

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
JULY 14, 2016

ROOM 102/103

ATTENDANCE:

Mr. Matt Adams arrived at 7:21 p.m.
Ms. Mary Brown
Mr. Doug DeLong
Mr. Bud Gruchalla
Mr. Mick Weber

ABSENT:

Mr. Rick Clawson

ALSO IN ATTENDANCE:

Councilmember Dan Hurt
Planning Commission Chair, Stanley Proctor
Planning Commission Liaison, Laura Lueking
Mr. Jonathan Raiche, Senior Planner, Staff Liaison
Mr. Justin Wyse, Senior Planner
Ms. Jessica Henry, Project Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

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

II. APPROVAL OF MEETING SUMMARY

A. June 9, 2016

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

III. PROJECT PRESENTATION

- A. Boone's Crossing NE, Lot 1B (Midwest Regional Bank): A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 1.18 acre tract of land zoned "PC" Planned Commercial District located north of US Highway 40/Interstate 64 and east of its intersection with Boone's Crossing (17U620194).**

Chair Gruchalla explained that due to a conflict of interest, Board Member Doug DeLong, Landscape Architect recused himself from participation and vote.

STAFF PRESENTATION

Mr. Jonathan Raiche, Senior Planner explained that the request is for construction of a new 4,711 square foot, 1-story bank building with two drive-thru service lanes and one additional

ATM lane. The aerial provided points out that the subject site is 1.1 acres in size with proposed pedestrian and vehicular connections.

Site Relationship

The subject site, Lot 1B of Boones Crossing NE subdivision, is the middle lot in a three lot subdivision. The easternmost lot is currently developed with a mixed-use office and bank building.

The site layout provides clear separation for the proposed drive-thru component while still maintaining a connection to and transition between the existing and future phases of the development. The main façade of the building has been oriented toward the Interstate 64 corridor and includes a main entryway plaza area.

Circulation System and Access

- The subject site does not have direct access to North Outer 40 Road and is not permitted to have access from the Interstate 64 exit ramp.
- Internal sidewalks are provided to link the subject site to the other two lots of the subdivision and are located at narrow points of the drive-thru area as to provide for safe pedestrian movement.
- The drive-thru is designed with a counter-clockwise traffic pattern on the northern portion of the site that will provide for efficient and safe vehicular movement.
- The clear separation of the customer parking and the drive-thru will also assist in providing safe and efficient circulation through the site.

Topography

Various bio-retention areas are proposed to be located on the north and east portions of the site.

Architectural Elevations

- The applicant is proposing an approximately 23 feet tall building with an extended entryway that is approximately 28 feet tall.
- Various horizontal architectural elements, including the stone banding and brick soldier course details, also break up the façade near the parapet to screen the roof-top mechanical units as required by City Code.
- All facades have been coordinated with similar materials proposed throughout with the exception of the proposed metal which is found only over the drive-thru canopy on the northern façade of the building.

Materials and Color

- The main proposed materials consist of a medium tone brick, tan architectural stone, dark bronze colored aluminum framed solar tinted windows, and a sandstone colored metal panel. The type and color of materials chosen by the developer are similar to those used on the existing adjacent building and help to provide a consistent architectural theme throughout the development.
- Although the proposed canopy introduces a metal panel for the upper portion, a compatible color has been chosen.
- Additionally, the columns of the proposed canopy are proposed to be constructed of the same brick and stone as used on the main building to provide continuity.

Landscape Design and Screening

The proposed landscape plan includes the following elements:

- 1) The required 30 feet wide landscape buffer along Interstate 64,
- 2) Various parking lot trees,
- 3) Bio-retention plantings along the north and east property lines, and
- 4) A combination of trees, shrubs, and annuals/perennials placed around the building.

The proposed plantings around the building serve to emphasize and bring visual focus to the building's entryway as well as providing visual interest on both sides of the proposed drive-thru canopy.

Dumpster Enclosure

The applicant has utilized evergreen trees to soften and screen the proposed dumpster enclosure which consists of brick to match the building and white vinyl gates.

