

II. A.

THE CITY OF CHESTERFIELD ARCHITECTURAL REVIEW BOARD

THURSDAY – FEBRUARY 10, 2022
CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Ms. Susan Lew
Mr. Kristopher Mehrtens

ABSENT:

Mr. Mick Weber, Chair
Mr. Doug DeLong

ALSO IN ATTENDANCE:

Councilmember Dan Hurt
Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, Allison Harris
Mr. Mike Knight, Assistant City Planner, Staff Liaison
Ms. Shilpi Bharti, Planner
Ms. Kristine Kelley, Recording Secretary

I. **CALL TO ORDER**

Vice-Chair Starling called the meeting to order at 6:00 p.m.

II. **APPROVAL OF MEETING SUMMARY**

A. December 9, 2021

Board Member Adams made a motion to approve the meeting summary as written. Board Member Mehrtens seconded the motion. The motion passed by a voice vote of 4-0.

III. **UNFINISHED BUSINESS** - None

IV. **NEW BUSINESS**

- A. Scooter's Coffee (701 Trade Center Blvd.): Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations for a drive-up restaurant located on 0.84-acre tract of land located west of Trade Center Blvd. and north of Chesterfield Airport Road, zoned "PI"- Planned Industrial.

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the request is for a proposed 664 square foot, single-story Scooter's Coffee drive-thru kiosk.

Ms. Bharti then provided a brief history of the site and the surrounding area along with Architectural Review Design Standards associated with the Terra Corporate Park development.

Site Circulation System and Access

The site is accessed through new primary road from N Trade Center Blvd. The access matches the Terra Corporate Park Subdivision Concept Plan. Two 12' wide drive thru lanes are proposed with stacking capacity of seven cars per lane. Internal driveways are 24' wide with two-way access.

Materials and Color

The four sides of the building façade consist of Manganese Brown Endicott Thin Brick Veneer, Skyline Steel Painted Hardie Reveal Panel, and Deep Forest Brown painted flat roof. The store front and metal trim are dark bronze Aluminum. Additionally, terracotta-colored awnings are proposed for windows.

Trash Enclosure

The trash areas will be enclosed with a six (6) foot tall sight-proof enclosure made of Endicott Thin Brick Veneer.

Mechanical Equipment

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

Lighting

There are four different types of light fixtures proposed for this development. There are eight (8) wall lights and two (2) pole lights. Additionally, building is illuminated by white led lighting running along sides and roof. A photometric plan was provided.

Landscaping

The proposed development faces a minor arterial roadway (Chesterfield Airport Road) and has depicted a 30' landscape buffer. The proposed landscape plan of the site consists of four (4) different types of tree canopies, four (4) different types of shrubs, one (1) accent plant, and two (2) different types of groundcovers.

Although various samples were provided, the discussion below examines several discrepancies of missing material and color samples.

During discussion, the following information was provided:

- The trash enclosure is 6'0 tall. The sides and back are the manganese brown thin brick veneer and the front is corrugated metal painted in Sherwin Williams "Inkwell" color. The applicant was unable to verify color and capping to the proposed trash enclosure.
- Lighting was further identified, but the Board had concerns with illumination levels and spillage throughout the site. The lights will remain static. Mr. Knight explained that staff will ensure that the lighting meets the minimum and maximum lighting standards; such as, spillover, intensity, etc.
- The applicant was unable to verify any proposed landscape irrigation system but the Board suggested information as to the extent.
- Incorporate additional landscaping around the electrical transformer without hindering accessibility by AmerenUE.
- Concerns with the "River Birch" tree and proximity to the building.
- The spandrel glass color and material samples were unavailable. Provide a sample to the Board prior to Planning Commission review.
- It was identified that roofing access is available to the north elevation via a notched wall opening.
- The applicant explained the purpose and location of the site stormwater drainage.

- It was clarified that the roof-top mechanical equipment will be fully screened by the parapet walls.
- Extent of the landscape irrigation system.

Landscaping

Although Board Member DeLong was unable to attend the meeting, the following comments were provided.

- No major concerns but there needs to be some plantings around the dumpster enclosure as well as any on-grade utility structures. A variety of Bermuda grass hardy to the area will need to be selected.

Motion

Board Member Mehrtens made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations for **Scooter's Coffee** to Planning Commission with a recommendation of approval with the *following conditions*:

- The material that was not called out in the ARB package serving as a cap to the brick of the trash enclosure shall be of a similar material and color as the building.
- A material sample of the spandrel glass shall be provided to the Board as it was absent from the ARB package and it shall be of a logical color to coordinate with the building.
- Additional landscaping shall be provided to screen the view of the transformer on the southern boundary.
- Additional landscaping shall be incorporated around the trash closure to properly screen and soften the edge of the site.
- The light levels from pole-mounted fixtures along the southern boundary shall preclude any spillover onto adjacent properties.
- Further consideration shall be made to remove, replace or relocate the tree (River Birch) at the northwest corner of the building so that it is not too close to the building structure and has room to mature.

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

V. **OTHER**

VI. **ADJOURNMENT 6:27 p.m.**