



AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
Conference Room 102-103
Thursday, February 13, 2025
5:30 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING SUMMARY

A. November 14, 2024

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

A. **Chesterfield Executive Park, Lot 1**: An Amended Site Development Section Plan for a 1.08-acre tract of land zoned "M3" Planned Industrial located south of Chesterfield Airport Road and east of Cepi Drive.

V. OTHER

VI. ADJOURNMENT

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE ARCHITECTURAL REVIEW BOARD MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636)537-6716 AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.



**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
THURSDAY – NOVEMBER 14, 2024
5:30 PM
CONFERENCE ROOM 102/103**

ATTENDANCE:

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

ABSENT:

Mr. Matt Adams
Mr. Doug DeLong

ALSO IN ATTENDANCE:

Mayor Bob Nations
Councilmember Merrell Hansen
Councilmember Dan Hurt
Planning Commission Liaison, Guy Tilman
Ms. Alyssa Ahner, Senior Planner/Staff Liaison
Mr. Isaak Simmers, Planner
Mr. Shane Streiler, Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

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

II. APPROVAL OF MEETING SUMMARY

A. October 10, 2024

Board Member Lavrich made a motion to approve the meeting summary as written. Board Member Lew seconded the motion. The motion passed by a voice vote of 5-0.

III. UNFINISHED BUSINESS

Ms. Alyssa Ahner, Staff Liaison gave a brief project update to the Fairfield Suites Amended Architectural Elevations hotel expansion.

IV. NEW BUSINESS

- A. **Chesterfield Commons North, Lot 5:** Amended Architectural Elevations for an office building located on a 4.61-acre tract of land zoned “PC” Planned Commercial located south of I-64, north of Chesterfield Airport Road, and east of First Community Drive.

Due to a conflict of interest, Board Member Mehrtens recused himself from the discussion and vote on this project.

STAFF PRESENTATION

Shane Streiler, Planner explained that the request is to renovate the entrance on the southern façade of the existing First Community Credit Union building.

Materials and Color

The modification primarily consists of a new curved standing seam metal roof in the color “Sky Blue”. The new roof will be consistent with the neighboring building. The entrance will be redeveloped with exterior insulation finishing systems (EIFS) instead of masonry and metal coping.

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

DISCUSSION

During discussion the following information was provided.

- Existing front planters to remain.
- The Board thanked the applicant for the upgrades and improvements to the building.

Motion

Vice-Chair Starling made a motion to forward **Chesterfield Commons North, Lot 5** with a recommendation of approval, as presented. Board Member Lew seconded the motion. **The motion passed by a voice vote of 4-0.** *As previously, mentioned Board Member Mehrtens recused himself from the vote.*

- B. **Chesterfield Commons Six, Lot 5A:** Amended Architectural Elevations and Architect’s Statement of Design for a single-tenant commercial building located on Lot 5A of Chesterfield Commons Six subdivision, zoned “C8” Planned Commercial District.

STAFF PRESENTATION

Isaak Simmers, Planner explained that the request is to repaint all the EIFS with warm gray “Earth Tone” colors in preparation for a new tenant.

Landscaping

A landscape company is updating the site’s landscape to replace any dead plantings and match the previously approved Landscape Plan.

DISCUSSION

During discussion, the following information was provided.

- With proximity along the highway corridor, suggestion to clean up/refresh the existing landscape along the northern property line. Staff said they would confirm ownership of the landscaping location; Monarch Chesterfield Levee District, or Missouri Department of Transportation. Mr. Chiodini, from Chiodini Architects, confirmed their willingness to maintain the subject area.
- Compliments to the welcoming front entry.
- Signage location was identified.
- No new lighting proposed. Removal of existing “gooseneck” lighting only.
- No new roof-top mechanical equipment; the existing to remain.
- Location of the existing trash enclosure.

Motion

Vice-Chair Starling made a motion to forward Chesterfield Commons Six, Lot 5A with a recommendation of approval with the following condition:

- Refresh the existing landscaping to match the 2012 approved Landscape Plan.

