

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
January 15, 2009**

PRESENT

Mr. Matt Adams
Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Gary Perkins
Mr. Dave Whitfield
Ms. Mary Brown
Ms. Lu Perantoni, Planning Commission Liaison
Ms. Amy Nolan, Planning Commission Member
Ms. Mara Perry, Senior Planner
Mr. Kristian Corbin, Project Planner
Mr. Shawn Seymour, Project Planner
Mr. Justin Wyse, Project Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

I. CALL TO ORDER:

Chair Bud Gruchalla called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS:

- A. Edison Crossing, Lot B:** Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for an 11.831 acre tract of land zoned "PC" Planned Commercial District located at 162 Long Road at the southeast corner of Edison Avenue and Long Road.

Kristian Corbin, Project Planner, noted that this project was presented to the Architectural Review Board at its December 11th meeting. At that meeting, the Petitioner introduced changes to the project which Staff had not had the opportunity to review. During the meeting, two comments and one recommendation were brought forth from the Board as follows:

Comments

- Pedestrian and vehicular conflicts associated with the trailhead interface – Comments have been made by Staff and the Petitioner is currently addressing these issues.
- Landscape issues pertaining to the mix of evergreen and deciduous trees for the buffer screening and screening parking views from Edison with shrubs – Comments have been made by Staff and the Petitioner is currently addressing these issues.

Recommendation

- Rear elevations to be given additional study regarding materials or colors as it faces the public – The Applicant has made some amendments to the south elevation with the addition of some brick sections and painted split-face block along the rear of the building.

Items Discussed:

- Shrubs added to soften the parking from the roadway.
 - o Staff to review the selected species as they tend to get tall and leggy if not kept properly pruned.
- South elevation was one color.
- Overhead door is not shown on the elevation.
- The drive-up window has been made a bit more obvious.
- The pergolas on the west side will be addressed at Site Plan review.
- The outdoor eating area will be addressed at Site Plan review.
- It was felt the changes to the rear elevation are an improvement over the previous submittal. Materials have been changed to be similar to the materials used on the front of the building, which gives the building a unified look.

Staff's Review

1. Staff is to review the species of the plantings along the front.
2. Staff is to continue its review of the pedestrian and vehicular conflicts associated with the trailhead interface.
3. Staff is to continue its review of the landscape issues pertaining to the mix of evergreen and deciduous trees for the buffer screening and screening parking views from Edison with shrubs

Rick Clawson made a motion to forward the project for approval with the modifications to the rear elevation.

**Bryant Conant seconded the motion.
The motion passed by voice vote 7-0.**

- B. Brooking Park Village (Willows at Brooking Park):** Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations, and Architect's Statement of Design for a 15.119 acre parcel zoned R-1, R3 CUP located west of Woods Mill Road at the intersection of Woods Mill Road and Brooking Park Drive.

Shawn Seymour, Project Planner, noted that this is the third Amended Site Development Plan and is for the addition of fourteen family villas (12 attached and 2 detached) and two multi-family apartment buildings. The two multi-family buildings will contain 42 and 52 units. The Landscape Plan shows approximately 400 trees planted at complete build-out. The materials include Hardie plank, brick, and architectural shingles.

Items Discussed:

- The materials will match the existing materials.
- Landscaping:
 - o The landscaping behind the villas includes a line of existing trees and a large berm.
 - o New landscaping is still being installed and a new landscape buffer is being installed as part of St. Luke's Outpatient Services building on the adjacent property.
 - o The Landscape Plan meets the Tree Manual requirements.
- Width of the street by the villas must meet City street standards.
- Visitor Parking:
 - o Question was raised as to whether the street is wide enough to accommodate visitor parking.
 - o Garages are provided with the units.
 - o Driveway can provide parking for guests.
 - o Street might be able to handle parking on one side of the street.

Bryant Conant made a motion to forward the project for approval as presented.

Rick Clawson seconded the motion:

The motion passed by voice vote 7-0.

