THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, NOVEMBER 14, 2019
CONFERENCE ROOM 101

ATTENDANCE:
Mr. Matt Adams
Mr. Rick Clawson, Vice-Chair
Mr. Doug DeLong
Mr. Scott Starling
Mrs. Jessica Stoll
Mr. Craig Swartz
Mr. Mick Weber, Chair

ABSENT:

ALSO IN ATTENDANCE:
Councilmember Dan Hurt
Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, Guy Tilman
Mr. Mike Knight, Assistant City Planner - Staff Liaison
Mr. Chris Dietz, Planner
Ms. Annisa Kumerow, Planner
Mrs. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Weber called the meeting to order at 6:00 p.m.

II. APPROVAL OF MEETING SUMMARY

A. October 10, 2019

Board Member Clawson made a motion to approve the meeting summary as written. Board Member DeLong seconded the motion. **The motion passed by a voice vote of 6 - 0.**

III. UNFINISHED BUSINESS – None

Board Member Adams arrived to the meeting at this point.

IV. NEW BUSINESS

A. Chesterfield Commons East, Lot 7 (Target): Amended Architectural Elevations for a retail anchor on a 16.6-acre tract of land, zoned "PC" Planned Commercial District located on the southwest corner of the intersection of THF Boulevard and Chesterfield Commons Drive.

STAFF PRESENTATION
Chris Dietz, Planner explained that the request is entirely for Amended Architectural Elevations to the existing Target retail anchor store. Mr. Dietz further provided an aerial image of the site and color photos of the existing storefront.

The proposed changes include:

- Replacing material on a portion of the main façade along the north elevation from brick to synthetic wood.
- Applying silver 3M film to the framing of each of the two main entrances (Currently blue and green).
- Retrofitting existing soffit lighting to LED fixtures over each of the main entrances.
- Recoating each of the south, east and west elevations with paint to match existing color.

Materials and Color
The north elevation includes the addition of simulated wood panels fastened to the existing façade in the style of "Madison Walnut" Stone wood phenolic resin panels.

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

DISCUSSION

Landscaping
Mr. Dietz explained that Staff advised the applicant that the site must address any landscape deficiencies before any occupancy permit is issued. The Board did not have any concerns with the proposed updates.

Motion
Vice-Chair Clawson made a motion to forward the Amended Architectural Elevations for Chesterfield Commons East, Lot 7 (Target), **as presented** with a recommendation of approval. Board Member Swartz seconded the motion. **The motion passed by a voice vote of 7 - 0.**

B. Chesterfield Commons West, Lot 1 (Walnut Grill): Amended Architectural Elevations for a restaurant building on a 0.84-acre tract of land, zoned "PC" Planned Commercial District located on THF Boulevard, northeast of its intersection with and Public Works Drive.

STAFF PRESENTATION
Chris Dietz, Planner explained that the applicant is proposing the following changes for a restaurant building. Mr. Dietz further provided an aerial image and existing storefront photos.

The proposed changes include:

- Replacing existing windows.
- Replacing existing metal awnings with fabric awnings.
- Replacing doors at the main entrance, side entrance and patio access with stainless-steel door/sidelights.
- Updating exterior accent lighting fixtures.

- Replace existing columns with a new EIFS columns style typically found at other locations within the restaurant brand.

There are no proposed changes to the building footprint and all existing heights of parapets and brick accent walls are to remain in place.

Lighting
Four (4) lighting fixtures are being proposed with this request to include two (2) decorative sconces on either side of the main entrance. Mr. Dietz provided identification to the patio string lighting.

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

DISCUSSION

Vice-Chair Clawson pointed out his concerns of any proposed canvas awning and the integration of an HVAC unit. Mr. Dietz explained that the awning is not intended as part of this proposal. The existing roof-top mechanical units will remain. Similar to Target, Staff will continue to monitor the condition of the existing landscape.

In response to Board Member Swartz, the applicant explained the differences between EIFS repair versus recoating.

Windows
To provide easy access onto the existing patio, the windows will be replaced with tri-fold doors.

Downspouts
Lacking downspouts, Board Members Starling and Swartz cautioned the applicant of potential safety hazards.

Motion
Board Member Starling made a motion to forward the Amended Architectural Elevations for Chesterfield Commons West, Lot 1 (Walnut Grill), **as presented** to the Planning Commission with a recommendation of approval. Board Member Stoll seconded the motion. **The motion passed by a voice vote of 7 - 0.**

C. Downtown Chesterfield Category C, Lot A (Wildhorse): An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 7.3-acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road**.**

Due to conflicts of interest, Board Members DeLong and Swartz recused themselves from the discussion and vote.

STAFF PRESENTATION

Mike Knight, Assistant City Planner explained that the request is for an amendment to an approved Site Development Section Plan of Lot A consisting of a mixed-use building containing residential units, community retail, and a two-story restaurant.