Board Member Mehrtens seconded the motion. **The motion passed by a voice vote of 5-0.**

- C. JCCA:** Amended Architectural Elevations and Architect’s Statement of design for the recreation facility located at the northeast intersection of Baxter Road and Wildhorse Creek Road, zoned “R2” Residential District.

STAFF PRESENTATION

Isaak Simmers, Planner explained the previous amended elevations were approved via MZA in response to the discovery of water seeping into the existing tan CMU block. The applicant chose to expand the approved color across more of the façade and add a darker gray detail for accenting.

The applicant has returned with a third revision presented to ARB. It was communicated to Staff that the change was due to the J West ownership liking the look of the approved color pallet across the entire façade better than what was previously approved.

DISCUSSION

During discussion the following information was provided.

- The applicant further explained the basis of the exterior color change to the entire building.
- With proximity to Ascension Church, the color change gives both the JCCA and church individual identity.
- Although there were no substantial concerns, Board Member Mehrtens suggested options of a separate color to the arched windows along the lower level of the west elevation.

Motion

Board Member Mehrtens made a motion to forward the JCCA with a recommendation of approval, as presented. Board Member Lew seconded the motion. **The motion passed by a voice vote of 5-0.**

- D. **Junior Chambers International**: Amended Architectural Elevations for an office building located on a 1.86-acre tract of land zoned “PC” Planned Commercial located west of Olive Boulevard and north of Swingley Ridge Road.

STAFF PRESENTATION

Shane Streiler, Planner explained that the applicant is proposing to replace the existing clay Spanish tile roof with a metal Spanish tile roof colored “Rustico Clay.” No other changes are proposed. A single material sample was provided.

DISCUSSION

During discussion the following information was provided.

- Concerns with durability and substantial color difference to the asphalt shingle material. Preference of material that matches the existing building.
- More subdued color is preferred; however, additional samples were not available.
- The Board expressed displeasure that no project representation was available.
- Request that Staff research whether the product or color was installed within the area.

There was considerable discussion, timing, and process of moving forward. Unfortunately, without project representation, the option to Hold was not available. Staff to work with the applicant to obtain color and material options to the Board and to stress presence of the petitioners.

Motion

Vice-Chair Starling made a motion to forward Junior Chambers International with a recommendation of approval with the following conditions:

- Change to a more compatible roof color and material to match the existing.
- In addition, provide samples of both proposed and existing color and materials for ARB review.

Board Member Mehrtens seconded the motion. **The motion passed by a voice vote of 5-0.**

V. OTHER

A. Revised – 2025 Meeting Schedule

Motion

Board Member Lavrich made a motion approve the Revised 2025 Meeting Schedule. Board Member Mehrtens seconded the motion. **The motion passed by a voice vote of 5-0.**

VI. ADJOURNMENT 6:33 p.m.

Architectural Review Board Staff Report

Project Type: Amended Site Development Section Plan

Meeting Date: February 13, 2025

From: Shane Streiler, Planner

Location: 640 Cepi Drive

Description: **Chesterfield Executive Park, Lot 1:** An Amended Site Development Section Plan, Amended Landscape Plan, and Amended Architectural Elevations for a 1.08-acre tract of land zoned “M3” Planned Industrial located south of Chesterfield Airport Road and east of Cepi Drive.

PROPOSAL SUMMARY

V Three Studios, on behalf of Bourbon Lake, LLC, has submitted an Amended Site Development Section Plan (ASDSP), Amended Landscape Plan, and Amended Architectural Elevations for Chesterfield Executive Park, Lot 1. The ASDSP initially proposed a new freestanding monument sign at a different location. However, after a site inspection, Staff discovered that the building's elevations and the site's landscaping had been substantially modified without applicable City approval. Following discussion with the applicant, it was discovered that these changes had been completed by the previous building owner.



Figure 1: Subject Site

Through this review, the applicant is seeking a relocation of their freestanding monument sign and retroactive approval for the changes to the elevations and landscaping.

