



**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
THURSDAY – MARCH 13, 2025
5:30 PM
CONFERENCE ROOM 102/103**

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Doug DeLong
Mr. John Lavrich
Mr. Kristopher Mehrtens

ABSENT:

Ms. Susan Lew
Mr. Matt Adams

ALSO IN ATTENDANCE:

Councilmember Merrell Hansen
Councilmember Dan Hurt
Planning Commission Liaison, Walter Bilgram
Ms. Alyssa Ahner, Senior Planner/Staff Liaison
Mr. Isaak Simmers, 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. February 13, 2025

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

III. UNFINISHED BUSINESS - No unfinished business at this time.

IV. NEW BUSINESS

- A. Spirit of St. Louis Air Park 18600 Edison Ave (West Terminal):** An Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for a 0.71-acre leasehold area located on a 93.74-acre tract of land zoned “M3”- Planned Industrial District west of Turbine Avenue, at the end of Edison Avenue.

STAFF PRESENTATION

Mr. Isaak Simmers, Planner explained that the applicant is requesting demolition and new construction of approximately 17,500 square feet in size hangar/office building.

Trash Enclosure

The proposed 20 x 10-foot trash enclosure will be screened using aluminum louvered panels with steel capped hinge posts bolted to the concrete pad. The enclosure will be large enough to contain two (2) average sized commercial trash receptacles.

Mechanical Equipment

The proposed rooftop mechanical equipment screening will be comprised of black anodized metal.

Materials & Color

The structure will be comprised of metal framing with a fastened metal paneling system. The business portion of the structure will be comprised of dark gray metal panels with insulated glass windows that extends to the storage portion of the building creating a cohesive look.

Landscape Design

Landscaping elements will be limited to deter attracting wildlife. Sod is being provided around the new construction, and charcoal gray planter boxes containing 'Hakone Grass' have been included for decoration. The planter boxes will line along the east façade facing the parking area and along the entrance vestibule.

Lighting

The applicant has submitted a site photometric plan referencing seven (7) pre-existing pole lights located within significant proximity to the proposed demolition and new construction.

Color and material samples were provided and project representation was available to answer any questions from the Board.

DISCUSSION

During discussion the following information was provided.

- The existing structure will be fully demolished. The parking lot to remain but will be resurfaced and restriped.
- The roof will be internally drained.
- Verification that the rooftop mechanical equipment will be screened upon approach from public view on Edison Avenue. Suggestion to provide a sight-line diagram.
- The Board complimented the owner and petitioner for a well-designed structure. The project provides vast improvements to what currently exists on site.

Motion

Vice-Chair Starling made a motion to forward **Spirit of St. Louis Air Park 18600 Edison Ave (West Terminal)** to Planning Commission with a recommendation of approval with the following condition:

- Provide a sight-line diagram verifying that the rooftop mechanical equipment will not be visible from public view.

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

- B. Wildhorse Village, Lot 2B-2 (Audere II):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.69-acre tract of land zoned "PC&R" – Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd.

STAFF PRESENTATION

Ms. Alyssa Ahner, Senior Planner explained that the request is for construction of a new 16-unit multi-family building roughly 62' in height, containing a 32-space internal parking garage and hidden from the public eye. Ms. Ahner further provided current status of the Wildhorse Village development.

Circulation & Access

The site is accessed by one shared curb cut off Wildhorse Lake Blvd which has already been constructed as part of the construction for the condo to the west. All vehicular access will utilize this drive for tenant parking, loading and trash.

Topography & Retaining Walls

Due to the amount of slope from north to south, the south side of the building features an exposed foundation wall. The concrete will be stained to match the building's accent brick and formliner has been selected to give the wall texture and interest.

Materials, and Color

The building is primarily two (2) different colors of brick. Accents of wood siding are provided on all (4) four elevations. The proposed building materials are the same as what was approved on the adjacent condo building.

Mechanical Equipment

The ordinance requires rooftop mechanical equipment within architecturally designed, fully enclosed penthouses that complement the building design.

- ***Modification Request*** - *The applicant does not have a fully enclosed penthouse but is proposing to screen the rooftop equipment on all visible sides with materials that are an integral part of the architecture.*

Landscape Design

The site contains a mixture of canopy, evergreen, and deciduous understory trees along with deciduous and evergreen shrubs.

Trash Enclosure

A portion of the trash enclosure is incorporated into an extension of the sculptural foundation wall. The remaining side and gate enclosure are painted wood slat screening to provide an easily maintainable and design compatible enclosure.

Lighting

Fixtures have been chosen to be consistent with what was chosen for the adjacent condo building.

Color and material samples were provided and a project representative was available to answer any questions from the Board.

DISCUSSION

During discussion the following information was provided.

- The new building will mirror the adjacent condominium to the west.
- No concerns with the proposed landscape plan. Similar materials will be added.
- It was confirmed that due to topography and height of the proposed unit, the mechanical equipment will not be visible.
- With the requested Modification Request, it was noted that site-specific Ordinance 3161 governs the entire Wildhorse Village development, requiring that rooftop mechanical equipment be *“architecturally designed, fully enclosed penthouses that complement the building design”*.
- Ms. Ahner provided future construction information for Lot 2C to be located east of the site. Construction images of Lot 2B-1 were also provided.

Motion

Board Member Mehrrens made a motion to forward **Wildhorse Village, Lot 2B-2 (Audere II) as presented to include the Modification Request**, to Planning Commission with a recommendation of approval. Vice-Chair Starling seconded the motion. **The motion passed by a voice vote of 5-0.**

V. OTHER

VI. ADJOURNMENT **6:05 p.m.**