Lighting

- The proposal includes a combination of ground-mounted, pole-mounted, building-mounted, bollard, and canopy style lighting fixtures. The parking lot lighting proposed is fully-enclosed and shielded LED fixtures.
- Staff has commented and the applicant is aware that some of the site lighting provided for the parking areas exceeds the maximum lighting levels permitted by City Code. Staff will continue to work with the applicant to address this item.
- The proposed angled bollard lights once again serve to highlight the entryway area.
- The applicant has also applied ground-mounted accent lighting to serve two purposes. The first application is spot lighting for the proposed flag pole located southwest of the building which will be required to be directed toward the flag.
- The second application is the same style of fixture but as a flood style lamp rather than a spot light style along the main southern façade of the building.
- The applicant has confirmed and provided a note on the plan that the ground-mounted lighting will be shielded and aimed to avoid light spillage above the roofline.

Mr. Raiche further identified the details of the material samples provided by the applicant.

DISCUSSION

Chair Gruchalla questioned the material of the main façade. Mr. Raiche confirmed that the entry way will consist of architectural stone panels with a tan EIFS cornice to match the building materials. The building materials are compatible with the Cornerstone Mortgage building located to the east. Mr. Raiche provided further explanation as to the site layout and access into the development.

Applicant Comment

Mr. Terry Dawdy, Dawdy & Associates confirmed that the window material will consist of dark bronze aluminum framing. He added that the white metal material will wrap around three sides of the drive-thru canopy. The roof-top mechanical equipment will be fully shielded by the parapet wall.

Board Member Weber made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design

for Boone's Crossing NE, Lot 1B (Midwest Regional Bank) to the Planning Commission **with a recommendation for approval as presented by Staff**

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

- B. Chesterfield Commons, Lot 107 (Rock & Brews):** An Amended Site Development Section Plan, Amended Architectural Elevations and Architect's Statement of Design for a 1.89 acre tract of land zoned "C-8" Planned Commercial District located on the south side of Chesterfield Airport Road, east of Boone's Crossing.

STAFF PRESENTATION

Mr. Justin Wyse, Senior Planner explained that the subject site is located on the south side of Chesterfield Airport Road. Over the years the proposed site has accommodated several restaurants – specifically; Old Country Buffet, Tahoe Joe's, and most recently Estancias Mexican Restaurant. Mr. Wyse then provided comparison images of the current and proposed elevations.

Site Relationships

- The applicant is proposing to renovate the existing restaurant building, by adding an enlarged enclosed patio area. The exterior building materials will include existing (EIFS, brick, and glass) and new materials (stucco, metal r-panel, and glass / aluminum frames) into the design.

Scale and Design

- Changes to scale are primarily affected by the addition of the outdoor patio area on the northeast side of the building. The proposed addition includes a sloped roof, similar to the sloped roof element on the other side of the main entrance.

Materials and Color

- The proposed patio addition will be constructed of laminated glass and aluminum framing with a mill finish.
- The patio includes a CMU stem wall finished with 3-coat Portland cement-based plaster in the same deep rose color as utilized on other areas of the building.

South and West Elevations

Artistic murals are included on the building and are proposed as part of the architectural design of the building. Mr. Wyse confirmed that these features are not considered signage but architectural elements per City Code requirements.

East Elevation

Changes to the site include addition of a new patio addition. This addition will remove the existing outdoor patio area on the site and eight parking stalls.

Lighting

The only changes to existing lighting includes replacing fixtures, as needed, with similar fixtures.

Mr. Wyse further identified the details of the material samples that were provided by the applicant.

DISCUSSION

Proposed Site Plan

In response to Chair Gruchalla's questions pertaining to parking and patio design, Mr. Wyse explained the parking requirements have been met and the patio design will provide an open feel, and natural lighting with protection from the elements.

Applicant Comment

Chair Gruchalla asked for clarification as to whether the patio will be open to the exterior. Mr. Brandon Brensing, Kanbrews STL, LLC confirmed that the patio area will be open to the elements with the incorporation of garage doors extending above the stem wall. Louvers will be applied to allow heat to escape.