HISTORY OF SUBJECT SITE

The subject site was developed in 1984 under County Ordinance 11,468, with the three (3) lots abutting Chesterfield Airport Road restricted to office buildings. Later that year, the Site Development Section Plan (SDSP) for the subject site was approved which created the original office building, parking, landscaping areas, and freestanding sign location. The next year, the SDSP was

amended to enlarge the building to 11,145 square feet. Since 1985, there have not been any substantial changes to the subject site. However, in 2023, the previous owners modified the building’s elevations and the site’s landscaping. Later that year, the current owner, Bourbon Lake, LLC, purchased the building.

STAFF ANALYSIS

Sign Location

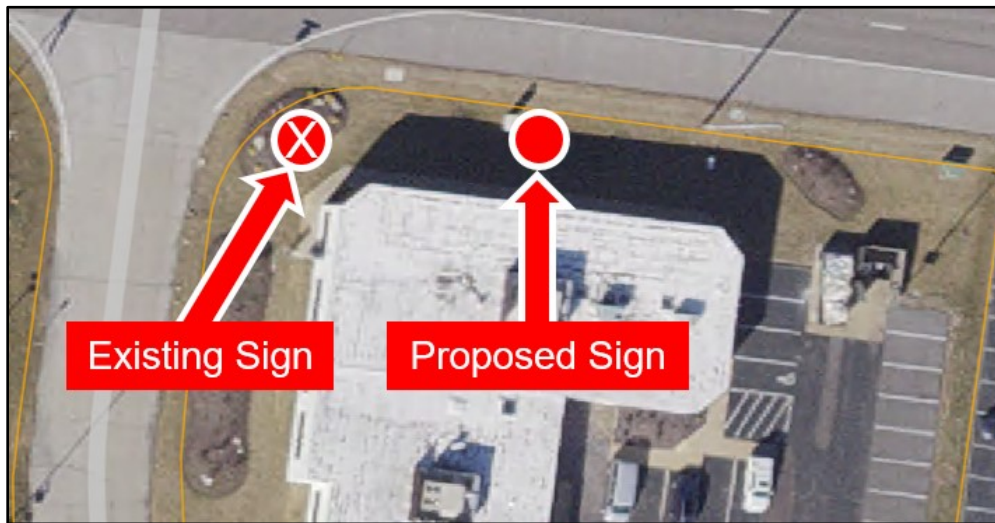


Figure 2: Existing and Proposed Sign Location

Elevations

The previously red brick masonry building (Figures 3-6) has been painted white on the building’s faces with accents of black on the corners (Figures 7-11). The insulated glass windows have remained unchanged, but the green aluminum frame on the south elevation (Figure 5) has been painted black (Figure 10). As previously mentioned, the applicant is seeking retroactive approval for these modifications.

Previous Conditions



Figure 3: North Elevation



Figure 4: East Elevation



Figure 5: South Elevation



Figure 6: West Elevation

Existing Conditions Requiring Retroactive Approval



Figure 7: North Elevation



Figures 8-9: East Elevation



Figure 10: South Elevation



Figure 11: West Elevation

Landscaping

In the 1984 SDSP, Saint Louis County approved the original landscape plan which was later amended in 1985. The 1985 plan is depicted in *Figure 12* to provide context as to what was last formally approved for the site.

Since the original approval, modifications include the removal of two landscape islands near the entrance to accommodate ADA ramps and mulch has been replaced with rock. The applicant has provided an Amended Landscape Plan that depicts the existing conditions, in which they're seeking retroactive approval for, and newly proposed landscaping to compliment the revised monument sign location. Staff is continuing to work with the applicant on the City requirement that states each parking space shall be within 50 feet of a tree.

