

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – MAY 9, 2024

5:30 PM

CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Mr. John Lavrich
Ms. Susan Lew
Mr. Kristopher Mehrtens

ABSENT:

Mr. Doug DeLong

ALSO IN ATTENDANCE:

Councilmember Merrell Hansen
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Planning Commission Liaison, Gail Choate
Ms. Alyssa Ahner, Senior Planner/Staff Liaison
Mr. Isaak Simmers, Planner
Ms. Shilpi Bharti, Planner

I. **CALL TO ORDER**

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

II. **APPROVAL OF MEETING SUMMARY**

A. **April 11, 2024**

Vice-Chair Starling made a motion to approve the meeting summary with the following correction to the vote of Item IV.B - Spirit Valley Business Park, Lot 4:

- The motion to approve **failed** by a vote of **4-1 1-4**.

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

III. **UNFINISHED BUSINESS**

- A. **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 this project was reviewed at the April 11th, 2024 Architectural Review Board meeting.

There was significant discussion that the building lacked articulation and relief. The east elevation, which is the most prominent public view as it faces Spirit Valley Central Drive, was a specific area of concern. At that time, the Board made a recommendation to approve as presented and the motion failed by a vote of 1-4.

The applicant has since revised their proposal to include the following:

- Additional landscaping surrounding a proposed transformer along the southern property line.
- Reveals on all elevations painted to create the illusion of windows.
- Recessed corners on all four building corners.
- Additional 16x10 painted reveal on the east elevation to match the one proposed on the south elevation.

DISCUSSION

During discussion the following information was provided.

- Material samples from the previous submittal were available.
- The Board thanked the applicant for the improvements and listening to the ARB concerns.
- No front entry – warehouse use only.

Motion

Board Member Mehtens made a motion to forward the [Spirit Valley Business Park, Lot 4b](#) to Planning Commission with a recommendation of approval, as presented. Vice-Chair Starling seconded the motion. **The motion passed by a voice vote of 6-0.**

IV. **NEW BUSINESS**

- A. **Long Road Crossing, Lot B-2:** A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a vehicle repair facility located on a 4.56-acre tract of land located east side of Long Road Crossing Drive, zoned “PC”-Planned Commercial.

STAFF PRESENTATION

Shilpi Bharti, Planner explained that the request is for a single-story, 28,468 square foot vehicle repair facility building to be known as “B-Street Collision Center”.

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

Circulation System and Access

The site is accessed through Long Road Crossing Drive that leads to the private cross access drive located on the west side of the property. Internal driveways are 22’-40’ wide with two-way access.

Retaining Wall

There is a retaining wall proposed on the northeast side of the property near the proposed parking area.

Materials and Color

There are five (5) prominent building materials used for all four sides of the building elevations. The front elevation facing Long Road Crossing Drive will consist of bricks and ACM panels. The west elevation

consists of bricks, ACM panels and precast concrete panels. There will be four (4) exterior insulated overhead doors and one (1) exterior insulated glass overhead door on the west side elevation. The east side of the building faces westbound Long Road.

Trash Enclosure

A trash enclosure and cardboard compactor are proposed to be located on the east side of the property.

Mechanical Equipment

The proposed roof-top mechanical equipment will be screened by a parapet and screen wall.

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

DISCUSSION

During discussion the following information was provided.

- The applicant provided a full B-Street business model.
- Concerns of visibility with the Long Road interchange. The project is currently under discussion with the Planning & Public Works Committee.
- Topography is substantially lower than the on ramp to the east, so the importance of screening of the roof-top mechanical units was noted.
- 5-10 vehicles a day and all vehicles to be brought inside at night with exception to salvage vehicles.
- Hours of operation only Monday-Friday.
- Salvage items may site outside for a week at a time.
- Applicant would be open to a designated storage area.
- Front elements and design to be carried over the rear elevation as the visibility would increase should the Long Road interchange project be approved and built.
- The shrub planting has been concentrated at the building entry. If the majority of the existing vegetation along I-64 and Long Road is to remain, then no additional screen planting will be needed. If this is *not* the intent, then additional screen planting will be needed.

After considerable procedure and timing discussion resulting from the concerns raised by the Board, the representative requested to **HOLD** the project. The Board accepted the applicant's request to hold the project.

- B. **Spirit of St. Louis Airpark (18460 Olive Street Road):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a leasehold area zoned "M3" Planned Industrial District located on a 47.97-acre tract of land south of Olive Street Road at the intersection of Outlet Boulevard and Spirit Airpark East Drive.

STAFF PRESENTATION

Isaak Simmers, Planner explained that the request is for a proposed a new hangar complex at the Spirit of St. Louis Airport.

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

The new hangar complex will be developed on an approximately six (6) acre leasehold area and will include room for approximately twenty-eight (28) hangar units, aircraft apron, taxi line pavement, and a paved parking area.

Access

The subject site will be accessed from the cul-de-sac on Spirit Airpark East Drive and all associated parking and taxi-lanes will be gated from the public.

Scale & Design

The proposed hangar complex is scaled to match existing hangar architecture throughout the airport.

Materials & Color

The walls will include ribbed metal siding, and all overhead doors and steel human-doors will be Polar White with Charcoal metal roofing and trim.