Board Member Weber questioned the compatibility of material color specifically the "fire engine red" utilized throughout the building. Mr. Wyse explained that the general architectural guidelines require consistency with the surrounding developments. He then pointed out the similarity within the Chesterfield Commons area.

Architectural Element

Board Member Weber noted his concern that the "artistic murals" may be considered signage with the potential to set a precedent for future development. Staff confirmed that the proposed feature is in fact considered artwork – not signage. Mr. Raiche pointed out that the proposed mural is not painted but is an "applied" element.

Mr. Brensing explained that the graphics are corporate artwork with applications in California and Overland Park, Kansas. The mural will be constructed of a wall-mount, steel metal frame with mesh inserts to allow breathability and moisture release. The rock and roll industry is the inspiration behind the design of the building. He further identified the location of the proposed signage, which will comply with the sign package for the development.

Landscaping

No additional landscaping is proposed. The existing landscaping will remain on the site. However, Board Member DeLong noted the poor condition of the landscaping as it currently exists on the site. Although due to site restraints, Staff will work with the applicant to determine if additional landscaping is an option.

Board Member DeLong made a motion to forward the Amended Site Development Section Plan, Amended Architectural Elevations and Architect's Statement of Design for Chesterfield Commons, Lot 107 (Rock & Brews) to the Planning Commission ***with a recommendation for approval with the following condition:***

- ***Staff work with the applicant to consider incorporating additional landscaping on the site.***

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

- C. **Monarch Center, Lot A (Edison Express):** Amended Architectural Elevations for a 2.62 acre tract of land zoned "PC" Planned Commercial District located on the northeast corner of the intersection of Long Road and Edison Avenue.

Chair Gruchalla explained that due to a conflict of interest, Board Member Mick Weber, Architect recused himself from participation and vote.

STAFF PRESENTATION

Ms. Jessica Henry, Project Planner explained that the current request is for Amended Architectural Elevations is for a paint color change to the building's cornice, the addition of fabric awnings, and an updated gas station pump island canopy. Ms. Henry pointed out that the convenience store, gas station, carwash and fast food restaurant is currently under construction.

The request was presented for review by the ARB at the December 2013 and January 2014 meetings. The project was subsequently reviewed by the Planning Commission and the Public Works Committee before receiving final approval from the City Council in 2014.

Architectural Elevations

- Comparison images of the previously approved and currently proposed Architectural Elevations were provided.
- All materials are to remain in place, and the only requested changes to the building are the cornice paint color and the addition of awnings. The cornice was approved with an off-white paint color, and the applicant is proposing to change to a taupe color from the approved off-white cornice color.
- The proposed fabric awnings are to accommodate a tenant in the fast-food restaurant portion of the building.

Gas Station Canopy

- A comparison of the approved and proposed gas station canopy was provided by the applicant.
- The revisions to the gas pump island canopy is to update the previous approval to reflect the gasoline supplier's current model.
- The canopy will maintain the same brick and stone veneer columns that match the main building. The size and location of the canopy are unchanged; however, the currently proposed canopy does include substantial accent lighting that will be discussed in the following section of this report.

Lighting

- In addition to the already approved recessed canopy lights, new LED accent light fixtures are proposed on the exterior of the canopy. This accent lighting consists of two red and two white bands around the canopy. In between the bands are small diamond shaped LED lights.

Signage

A reference photo that was included shows a night view of the proposed canopy and accent lighting. This photo is for reference purposes only and shows signage which is not within the ARB's purview and is under review as part of a separate Sign Package project. Regarding such lighting, the Unified Development Code states the following:

- *Exterior building lighting shall be architecturally integrated with the building style, material, and color. The color of exterior lamps shall be consistent with that on surrounding buildings.*
- *All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.*

DISCUSSION

The applicant provided material samples and further explained the details to the design, color palette, and materials. The changes reflect the new Phillips 66 branding image.