Mr. Knight provided color photos and a brief history of the site and the surrounding area. He then pointed out the Comprehensive Plan and the Unified Development Code (UDC) policies relevant to the project.

Parking Garage
Parking areas are distributed throughout the site around the building and through a parking garage under the building. The required parking for the site in accordance to the City's Unified Development Code is 455 spaces.

The primary difference between the currently approved parking garage and the proposed is the number of access points. The proposed building has one entry/exit solely on the north elevation.

Trash Enclosure
The footprint of the trash enclosure is largely the same. There are two main differences being proposed.

- The first is an additional metal panel on the top of the structure that is a similar feature to the metal panel located above the restaurant.
- The currently approved trash enclosure is 6' tall, while the new enclosure is roughly 14' tall.

Additional Residential Units
The approved Site Development Section Plan contains 173 multi-family units. The applicant is proposing 188 multi-family units. The proposed facility is four stories in height in areas that were previously 3 stories in height.

Round-About Feature
The approved plans depict a water feature in the center of the round-about. The applicant has since changed the plans and is requesting a landscape feature with a piece of art (sculpture) in the center of the round-about.

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

DISCUSSION

Councilmember Hurt explained that Power of Review may be called due to the visibility of the site and importance of the project along Interstate 64.

Parking
In response to Board Member Starling, Mr. Knight explained that the apartments will be constructed along with the restaurant and the hotel second. He added that adequate parking is available for the entire site.

Vice-Chair Clawson asked whether there are any concerns with the addition of the fourth floor within the Urban Core. Mr. Knight replied that the scale of the building will be similar to the surrounding developments; such as, Aventura, and RGA.

Window Design
The applicant explained the basis of the horizontal mullion design with the intent to incorporate a more contemporary feel and address any technical issues. The addition of the fourth floor will

also accommodate larger residential units and balconies. Vice-Chair Clawson noted his preference to the previously approved vertical style windows.

Landscape
Staff will ensure that the plantings and features are in accordance with the previously approved landscape plan.

Motion
Vice-Chair Clawson made a motion to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Downtown Chesterfield Category C, Lot A (Wildhorse) as presented, with a recommendation for approval with the following conditions:

- Redesign the vertical/horizontal mullion profile of the proposed windows and provide a design more similar to what was previously approved
- Explore the opportunity to soften the north elevation along Interstate 64 with the possibility to increase the utilization of the lighter cast stone element.

Board Member Stoll seconded the motion. **The motion passed by a voice vote of 5 - 0.** *Due to conflicts of interest, Board Members DeLong and Swartz recused themselves from the vote.*

D. Downtown Chesterfield Category C, Lot B (AC Hotel): A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.5-acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

Due to conflicts of interest, Board Members DeLong and Swartz recused themselves from the discussion and vote.

STAFF PRESENTATION
Mike Knight, Assistant City Planner explained that this request is to allow for a development of a 128-room hotel including a 6,720 square foot conference center inside one 81,254 square foot building.

Mr. Knight provided color photos and a brief history of the site and the surrounding area. He then pointed out the Comprehensive Plan and the Unified Development Code (UDC) policies relevant to the project.

Circulation System and Access
The subject site will be served primarily by one entrance from WHCR, with a dedicated westbound right turn lane into the site. There is a planned private drive that is to be extended from the southwestern corner of Lot A and connect to Old Chesterfield Road.

Parking
There are 161 required parking spaces for this site and the applicant has provided 176 with a drop-off area in front of the building. An eight-foot sidewalk will be added along the building frontage.

Retaining Wall
The site will have an integral color “Ebony” modular retaining wall at the southern premiter of the parking area along WHCR. The length of the retaining wall will be approximately 310 feet long with a maximum height of approximately 5’-6”.

Elevation Materials, and Color
The 24-foot curved form of the west side of the first floor mimics the same curvature of the internal round-about. An exterior patio space is located in the southwest corner of the site adjacent to the entry off of WHCR and in the rear northeastern area of the site neighboring the conference center.

The materials include thin-brick, cultured stone, architectural metal panel, aluminum storefront and clear low-e glass.

Mechanical Equipment
All mechanical units will be located on the roof and fully screened by the parapet walls. The applicant provided an exhibit depicting the parapets that screen he mechanical units.

Trash Enclosure
There is one trash area on the site facing south and is fully screened by an overhead door with color to match the brick.

Landscape Design and Screening
Landscaping is used to enhance the pedestrian experience, screen the service areas, and soften the building’s base where it meets the site.

Lighting
All exterior lighting will be white in color, and all the cut sheets have been included within the submittal. One of the fixtures submitted in this request is a flood-light. Flood lights are discouraged within the UDC Lighting Code. No lighting trespass the building form or shine above the building roofline. The applicant provided an exhibit depicting that no light would shine past the building.