- C. **Downtown Chesterfield, Lot 3:** A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 4.869 acre lot of land zoned "C-8" Planned Commercial located west of the intersection of Chesterfield Parkway West and Park Circle Drive.

Mara Perry, Senior Planner, presented the project request for a new 148,200 square foot office building, along with a two-level parking structure. The existing building materials are comprised of a brick veneer, aluminum composite panels and glass. With respect to landscaping, Staff is currently working with the Petitioner on some sight distance issues due to the curve in the roadway. Some of the trees may be relocated on the site because of sight distance concerns. Staff is also working with the Petitioner regarding some Tree Manual issues and lighting issues. Signage is not being reviewed at this time.

Robert Barringer, architect with HOK, noted that Sachs Properties is attempting to get the building LEED-certified as a green building. To be certified, the brick must be manufactured within a 500-mile radius of St. Louis. The brick being proposed will not be the same brick that was used on the first building, which was fired in Maryland. However, they will be proposing a brick that will be very similar to the first building.

Items Discussed:

- The proposed materials match the first building and ties in well with the rest of the development that has already been approved.
- Reducing the landscaping at the corner of the garage with respect to sight distance concerns:
 - o Possibility of bringing in some type of architectural feature or brick material.
 - o Possibility of doing a board-formed treatment at this corner.
 - o Staff is working with the Petitioner to try and keep some of the lower level plantings.
 - o Possibility of using columnar evergreens such as cedars, which would provide a vertical plant against the building without obstructing the vision of the drivers.
 - o The trimming of trees so you can see below them rather than through them. It was noted that Staff considers this a sight-distance issue.
 - o Possibility of keeping the hemlock tree.
- Swamp white oaks are trees that mature out to be large-sized trees.
- Encourage the use of evergreen trees to help break up the landscaping.
- It was felt the site is well-planned.

Staff's Review:

1. Staff to review the sight distance issues along Circle Drive.

Rick Clawson made a motion to forward the project for approval as presented with the following recommendation:

1. If part of the landscaping is removed exposing the corner of the garage to pedestrian view, architectural embellishments or upgraded materials are to be used.

Mary Brown seconded the motion:

The motion passed by voice vote 7-0.

- D. **McBride and Son Center, Lot 4A (#2 McBride and Son Center Dr)**: Amended Site Development Section Plan, Amended Architectural Elevations, and Architect's Statement of Design for a 1.447 acre tract of land zoned "PC" Planned Commercial District located at the northeast corner of Chesterfield Airport Road and McBride and Son Center Drive.

Justin Wyse, Project Planner, presented the project which involves amendments to the existing architectural elevations, as well as the removal of the playground at the existing Joe's Crab Shack and replacing it with a landscaped area. The Petitioner also proposes an expansion of the current outdoor seating area. The proposal utilizes the existing brick into the structure, along with including new cedar throughout the design. An amended landscape plan and amended lighting plan have not been submitted because no changes are being proposed. The existing landscape and lighting plans meet City requirements.

Items Discussed:

- No existing landscaping will be removed.
- Signage is a separate process.
- Lighting:
 - o Existing lighting currently attached to the building will be removed.
 - o Neon lighting is part of the current monument sign.
 - o Any new signage would have to meet the City's new Lighting Ordinance, which does not allow neon.
- Samples of the materials for the large box portion behind the Brick House Tavern sign were presented. It was noted that it will have a "siding look" as opposed to a metal panel look.
- Brick House Tavern is not considered a chain restaurant – there are two others and this would be the first one in St. Louis.

- It was felt the proposal is a big improvement over the existing restaurant and that the materials fit the type of restaurant being proposed.

Rick Clawson made a motion to forward the project for approval as presented.

**Bryant Conant seconded the motion:
The motion passed by voice vote 7-0.**

- E. Stallone Pointe (15400 Conway Road):** Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 0.68 acre tract of land zoned "PC" Planned Commercial District located on the south side of Conway Road and west of the intersection of Chesterfield Parkway and Conway Road.