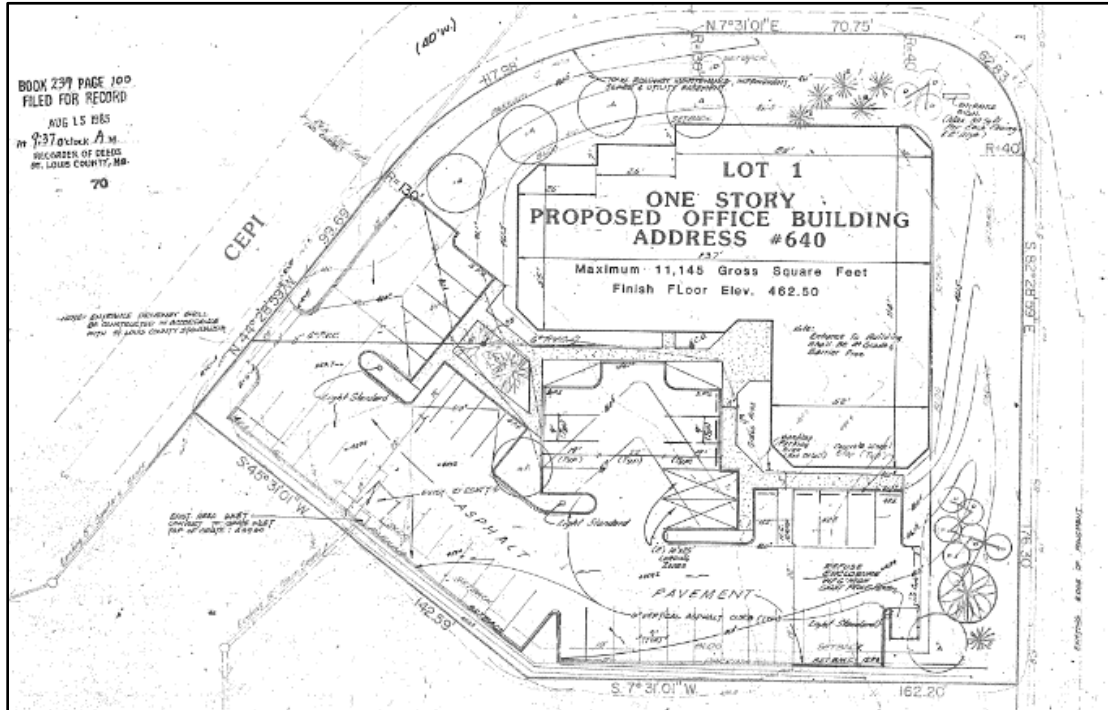


Figure 12: Previously Approved Landscape Plan

DEPARTMENTAL INPUT

Staff requests review and recommendation on the Amended Site Development Section Plan, Amended Landscape Plan, and Amended Architectural Elevations for Chesterfield Executive Park, Lot 1.

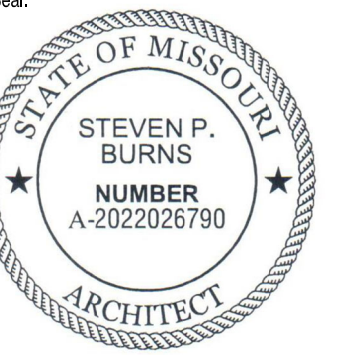
MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Amended Site Development Section Plan, Amended Landscape Plan, and Amended Architectural Elevations for Chesterfield Executive Park, Lot 1 as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Amended Site Development Section Plan, Amended Landscape Plan, and Amended Architectural Elevations for Chesterfield Executive Park, Lot 1 with a recommendation for approval with the following conditions..."

Attachments

Architectural Review Packet Submittal



01.15.25

Steve P. Burns - Architect
MO# A-2022026790

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PROPOSED NEW FREESTANDING SIGN

640 Cepi Drive
Chesterfield, MO 63122

No.	Description	Date

Sheet Title:
**BUILDING
EXTERIOR
PHOTOS**

Issue Date: 01/15/2025 Sheet Number:

A101



6 | Partial East Exterior Building Elevation - Near Entry Door
A101 | Not To Scale