Modification
The applicant has provided a modification that focuses on the center drive being utilized to base a streetscape off of vs WHCR as stated in the governing ordinance. This modification request mimics the same request as Lot A.

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

DISCUSSION

Sidewalk
Vice-Chair Clawson noticed the discrepancy of the sidewalk access to the color site plan and the landscape plan located at the front corner of the site. Mr. Knight replied that the intent is to provide pedestrian cross access.

The applicant explained that the proposed hotel is an independent company not a franchise. Chair Weber commented that the color, and scale of the building is compatible with the surrounding area. Vice-Chair Clawson added that the window adds a visual interest and compliments the building.

Water Feature
Mr. Knight explained that the water quality feature is essentially a rain garden near MoDOT right of way, MSD provides the required plantings that may be permitted in the water quality areas.

Modification
Vice-Chair Clawson acknowledged that he had no issue with the modification request as it is similar to Lot A.

Motion
Board Member Stoll made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Downtown Chesterfield Category C, Lot B (AC Hotel) to the Planning Commission with a recommendation for approval with the following condition:

- Continuation of the sidewalk around the corner to the west area of the site.

Vice-Chair Clawson seconded the motion. **The motion passed by a voice vote of 5 - 0.** *Due to conflicts of interest, Board Members DeLong and Swartz recused themselves from the vote.*

E. Kemp Auto Museum, Lot B (Chase): A Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for a 1.03-acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road, east of its intersection with Chesterfield Commons Drive.

Due to a conflict of interest, Board Member DeLong recused himself from the discussion and vote.

STAFF PRESENTATION
Chris Dietz, Planner explained that the request the development of Lot B of the Kemp Auto Museum subdivision, including a proposed 3,470 square-foot financial institution with drive-thru ATM. A Specialty Lighting Package that comes in conjunction with this proposal has been submitted separately.

Mr. Dietz provided a color aerial and brief history of the site and the surrounding area. He then pointed out the design requirements for all development in Chesterfield Valley.

Circulation and Access
The site is located at the intersection of Chesterfield Airport Road and Chesterfield Commons Drive with an existing private access drive running east-to-west through the northern edge of the site.

Parking
This proposal also entails a request for an increased amount of parking for this site. The parking area currently is proposed to have 20 parking stalls.

Design
With the hip-roof element serving as the highest point (26 feet in height), the rest of the building maintains a consistent height of 19 feet from finished grade. Both north and south elevations feature a metal canopy/trim painted blue above the main entrance and a large window area.

Materials and Color
Materials on the building include brick massing intended to match that of the adjacent shopping center. At the base, stone continues around each elevation of the structure with stone banding and painted EIFS above the brick massing, also consistent on each elevation with a metal canopy/trim, painted blue, accentuating both the north and south elevations.

Mechanical Equipment
The rooftop mechanical units will be fully screened by the parapet walls.

Trash Enclosure
The trash enclosure is over six (6) feet in height and will be screened with evergreen plantings. Multiple deciduous trees are to be planted throughout the parking area.

Landscape Design and Screening
A small portion in the northwest corner abutting Interstate 64 will be utilized as screening area only, with additional evergreen plantings enhancing the wooded area already existing in this location.

Lighting
The Lighting plan includes two (2) recessed canopy lighting fixtures underneath the ATM canopy and three (3) down lighting fixtures beneath each of the main building's north and south elevations' canopies. Parking areas will be illuminated by six (6) pole-mounted fixtures.

Color and material samples were provided and the applicant was available to answer any questions. The applicant further explained the brick and the Low-e glass materials.

DISCUSSION

Chair Weber complimented the overall building massing, design, and materials. He felt it met the articulation requirements with symmetry in terms of balance.

Vice-Chair Clawson requested that Staff monitor the project to ensure that the utilities will be fully screened.

In response to Chair Weber, Mr. Dietz explained that a free-standing monument sign is proposed and will be fully screened by landscape.

Motion
Vice-Chair Clawson made a motion to forward the Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for Kemp Auto Museum, Lot B (Chase) to the Planning Commission with a recommendation for approval as presented with the following condition:

- Staff coordinate with the applicant to ensure that the ground-mounted utilities will be fully landscaped.

Board Member Adams seconded the motion. **The motion passed by a voice vote of 6 - 0.** *Due to a conflict of interest, Board Member DeLong recused himself from the vote.*

F. **Kemp Auto Museum, Lot B (Chase) Specialty Lighting Package:** An Architectural Specialty Lighting Package for a 1.03-acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road, east of its intersection with Chesterfield Commons Drive.

Due to a conflict of interest, Board Member DeLong recused himself from the discussion and vote.