Lighting

In response to Board Member Brown's question regarding the integration of LED band lighting, Ms. Henry replied that the overall development design should be considered and that changes reflect the corporate branding, which is very common for gas station canopies. As the canopy is utilizing the same brick and stone on the columns as the main building, a determination must be made if the addition of the LED light elements results in the canopy no longer being integrated into the site architecture. Mr. Raiche added that this style is considered accent lighting that it should be complementary to the architecture of the building. Ms. Henry noted that the night view reference photo shows all of the flush-mounted recessed canopy lights which were part of the original approval.

Chair Gruchalla stated that he is familiar with the proposed canopy style and that he does not perceive its design and lighting as being inappropriate for this site.

Board Member Brown made a motion to forward the Amended Architectural Elevations for Monarch Center, Lot A (Edison Express), ***as presented, with a recommendation for approval to City Staff.***

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

- D. **Spirit Valley Business Park, Adjusted Lot 4:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.492 acre tract of land zoned "PI" Planned Industrial District located on the west side of Spirit Valley Central Drive and north of Spirit Valley West Drive.

STAFF PRESENTATION

Mr. Justin Wyse, Senior Planner explained that the request is for construction of a 35,000 square foot one-story, multi-tenant building for office and warehouse users located within Spirit Valley Business Park. The building is situated with the loading dock area on the west of the building, with public access on the east. Mr. Wyse provided color photos of the site and the surrounding area.

Circulation System and Access

- Proposed access to the site will be from a shared entrance on the north (shared with future development) and additional access on the southern end of the site off Spirit Valley West Dr.
- Access points are proposed to minimize difficult maneuvers for large truck traffic while also providing reasonable and safe public access.

Scale, Design, Materials and Color

- Concrete tilt-up panels will be used with dark (charcoal) color on vertical projected portals and light (beige) colors on the main portion of the façade.
- The proposed building will be constructed of tilt-up concrete with vertical spandrel glass accent features and red steel eyebrows above the windows.
- Bio-retention is included on the west end of the site.
- Several master plan channels are to be situated on the site.

Landscape Design, Screening and Fencing

A color rendering was provided highlighting that a combination of shrubs and perennials are included on the front (east) and side (south) facades which are most visible from the public realm. Board Member DeLong commented that the overall landscape plan is very appealing and fit well within this development. Mr. Wyse pointed out that due to the site layout additional plantings would not be feasible.

Trash Enclosure

The proposed trash enclosure will be located on the northwest side of the building. It is comprised of six foot tilt-up concrete which will match the building and landscaping will be provided around the perimeter.

Lighting

- The proposed lighting consists primarily of LED utilitarian lighting in compliance with the City of Chesterfield's lighting requirements.
- Proposed street lights will match the standards installed throughout the development.
- Accent lighting is utilized to highlight building entrances.

DISCUSSION

Mechanical Equipment

The roof-top mechanical equipment will be fully screened by the four-sided parapet walls. Staff will verify that the screening meets City standards. Mr. Dan Dial, Dial Architects provided identification to the height and location of the proposed mechanical units situated near the small office areas. Chair Gruchalla felt that the project is well designed and use of materials fit well within the surrounding area.

Mr. Bill Hardie, Keystone Construction pointed out that the northern patio is a proposed feature for accommodating a future tenant. There was discussion whether additional landscaping could be incorporated near the patio area.

Board Member Weber made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Spirit Valley Business Park, Adjusted Lot 4, to the Planning Commission ***with a recommendation for approval with the following conditions:***

- **Consider incorporating landscaping near the patio located to the northern area of the site.**
- **Staff to confirm the parapet height and that the mechanical equipment will be fully shielded and not visible from public view.**

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

- E. Wings Corporate Estates, Lot 14:** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 1.61 acre tract of land zoned "PI" Planned Industrial District located on the east side of Eatherton Road south of Wings Corporate Drive.

Chair Gruchalla explained that due to a conflict of interest, Board Member Doug DeLong, Landscape Architect recused himself from participation and vote.