5 | North Exterior Building Elevation
A101 | Not To Scale



4 | South Exterior Building Elevation
A101 | Not To Scale



3 | Partial East Exterior Building Elevation
A101 | Not To Scale



2 | West Exterior Building Elevation
A101 | Not To Scale



1 | Partial South Exterior Building Elevation - Near Entry Door
A101 | Not To Scale



6 | South East Adjacent Property - Office Building Use
A102 | Not To Scale



3 | North West Adjacent Property - Auto Rental Use
A102 | Not To Scale



5 | West Adjacent Property - Office Building Use
A102 | Not To Scale



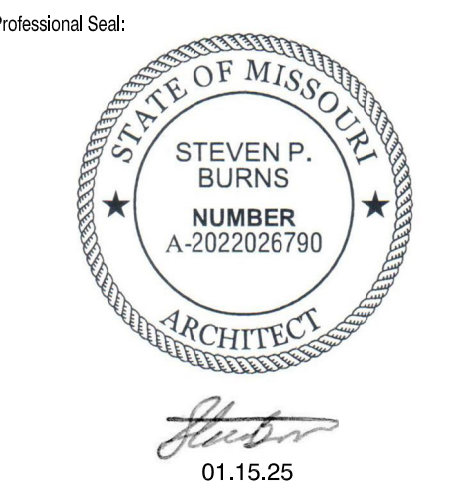
2 | South East Adjacent Property - Office Building Use
A102 | Not To Scale



