and south of Burkhardt Place.

STAFF PRESENTATION

Ms. Alyssa Ahner, Senior Planner explained that the request is for a proposed addition and improvements to the existing amphitheater located in Central Park.

The proposed dressing room addition is just south of the existing stage while the restroom facilities would be connected to the existing concessions container along Veteran's Place Drive.

Materials and Color

The dressing room and rest room additions will be primarily comprised of 5" Vesta Steel Siding in the color "Ironstone" with accents of 5" Vesta Steel Siding in the color "Autumn Thistle".

Materials and color samples were provided and Park & Arts Superintendent, Jason Baucom was available to answer any questions associated with the amphitheater improvements.

DISCUSSION

During discussion the following information was provided.

- Entertainment and artist limitations due to lack of amenities.
- Pathways to remain.
- The city logo will be incorporated onto the wall to soften the concession area.
- Mechanical equipment will be hidden by fenced enclosure.
- Restrooms are ADA accessible.
- No landscaping concerns.

Motion

Vice-Chair Starling made a motion to forward Central City Park with a recommendation of approval. Board Member Adams seconded the motion. **The motion passed by a voice vote of 6-0.**

V. **OTHER**

VI. **ADJOURNMENT 6:50 p.m.**