

II. A.



THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
THURSDAY – APRIL 16, 2026
5:30 PM
CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Mr. Kristopher Mehrtens

ABSENT:

Mr. John Lavrich
Ms. Susan Lew

ALSO IN ATTENDANCE:

Planning Commission Liaison, Rob Rodermund
Ms. Shilpi Bharti, 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 12, 2026

Vice-Chair Starling made a motion to approve the meeting summary as written. Board Member Adams seconded the motion. The motion passed by a voice vote of 4-0.

III. UNFINISHED BUSINESS – None

IV. NEW BUSINESS

- A. Chesterfield Commons Seven, Lot 3: A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an automobile dealership building located on a 4.69-acre tract of land located north of Arnage Road, and south of I-64 zoned “PC”-Planned Commercial.

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the applicant is proposing a single-story 43,035 square foot “Rivian” automobile dealership and service facility. Ms. Bharti then provided a brief history of the site and surrounding zoning.

Circulation System and Access

The building's main entrance faces I-64 to the north. The loaner and fleet vehicle parking are proposed south of the site. All parking requirements have been met; however, particular attention has been made for the 28 display spaces facing I-64 to be screened by trees and shrubs within a 30-foot landscape buffer.

Trash Enclosure

The enclosure is located on the south side of the property and will be constructed of composite masonry units and screened with evergreen trees.

Mechanical Equipment

The proposed rooftop equipment will be screened with vertical aluminum panels, painted to match the building.

Materials and Color

The proposed building will feature a smooth, unpainted, light concrete finish with unique reveals and textural changes across all four sides of the building.

To break up the length of the façade, the applicant proposes aluminum storefront elements on the east and west elevations, with Black Forest composite fiberboard panels in between. A total of four (4) overhead doors are proposed.

Lighting

A total of 29 light fixtures are proposed including parking lights and wall pack lights.

Landscaping

The proposed landscape plan includes; a mix of shade trees, ornamental trees, evergreen trees, shrubs, and ground cover. One (1) bio-retention basin is proposed on the south side of the site.

DISCUSSION

During discussion the following information was provided.

- The Board advised that particular attention should be to visibility and quality along the I-64 corridor. The applicant needs to reevaluate the area, as the "industrial" feel of the building design and material selection does not fit the area.
- The design lacks materials to break up the long façade, as well as integration of masonry materials and glass elements.
- Consider carrying the Black aluminum curtain material around all four corners of the building.
- Concerns and maintenance issues with unpainted tilt-up concrete panels.
- Consider accent lighting elements instead of the wall packs.
- Provide a Landscape Plan. The neighboring landscaping was further identified. The landscape planters against the building provide a nice visual. Provide landscaping to soften the look of the building.

- Maintenance of landscaping along the highway frontage.
- The ground-mount utility transformer will be fully screened with shrubbery.
- Color of exterior scuppers and downspouts should match the building.
- Trash enclosure color & materials similar to the building.
- Concerns to visibility of the rooftop mechanical equipment. Applicant is not opposed to raising the parapet to screen the RTU's.
- The applicant provided further explanation to the design, corporate color selection, and purpose of the building. No dilapidated or damaged cars stored on site.
- Recommendation to provide a night time rendering.
- Provide any color and materials samples that were not presented.

After considerable discussion, and options of moving forward, the applicant requested to **HOLD** the project allowing time to address the numerous concerns from the Board. No action necessary at this time.

V. **OTHER**

VI. **ADJOURNMENT** 6:36 p.m.