STAFF PRESENTATION

Mr. Jonathan Raiche, Senior Planner explained that the project was before the ARB in the fall of 2015. The purpose of this request is to amend the plans that were previously approved by the Planning Commission to reflect site grading changes near the building as well as revisions of various architectural elements. The subject site is located at the corner of Wings Corporate Drive and Buzz Westfall Drive in the interior of the Wings Corporate Estates development. Mr. Raiche provided color photos of the site and the surrounding area.

The revisions include the following items:

- 1) Removal of the extended raised/roofed platform that extended off the west end of the proposed building,
- 2) Removal of the three (3) dormers located on the rear/south façade,
- 3) Removal of the handicap ramp in front due to revised site grading,
- 4) Revisions of the proposed wall-mounted lighting fixtures, and
- 5) Slight change to the bio-retention area.

The changes being proposed currently are of a nature that require review by the Architectural Review Board and the Planning Commission. Mr. Raiche explained that there are no color or material changes proposed.

Although the extended raised platform has been removed with the current proposal, the applicant has preserved various other elements which are used to create this train depot inspired design.

Topography

Minor revisions to the proposed grading have been made by the applicant near the building which have resulted in the removal of the more extensive handicap accessible ramp on the front facade.

Scale and Design

- The main façade of the proposed structure utilizes a large sloped roof and covered porch along the entire façade.

- The large porch wraps around the east and west façades to help continue this scale around three (3) sides of the building.
- The south elevation has a larger expanse of tilt-up concrete; however, the applicant has proposed small windows with arch-top painted trim to help bring some sense of scale to this minor façade as well.
- There are two proposed entrances in the corners of the property with parking located along the north and east portions of the site.
- The parking will include porous pavement and there are also two (2) small bio-retention areas to the west of the proposed building for stormwater purposes.
- The loading area for this site is proposed on the western façade.

Dumpster Enclosure

The dumpster enclosure will be screened by six foot tall concrete panels to match the building and will be screened by plantings on two sides.

Mechanical Equipment

The proposal also indicates ground-mounted HVAC equipment on the south side of the building that will be screened on all sides by proposed landscaping.

Materials and Color

- As mentioned previously, the building will be comprised of tilt-up concrete and glass with a prominent sloped roof.
- The developer has chosen a neutral color palette with bronze and taupe paint utilized on the concrete and bronze utilized for the various window and wood trim elements located on the porch.
- The wood trim brackets and posts, along with the scale of the porch, help create the train depot inspired design.

Landscape Design and Screening

- The main change in the proposed Landscape Plan is the addition of three (3) Red Pines near the northwest corner of the building.
- These trees were added in the area that the previous raised platform was located in an effort to replace some of the visual screening that the previous platform provided.
- The proposed plantings also enhance the proposed covered porch and parking island areas to create an aesthetically pleasant area for pedestrians utilizing these areas.

Lighting

The revisions proposed for lighting under the current proposal are:

- Changing the wall-mounted fixtures near the entrances to a decorative fixture, the removal of the wall-mounted lighting on the southern façade, and the use of can lighting under the proposed porch roof. It was pointed out that there is no pedestrian access to the southern area of the site.
- The plan proposes the same four light standards in the parking areas and one street light standard in the northeast corner of the site. The street light proposed is the same fixture that has been utilized on adjacent sites.
- Additionally, there are four (4) wall-mounted fixtures located on three (3) of the building facades.
- All of the light fixtures are LED area lights which are fully shielded, full cut off optics and adhere to the City's Lighting Standards.

Board Member Adams arrived at this point at 7:21 p.m.

DISCUSSION

Architectural Elevations

Chair Gruchalla felt that the applicant addressed the concerns previously raised by the Board and pointed out that the predominant changes of the wrap-around porch, and removal of the dormers greatly improved the overall look of the proposed development.

Board Member Brown made a motion to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for Wings Corporate Estates, Lot 14, ***as presented, with a recommendation for approval to the Planning Commission.***

Board Member Weber seconded the motion. **The motion passed by a voice vote of 4 - 0. As previously stated, Board Member DeLong recused himself from the vote.**

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

VI: ADJOURNMENT 7:27 p.m.