4 | North East Adjacent Property - Office/Warehouse Use
A102 | Not To Scale



1 | East Adjacent Property - Office Building Use
A102 | Not To Scale

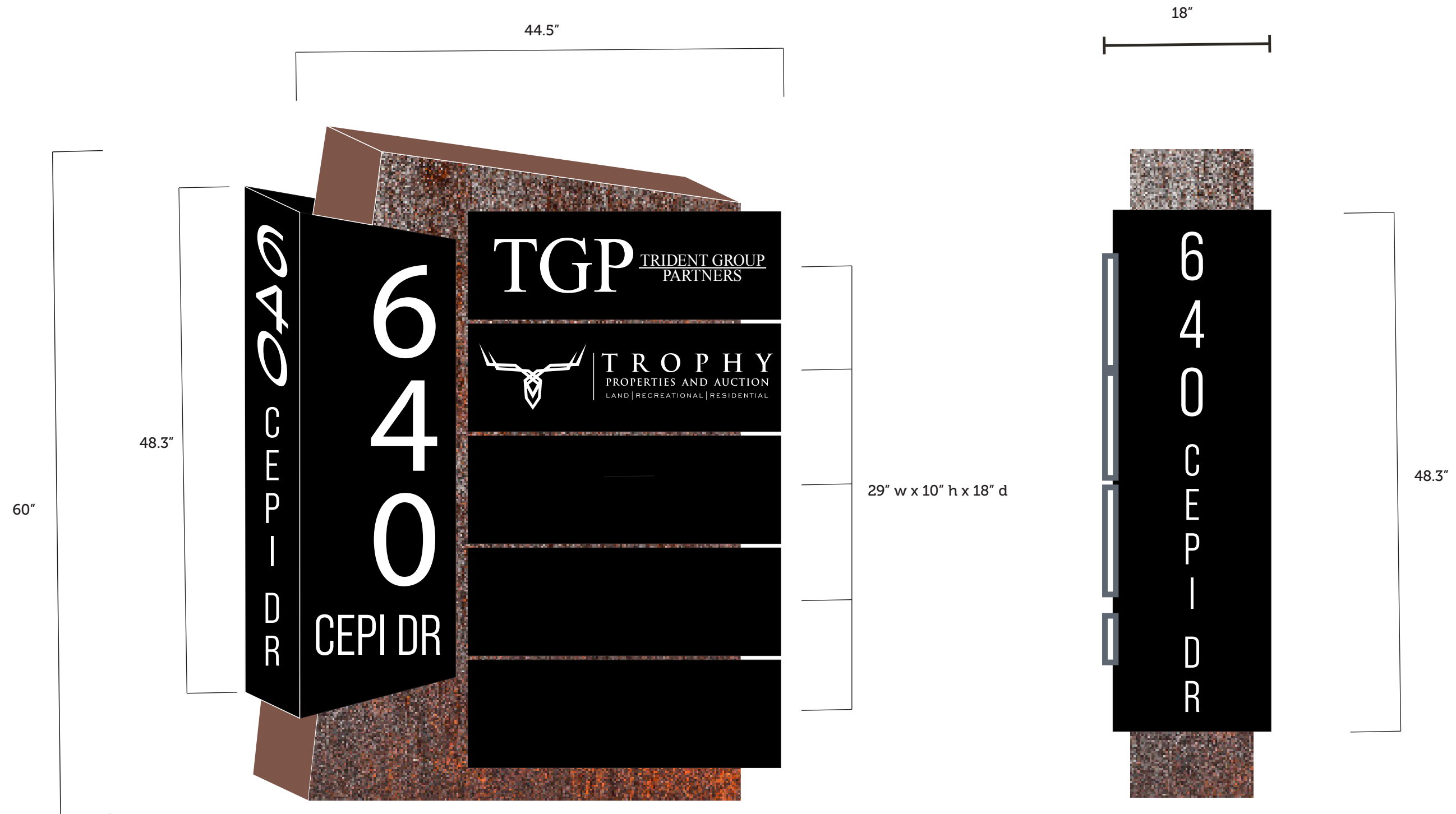


Professional Seal:
STEVEN P. BURNS
NUMBER
A-2022026790
ARCHITECT
01.15.25
Steve P. Burns - Architect
MO# A-2022026790
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PROPOSED NEW FREESTANDING SIGN
640 Cepi Drive
Chesterfield, MO 63122

No.	Description	Date

Sheet Title:
ADJACENT PROPERTY PHOTOS
Issue Date: 01/15/2025
Sheet Number:
A102



IMPORTANT PLEASE READ

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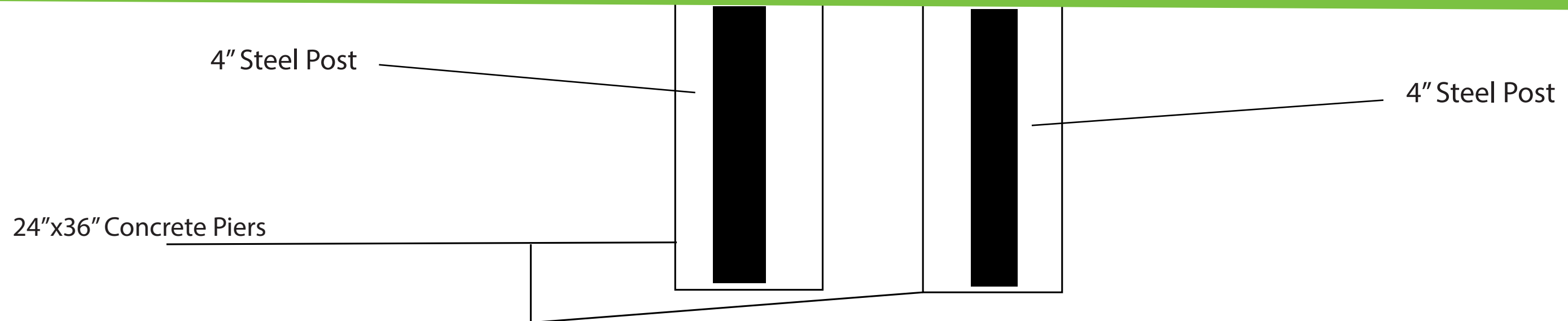
Trident Group

INSTALL SPECS



Sign to Be Saddle Mounted to 2 4" Steel posts. Posts to be 96" in height. Two concrete piers will be poured. Each pier will measure 24"x36".

Total Sign Size: 60"x44.5"x18"
Total Sign Sq. Feet per side: 18.5 sq feet
Total Sign Sq. Feet: 37 sq feet
Total area per face not to exceed 50 square feet.