Shawn Seymour, Project Planner, presented the project request for a new 5,030 square foot retail building. The site is required to have 26 parking stalls, which are being provided. There is one access point onto Conway Road. The Landscape Plan shows nine trees being saved on site and the addition of fifteen trees. The Landscape Plan meets the Tree Manual requirements. Exterior materials include brick, cultured stone, aluminum, and glass.

Items Discussed:

- The neighboring residential structure is currently for sale and it is anticipated it will be rezoned to commercial.
- Fence:
 - o During the rezoning, a variance to the development standards was requested to allow a fence rather than a landscape buffer, which is required when a Planned Commercial District abuts a Residential District.
 - o The fence is six-feet high and sight-proof.
 - o If the property is rezoned to commercial, no buffer will be required and the fence could be removed.
 - o There will be no landscaping in front of the sight-proof fence. The adjacent residential property has a stand of trees on its site.
- Concern expressed about the approved variance of the fence setting a precedent.
 - o Staff noted that this is not setting a precedent because the City's Comprehensive Plan designates this site as part of the Urban Core, which is the densest area of the City. If the neighboring residential structure is rezoned to commercial, no buffer is required. If it remains residential, the sight-proof fence will remain and is acceptable according to the Department's review.
- Monarch Fire has reviewed the project.

- Landscaping and lighting meet all City standards.
- The building can accommodate a maximum of three tenants but it is probable that there will only be two tenants. Stallone Formal Wear will occupy the majority of the building.
- The condenser units will be on the ground at the back of the building.
- Retaining wall:
 - o The distance between the sidewalk and retaining wall is approximately 2'.
 - o Suggestion of adding plantings to soften the retaining wall.
 - o Retaining wall is required because the City requires that the sidewalk be continued along Conway Road.
 - o Landscape Plan shows ornamental gravel is being proposed in this area.
- Building:
 - o Metal canopy extends 4' on the front and 2' on the sides.
 - o The glass in the roof area is a light lantern.
 - o The doors have an aluminum bronze finish storefront system.
 - o Proposing sheet metal copings.
 - o The proposed stone has variations in color and size.
 - o Concern expressed by one Board member that the proposed building is not compatible with the adjoining new construction, which is "contemporary and slick". Concern expressed that the proposed building is "very busy, over-articulated, and over-textured". One Board member expressed concern that if the building becomes too simplified, it would look like a strip store.
 - o Question was raised as to whether residential scale is wanted in the urban core area.
 - o It was felt that the building materials will have a more monochromatic look than they appear in the rendering, which should help with the concern of the design being "too busy".
 - o Concern that the stone above the entry way is too massive, which makes it look off-scale.
- Signage:
 - o Each tenant is permitted its own signage.
 - o Concern expressed that the signage could add to the "busyness of the façade".

Matt Adams made a motion to forward the project for approval as presented.

Bryant Conant seconded the motion:

The motion passed by voice vote 7-0.

III. APPROVAL OF MEETING SUMMARIES

A. December 11, 2008

Correction to be made to page 2 of the meeting summary to correct the spelling of Mr. Whitfield's name.

Bryant Conant made a motion to approve the meeting summary, as corrected.

Dave Whitfield seconded the motion.

The motion passed by voice vote of 4-0 with 3 abstentions.

IV. OLD BUSINESS

A. By-Laws – Election of Officers

It was agreed to hold the next election of officers in March. If the March meeting is cancelled, the election will take place in April.

V. NEW BUSINESS

A. Guidelines

The new Guidelines will be on the City's website in the near future. The Board members will be sent a PDF version of the guidelines by e-mail and will be notified when they have been placed on the website.

VI. ADJOURNMENT

Matt Adams made a motion to adjourn the meeting.

Bryant Conant seconded the motion.

The motion passed by voice vote 7-0 and the meeting adjourned at 7:45 p.m.