

# II. A.

THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD

THURSDAY – APRIL 11, 2024

5:30 PM

CONFERENCE ROOM 102/103

**ATTENDANCE:**

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

**ABSENT:**

Mr. Doug DeLong  
Ms. Susan Lew

**ALSO IN ATTENDANCE:**

Councilmember Merrell Hanson  
Councilmember Mary Ann Mastorakos  
Councilmember Dan Hurt  
Planning Commission Liaison, Allison Harris  
Ms. Alyssa Ahner, Senior Planner  
Ms. Kristine Kelley, Recording Secretary

I. **CALL TO ORDER**

Chair Weber called the meeting to order at 5:30 p.m.

II. **APPROVAL OF MEETING SUMMARY**

A. **March 14, 2024**

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

*Board Member Adams arrived after approval of the meeting summary.*

III. **UNFINISHED BUSINESS**

IV. **NEW BUSINESS**

- A. **Chesterfield Commons, Outlot 15:** Amended Architectural Elevations and Architect's Statement of Design for a 1.5-acre tract of land located south of Chesterfield Airport Rd and east of Chesterfield Commons Dr.

**STAFF PRESENTATION**

Alyssa Ahner, Senior Planner explained that the request is for exterior modifications to an existing Taco Bell fast-food restaurant. There are no changes proposed to the physical site layout or materials.

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

### Proposed Changes

- The applicant is proposing changing the orange color to “Aged White” and the cream color entrance inset to “Taco Bell Purple”.
- Replacement of the exterior wall sconces.

*A color sample was provided but Vice-Chair Starling noted his displeasure that no project representation was available.*

### DISCUSSION

During discussion the following information was provided.

- Replace any missing landscape per the recorded Site Development Plan.
- Question was raised as to the applied paint method to the metal canopies.
- The Board felt that the upgrades provide elegant and vibrant improvements to the building on site today.

### Motion

Vice-Chair Starling made a motion to forward Chesterfield Commons, Outlot 15 to Planning Commission with a recommendation of approval as presented by Staff. Board Member Mehrrens seconded the motion. **The motion passed by a voice vote of 5-0.**

- B. Spirit Valley Business Park, Lot 4b: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for a 1-acre tract of land located south of Olive Street Road and west of Spirit Valley Central Drive.

### STAFF PRESENTATION

Alyssa Ahner, Senior Planner explained that the request is for a proposed 11,800 square foot warehouse in an existing industrial park. Maximum height of 23’.

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 proposed development would have shared driveway with adjacent lot. A parking area is located behind the proposed warehouse and is to be fenced and gated. A 5’ wide sidewalk on the east side of the property will provide pedestrian circulation.

### Materials and Colors

The building will be constructed of concrete tilt-up panels and will be painted a light beige. A darker complimentary color will be utilized to accent bands around the building while a touch of red will be utilized for smaller accents. Also included on the western portion of the site is 6’ black chain link fence and gated parking area.

### Landscape Design

Landscaping includes street trees along Spirit Valley Central Drive and evergreen shrubs/grasses of a few varieties to screen utility transformers and the 6' concrete panel trash enclosure. A bioretention in the northwest corner of the site that will include plantings. It should be noted that there is a 60' wide pipeline easement across the lot and plantings are not permitted in this area.

### Mechanical Equipment

A sight-line diagram has been provided to confirm that any proposed roof-top mechanical equipment will be screened by the parapet.

- *A representative noted that the building is no longer to be air conditioned so roof-top mechanical equipment is no longer necessary.*

### Lighting

There are two (2) light poles proposed at the parking lot entrance and in the northwest corner of the site near the bioretention. Wall packs to be located on the east, west, and south elevations.

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

### DISCUSSION

During discussion the following information was provided.

- The general consensus from the Board was that the building lacked articulation, relief, and was two dimensional with little interest.
- The east elevation, which is the face of the building as seen from Spirit Valley Central Dr, offers little to break up the façade.
- The north, south, and east elevations indicate knock out areas for future windows, but the Board suggested adding them now to help break up the façade.
- Provide a sample of the black privacy slat fence material.
- Utilizing scuppers and downspouts for drainage.
- The landscaping around the transformer be extended around the side toward Spirit Valley Central Drive.
- The building owner, McBride Homes, will use the building for furniture warehousing only but with a potential future office component.

After considerable procedure and timing discussion resulting from the concerns raised by the Board, the representative indicated that they would not be requesting to have the project held. The representative requested that the Board propose a motion and vote that evening.

### Motion

**Board Member Mehrtens** made a motion to forward **Spirit Valley Business Park, Lot 4b** to Planning Commission with a recommendation to approve, as presented. Vice-Chair Starling seconded the motion. The motion **failed** by a voice vote of 4-1. **Board Member Adams** voting **to approve**.

V. **OTHER**

VI. **ADJOURNMENT 6:20 p.m.**