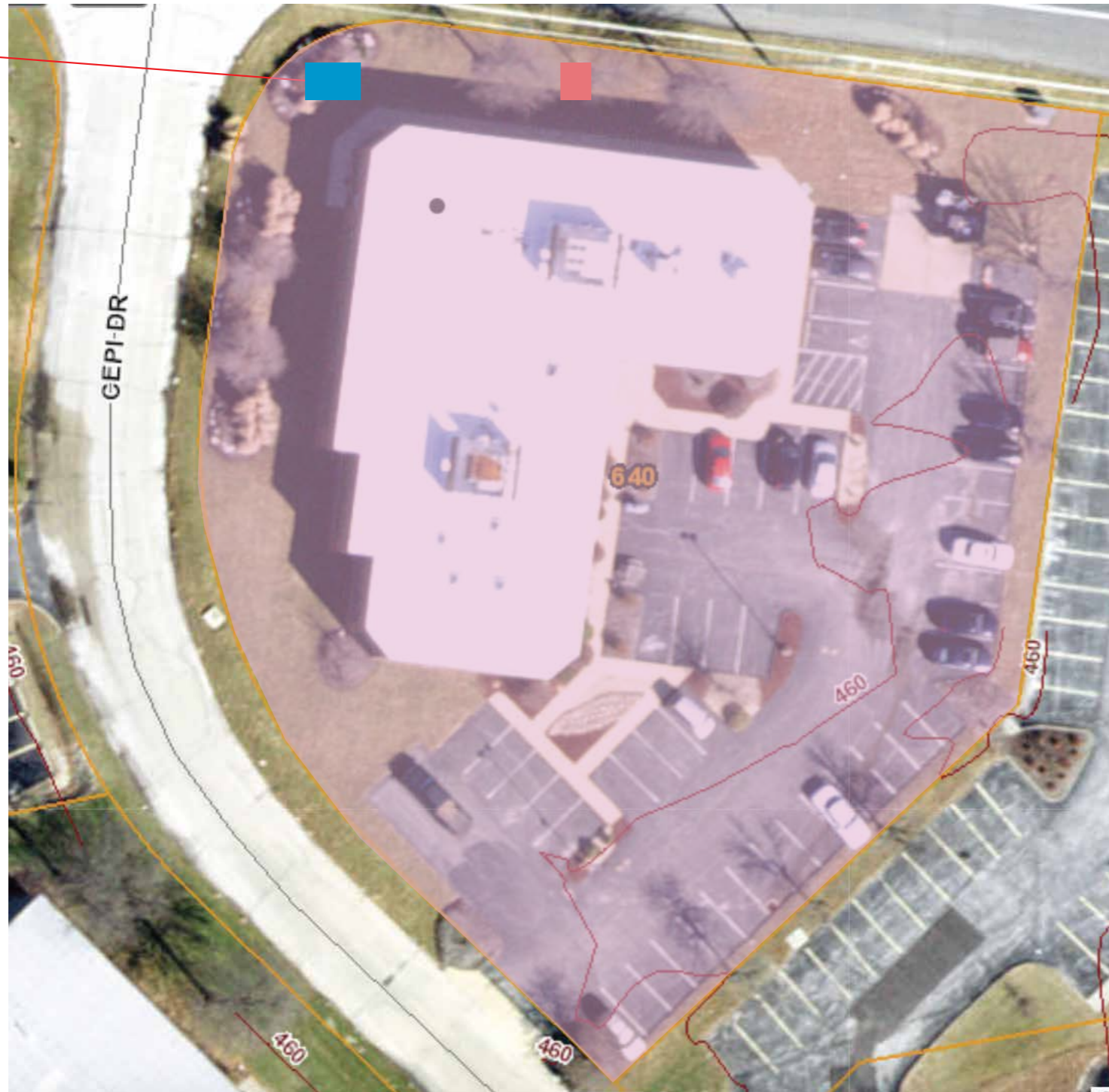


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Trident Group

Sign Location



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