STAFF PRESENTATION

Chris Dietz, Planner explained that this request is for an Architectural Specialty Lighting Package for the proposed financial institution building on Lot B of the Kemp Auto Museum subdivision.

Specifically, blue static accent lighting is proposed that is intended to shine upward from the top of canopies on north and south façades facing Interstate 64 and Chesterfield Airport Road, respectively. It was noted that the blue color is specific to the tenant's corporate color scheme.

No shifts in lighting frequency, duration, or animation are being proposed. The lighting will operate from dusk to dawn.

Mr. Dietz explained briefly the purpose of the Lighting Package and the Lighting Standards set forth in the Unified Development Code (UDC).

DISCUSSION

Board Member Starling expressed his concerns that without the attached wall signs the up-lighting serves no purpose with no enhancement to the building.

Applicant Comment

Mr. Bruce LaSurs, Core States Group explained that typically corporate logo signs are positioned above each central feature/canopy, but that information is still undermined at this time.

Mr. Knight stressed that lighting review is independent of signage and further explained that the signage is a separate review process.

Lighting has been contentious and highly debated in the past, but in his opinion, Chair Weber felt that the lighting could fall under the architectural feature guidelines simply due to its containment within a certain aspect of the building and not just general lighting.

Vice-Chair Clawson explained there is no mechanism in place to review simultaneously. Mr. Dietz clarified that whether approved or denied, the Specialty Lighting Package will still move forward to Planning Commission.

Due to the overall concerns from the Board, Mr. Knight explained that the applicant can request to table the discussion.

Without knowing the exact elevation of the proposed signage, there was extensive discussion of the color, projection and how to regulate the lighting without setting a precedent for future development and creating the "Las Vegas" effect.

Motion
Vice-Chair Clawson made a motion to forward An Architectural Specialty Lighting Package for Kemp Auto Museum, Lot B (Chase) ***to the Planning Commission with a recommendation for Denial.***

Board Member Swartz seconded the motion. **The motion passed by a voice vote of 6 - 0.** *Due to a conflict of interest, Board Member DeLong recused himself from the vote.*

G. **Larry Enterprises Lynch Hummer, Parcel 1 (McBride):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.107-acre tract of land zoned "PI" Planned Industrial District located north of North Outer 40 Road and west of Boone's Crossing.

Due to a conflict of interest, Vice-Chair Clawson recused himself from the discussion and vote.

STAFF PRESENTATION
Ms. Annisa Kumerow, Planner explained that the request is for a one story 13,000 +/- square foot corporate office building located on the north side of North Outer 40 Road and west of Boone's Crossing. The site will house the McBride & Son's Homes Corporate Office. The current proposal is for the second phase of construction.

Ms. Kumerow provided color photos and a brief history of the site and the surrounding area. She then pointed out the Comprehensive Plan and the Unified Development Code (UDC) policies relevant to the project.

Circulation System and Access
The subject site will be served by the existing single curb-cut entrance on North Outer 40 Road. A cross access easement extends to the western edge of the property allowing for future developments to utilize the entrance.

Parking
There are currently 26 spaces on site, and 106 additional spaces are proposed with this phase. Parking is primarily located to the side and rear of the proposed building.

Materials and Color
The proposed materials are similar to the materials on the existing building and include stone veneer, thin brick veneer, concrete tilt panels, insulated glass, and EIFS.

Landscape Design
Phase 1 plantings, such as the street trees along the site's frontage. Phase 2 plantings include landscaping along the eastern boundary of the site, along the rear of the building, and a plaza area.

Mechanical Equipment
Rooftop mechanical equipment is included on the building and will be screened by an EFIS coated screen with prefinished metal coping.

Trash Enclosure
Finally, an enclosure constructed of painted concrete paneling will screen the trash receptacles from public view. The trash enclosure area will also be screened by landscaping on the north side of the site.

Lighting
Six total building mounted fixtures are proposed along the north, west, and south façades. These fixtures are utilitarian in nature and feature fully shielded, flat lens, enclosed luminaires.

Color and material samples were provided and the applicant was available to answer any questions. The applicant further identified the proposed prefinished canopy material.

DISCUSSION

The Board had no concerns with the building design and materials. Board Member DeLong felt that the proposed landscaping was adequate for the site.

The proposed walkway will be fully covered. Board Member Starling visited the site and commented that the materials will match the existing McBride Design Studio building and appreciated the attention to details.

Motion
Board Member Starling made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Larry Enterprises Lynch Hummer, Parcel 1 (McBride), as presented to the Planning Commission with a recommendation for approval.

Board Member Stoll seconded the motion. **The motion passed by a voice vote of 6 - 0.** *Due to a conflict of interest, Vice-Chair Clawson recused himself from the vote.*

V. OTHER - None

VI. ADJOURNMENT 8:11 p.m.