

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, JUNE 14, 2018
CONFERENCE ROOM 202

ATTENDANCE:

Mr. Rick Clawson
Mr. Doug DeLong
Mr. Bud Gruchalla
Mr. Mick Weber

ABSENT:

Mr. Matt Adams

ALSO IN ATTENDANCE:

Councilmember Dan Hurt
Councilmember Michelle Ohley
Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, John Marino
Mr. Justin Wyse, Director of Planning and Development Services
Mr. Joseph M. Knight, Project Planner
Mr. Andrew Stanislav, Project Planner
Ms. Mary Ann Madden, Recording Secretary

I. CALL TO ORDER

Chair Gruchalla called the meeting to order at **6:00 p.m.**

II. APPROVAL OF MEETING SUMMARY

A. May 10, 2018

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

III. PROJECT PRESENTATION

- A. 18385 Chesterfield Airport Road, Lot A (Chesterfield Hockey):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 10.12 acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road and northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard

Due to a conflict of interest, Board Member DeLong recused himself from discussion and vote.

STAFF PRESENTATION

Mike Knight, Project Planner explained that the request is for a one to two story, 84,144 square foot ice and multi-sport facility located on the north side of North Outer 40 Road and northeast of its intersection with Olive Street Road.

The proposed facility will contain two (2) ice rinks for local recreation as well as regional sporting events. The facility will also contain a refrigeration room, along with locker rooms, concessions, and seating areas.

Mr. Knight then provided detailed background history of the site and the surrounding area.

Site Design

The subject site is located along Chesterfield Airport Road and is oriented in a perpendicular fashion to the adjacent arterial roadways. Given this orientation, the north and south elevations of the building will be highly visible to motorists traveling from both the east and west on both Chesterfield Airport Road and I-64.

Circulation System and Access

The subject site will be served by two dedicated entrances from the future Olive Street Road extension. Until such time as the extension is constructed, the development will be served from an existing private drive off of Chesterfield Airport Road.

Two proposed cross access easements are provided for future development of the remaining portion of the development to the east as well as to the vacant land to the west of the subject site.

Parking

The parking will be located “primarily in front of the building façade.” Accessible parking is located near the front entrance.

Architectural Elevations

North and South - the side façades will also consist of the tilt up concrete panels with thin brick poured in place and painted tilt up panels with horizontal decorative recessed reveals to split up the panel.

East - the front façade consists of an architectural metal panel canopy system to accentuate and protect the entry area.

West - the rear façade facing west consists of the same material as the other three sides and contains the step-down portion of the building.

Materials and Color

The exterior building materials will primarily consist of concrete panels, thin brick, and dark anodized aluminum.

Landscape Design and Screening

Several different areas of landscaping are proposed, including parking lot landscaping, a 30 foot landscape buffer on both the north and south boundary lines, and street trees along the site’s frontage.

The 30 foot landscape buffer provided along the proposed Olive Street Road extension will be planted with a mix of canopy, ornamental, and evergreen trees.

Mechanical Equipment

Rooftop mechanical equipment is included on the building, and it will be screened by a perforated architectural metal panel.

Condensing Unit

The condenser for the ammonia system will be located on top of the ammonia equipment room. The condenser will be screened by a perforated architectural metal panel, similar to the architectural metal panel that will screen the HVAC units on the roof of the facility.

Trash Enclosure

A trash enclosure is planned for this proposed construction. The enclosure will be constructed of concrete tilt-up panel with brick inlaid on the exterior side to match the building.

Public Art

A space is provided for public art at the entrance to the site.

Lighting

The proposed lighting plan primarily consists of utilitarian lighting, including forty seven (47) parking and street light fixtures, six (6) wall-mounted light fixtures, and nine (9) bollard light fixtures.

Material, and color samples were provided and the applicant was available to answer any questions.

DISCUSSION

Applicant Comment

In response to Board Member Weber's questions, the applicant explained that the ammonia system and ice discharge are stored internally. Mr. Knight responded that all mechanical equipment will be roof-mounted. He added that currently there are 388 spaces and provided the minimum and maximum parking requirements for both Phase I and Phase II of the proposed development.

Landscaping

Board Member Clawson noticed the substantial amount of concrete along the front parking area and suggested additional landscaping or pedestrian calming pavers to soften the front facade. Discussion ensued for options of additional landscaping throughout the site.

Pedestrian Access

Mr. Knight clarified that Staff is working with the applicant of potential safe pedestrian cross access to the existing hotel.

Parking

Councilmember Hurt questioned the number of spaces for bus stalls and whether additional parking spaces needs to be provided. Mr. Knight responded that there are three (3) designated bus parking spaces, with two (2) of them on the rear of the building and one (1) to the northern area of the site. Based upon the Boards comments, Staff will work with the applicant to incorporate additional bus parking stalls.

Access Drive

Mr. Wyse stated that the proposed access drive is part of the new construction of the site.

Board Member Clawson made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for 18385 Chesterfield Airport Road, Lot A (Chesterfield Hockey) to the Planning Commission with the following recommendations:

- Additional landscaping to soften the front façade.
- Traffic calming measures near the front drop off area.

Board Member Weber seconded the motion. **The motion passed by a voice vote of 3 - 0.** *As previously mentioned, Board Member DeLong recused himself from the vote.*

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

VI: ADJOURNMENT – 6:37 p.m.