

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
DECEMBER 8, 2016
Room 102/103**

ATTENDANCE:

Mr. Matt Adams
Mr. Rick Clawson
Mr. Doug DeLong
Mr. Bud Gruchalla
Mr. Mick Weber

ABSENT:

Ms. Mary Brown

ALSO IN ATTENDANCE:

Councilmember Guy Tilman
Councilmember Dan Hurt
Planning Commission Chair, Stanley Proctor
Planning Commission Liaison, Wendy Geckeler
Mr. Justin Wyse, Senior Planner, Staff Liaison
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. November 10, 2016

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

III. PROJECT PRESENTATION

- A. Chesterfield Ridge Center, Parcel VII (875 Chesterfield Parkway W)**
SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 31.8 acre tract of land zoned "C-8" Planned Commercial District located on the northwest portion of the intersection of Chesterfield Parkway W and Olive Blvd.

STAFF PRESENTATION

Justin Wyse, Senior Planner explained that the request is for a 3-story, 305,000 square foot Pfizer, Inc. biopharmaceutical building located on the northwest side of the Chesterfield Parkway W and Olive Boulevard intersection.

Mr. Wyse provided the history of the site and added that Ordinance 2723 was amended to permit consolidation of building groups on the subject site and modify density allotments.

The subject site sits at the intersection of Chesterfield Parkway W and Olive Blvd. The proposed building location is oriented toward the arterial roadways to minimize site disruption and provide buffers between the new development and existing residential development to the north.

Circulation System and Access

- Two curb cuts service the site. Upon entering each of the locations, a security check-in station is provided. The initial project includes surface parking along the frontage with the entrance to the building accentuated with pavement styles.

Topography & Retaining Walls

- The building is placed on the eastern portion of the site where grades are more gradual than on the northern and western portions of the site. Existing contours for the site are shown in the image provided.
- Modular block retaining walls are included on the northern and western ends of the disturbed area.

Scale and Design

- The building's relative tall height is offset by a large setback off both Olive Blvd. and Chesterfield Parkway W. This setback helps reduce the overall visual impact from the right-of-way.
- The building includes a four-sided design with similar materials and treatments on each façade.

Materials and Color

- The proposed materials include fritted glass with a ceramic custom fit and a stone veneer on the base of the building. The overall design is similar to the concept approved on Parcel III of the subdivision for Reinsurance Group of America (RGA) with subtle differences to accommodate the laboratory use and changes to details to differentiate the buildings.

Landscape Design and Screening

- A prairie style landscape is proposed to provide benefits of native species and low maintenance.
- Landscape buffers are required along the frontage of both Chesterfield Parkway and Olive Blvd.
- The proposal also includes landscaping throughout the parking area that helps to alleviate the large parking field associated with this first phase of development on the site.

Mechanical Equipment

- Rooftop mechanical equipment is included on the building. Metal panel systems are proposed that would screen this equipment from view. Finally, concrete walls painted to match the color of the gray stone veneer on the building are included to screen the exterior storage and loading area on the north of the site.

Lighting

- Site lighting is proposed for walkways and parking fields to assure security and safe travel while on the site and not contribute to light pollution.
- Several decorative fixtures are proposed that require approval from the City as they are not fully shielded, flat lens fixtures. Mr. Wyse provided further details, height, and location of the proposed thin pedestrian lighting.

Material samples were available and the applicant was available for questions. It was noted that material samples of the retaining walls and the fence railing around the perimeter of the site were not available.

DISCUSSION

Mechanical Equipment Screening

Board Member Clawson asked whether the mechanical equipment situated on the northern portion of the site will be screened on all four sides due to the topography and proximity of the neighboring properties. He suggested that a site-line section study be done to verify whether four-sided screening is necessary. Board Member Weber also requested that accurate heights of the proposed cooling towers be provided.

Landscaping

Board Member DeLong did not have any concerns with the proposed landscaping selection and designs.

Guardhouse

Chair Gruchalla asked for clarification to the proposed guardhouse and queuing concerns. Mr. Wyse explained that the function of the guardhouse will operate the same as the Monsanto Campus. A traffic study was received and will be thoroughly reviewed by Staff and all agencies to ensure there is no negative impact on vehicular traffic.

Board Member Clawson identified the following inconsistencies which will require corrections prior to submittal to the Planning Commission.

- *Labeling corrections of the prefinished metal roof panels are necessary to the north and west architectural elevations.*
- *The landscape buffer and parking location corrections are necessary to the Architectural Rendering to match that of the Site Development Section Plan.*

Board Member Clawson made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Chesterfield Ridge

Center, Parcel VII (875 Chesterfield Parkway W) to the Planning Commission ***with a recommendation for approval with the following clarifications and conditions:***

- ***Provide a site-line study to validate whether four-sided screening is required near the on grade mechanical equipment loading dock area to the northern end of the site near the neighboring properties.***
- ***Revise the north and west architectural elevations so that the materials are consistent to what was presented.***
- ***Update the architectural rendering to match the Site Development Section Plan with the amount of landscaping and walkways.***
- ***Details of the material for the retaining walls and railing around the perimeter of the site and clearly labeling the locations.***

Board Member Clawson commented that the proposed lighting along the pedestrian aisles and parking lot, and selection of materials will greatly enhance the design of the building.

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

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

VI: ADJOURNMENT 6:35 p.m.