Landscape Design & Screening

Spirit of St. Louis Airport requested that all landscaping for developments within the airport vicinity stick with elements that would not attract wildlife as explained by the United States Department of Agriculture (USDA), Wildlife Services.

Mechanical Equipment

Rooftop HVAC screening is proposed to match the roof's color and composition.

Trash Enclosure

White vinyl is proposed to shield the proposed trash enclosure.

Lighting

There are a total of 28 proposed fixtures. St. Louis County has not approved the installation of lighting and sidewalk for Spirit Airpark East Drive, see the emailed response from Greg Marshall, P.E.

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

DISCUSSION

During discussion the following information was provided.

- No roof-top mechanical equipment on one of the two proposed buildings as it will not be air conditioned.
- The applicant explained lack of ability to place ground-mount equipment for the air-conditioned building.
- No landscape issues due to the tight restrictions of any plantings that could potentially attract wildlife.

Motion

Board Member Mehrtens made a motion to forward [Spirit of St. Louis Airpark \(18460 Olive Street Road\)](#) to Planning Commission with a recommendation of approval with the following condition:

- The HVAC screening color be changed to “polar white”.

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

- C. **Summit Top Golf Lot C-1:** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a retail building located on a 2.16-acre tract of land located on the north side of North Outer 40 Road, zoned “PC”-Planned Commercial.

STAFF PRESENTATION

Shilpi Bharti, Planner explained that the request is for an 8,050 square foot single-story retail/bar building. The height of the proposed building is 30 feet.

History of the site and the surrounding area along with the architectural design standards was provided associated with the development.

Access

Internal driveways are 22' wide with two-way access.

Mechanical Equipment

The roof-top mechanical equipment will be screened by a parapet.

Materials and Color

The four sides of the building façade consist of khaki brown lap siding, dry stack stone, and a white cornice. The front of the building faces North Outer 40 Road. The front elevation has six 2' X 4' Cedar wood planks and lap siding with dry stack stone cladding along the base of the building.

Patio

The patio proposed on the west of the building will be a post and beam structure. The patio and the front tower are proposed to have cornice of colonial red color.

Trash Enclosure

The trash enclosure is located on the east.

Lighting

There are six different types of light fixtures proposed for this development which includes; wall pack light, catenary light, wall sconce, pendant, recessed downlight, and site poles.

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

DISCUSSION

During discussion the following information was provided.

- Appropriate use within the “entertainment” district area.
- Nice articulation and proportions but concern with exposed concrete foundation.
- Internal downspout drainage.
- Applicant is not opposed to adding additional landscaping.
- The proposed red is a brand color.
- Windows will be behind the cedar wood plank.

- Signage location was identified.
- There needs to be additional landscape shown particularly in front of the building and around the patio area. There should also be additional screen plantings at the trash enclosure walls. The parking lot islands would be easier to maintain if planted with shrubs and perennials rather than sod.

Motion

Vice-Chair Starling made a motion to forward Summit Top Golf Lot C-1 to Planning Commission with a recommendation of approval with the following conditions:

- There needs to be additional landscape shown particularly in front of the building and around the patio area. There should also be additional screen plantings at the trash enclosure walls. The parking lot islands would be easier to maintain if planted with shrubs and perennials rather than sod.
- Add stone veneer to the exposed patio foundation area.

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

- D. **Terra Corporate Park, Lot 4:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for a 4.09-acre tract of land located south of Long Road Crossing Drive, north of Chesterfield Airport Road, and east of N. Trade Center Boulevard.

STAFF PRESENTATION

Alyssa Ahner, Senior Planner explained that the request is for a proposed one-story, 50,997 square foot fulfillment center on an undeveloped tract of land.

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

Access

The development would have one shared driveway on the southern portion of the lot and one additional access in the northeast corner of the site. The parking area on the eastern portion of the site is reserved for a 4’ high loading dock to accommodate trucks and deliveries.

Retaining Wall

One (1) retaining wall will be required along the sidewalk on N. Trade Center Blvd. The proposed wall will range from 0’ to 7’ and is proposed to be constructed of Versa-Lok Concrete Masonry in a “Timberwood Blend” color with a black pedestrian guardrail.

Mechanical Equipment

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

Materials & Design

The one-story design building would be constructed of concrete tilt-up panels and painted a variation of five (5) different colors. Dark bronze anodized aluminum windows. Prefinished metal downspouts/scuppers.

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

DISCUSSION

During discussion the following information was provided.

- Strictly a fulfillment center use at this time.
- Opportunity to minimize stark colors of the west elevation.
- No landscape concerns due to a well-developed plan. The truck dock areas are screened from the street by evergreens. Shrubs have also been planted strategically around the building.
- Window locations were identified.
- The Board thanked the owner and the project team for a well-presented project.
- Height of the proposed versa-lok retaining wall was provided.
- Roof-top mechanical will be fully screened by the parapet.
- No substantial concerns with the trash enclosure materials in relation to the building and its location.

Motion

Vice-Chair Starling made a motion to forward Terra Corporate Park, Lot 4 to Planning Commission with a recommendation of approval with the following condition:

- The west elevation colors be simplified on the inset building sections.

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

V. **OTHER**

VI. **ADJOURNMENT 7:09 p.m.**