II. A.

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – NOVEMBER 10, 2022

CONFERENCE ROOM 102/103

ATTENDANCE:
Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Mr. Doug DeLong
Ms. Susan Lew
Mr. Kristopher Mehrtens

ABSENT:

ALSO IN ATTENDANCE:
Councilmember Merrell Hansen
Councilmember Mary Ann Mastorakos
Councilmember Mary Monachella
Councilmember Dan Hurt
Planning Commission Chair/Liaison, Guy Tilman
Mr. Mike Knight, Assistant City Planner, Staff Liaison
Ms. Alyssa Ahner, Planner
Ms. Shilpi Bharti, Planner
Ms. 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 13, 2022

Vice-Chair Starling made a motion to approve the meeting summary as written. Board Member Lew seconded the motion. The motion passed by a voice vote of 6-0.

III. UNFINISHED BUSINESS - None

IV. NEW BUSINESS

A. Proposed 2023 Meeting Schedule

Vice-Chair Starling made a motion to accept the 2023 Meeting Schedule. Board Member Mehrtens seconded the motion. The motion passed by a voice vote of 6-0.

B. The District (ASDP): An Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations located on a 48.15-acre tract of land located north of N. Outer 40 Road and east of Boone's Crossing, zoned "PC" – Planned Commercial.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the request is for a proposed recreational facility/restaurant referred to as The District located east of the recently approved "The Hub" and west of Main Event.

Ms. Ahner then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the development. There are no changes to the site circulation, parking, or access.

Building Scale

The main building consisting of recreation space, kitchen space, and office space is proposed at a maximum of 33 feet. The five (5) recreational domed structures are proposed at a maximum height of 21 feet. Both the main building and domed structures are to be set back from the existing sidewalk and parking area to accommodate room for a patio and playing field. The applicant has stated that this will help create an inviting atmosphere.

Materials and Design

The applicant is proposing a mixture of composite wood panel and painted plaster for the main building. The domed structures are proposed as a mixture of corrugated metal siding around the base and tension fabric, white and grey, for the structure itself

Fence

A proposed four (4) foot aluminum fence will surround both the patio and outdoor playing field.

Landscape Design

The patio and outdoor playing field will be surrounded by a mixture of shrubs, grasses, and annuals. The south façade of the domed structures and main building will feature a Greenscreen™ vine structure.

Due to the existing seepage berm for the adjacent levee, there are limitations to what can be planted within that area.

Mechanical Equipment

The rooftop mechanical equipment will be fully screened by the parapet of the main building as outlined by the sight line diagram.

Lighting

The south façade facing the highway will feature four (4) decorative wall mounted fixtures. The west and north faces will feature fully cut off wall packs while the east façade will utilize a similar wall pack but is not described as being fully cut off. The illumination levels of all wall mounted fixtures are code compliant.

The patio and outdoor playing field will utilize 20-foot-tall pole mounted fixtures. In order to provide a safe playing experience in the evening, the applicant is requesting lighting that exceeds the allowable illumination levels.

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

DISCUSSION

During discussion the following information was provided.

- The Board agreed that the *"use"* is appropriate but the building/project felt stand alone.
- The demolition of existing buildings beyond the scope of the lease line contribute to the separation of this building from rest of the development.
- The applicant explained the intent with integrated use of similar materials. The project is unique and new to the market.
- A Board Member stated the unique product in conjunction with the pitched roof and gable styled structure makes it appear as it doesn't fit with the rest of the development/ context of the district, despite the use fitting well.
- The overall massing does not does not appear to match the consistent massing throughout the entertainment district.
- The Board discussed that the building doesn't fit (form, shape, scale) and feels out of place with the rest of the development, despite the function fitting well.
- It was discussed that the relief from the street is very inviting.
- Applicant/Architect stated the massing is broken down in 3 pieces, with utilization of a hierarchy of scale.
- The Developer stated that this will be either the number one or number two facility based on timing and not bound to specific materials of a typical franchise may have.
- The Developer is working with TSG to establish the long-term vision from the previous outlet mall to the overall entertainment district.
- The Board felt that there are three separate buildings within the lease area, that do not directly relate to each other, and conflict with each other.
- Concern was raised with the use/appearance of the tension fabric from I-64 and the rear from the levee trail.

Landscaping

Board Member Delong had no issues or concerns with the proposed landscape plan.

After substantial discussion of the issues and concerns raised by the Board, Mr. Knight explained the options of moving forward. The applicant then requested to hold the project to address those concerns.

Motion

Board Member Mehrtens made a motion to accept the applicant's request to *hold* The District to allow time to address the concerns raised from the Board. Board Member DeLong seconded the motion. **The motion passed by a voice vote of 6-0.**

C. Spirit Valley Business Park, Lot 6 (SDSP): A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an office/warehouse building located on 3.3-acre tract of land located west of Spirit Valley West Drive, zoned "PI"- Planned Industrial.

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the request is for a proposed 40,000 square foot office/warehouse building to be located within the center of the site.

Ms. Bharti then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the proposed development.

Building Scale and Design

The proposed single-story building will be designed for multiple tenants at a height of 32 feet. There are 72 parking spaces and three (3) loading spaces. There are six (6) insulated sectional metal overhead doors with vision lights located to the rear of the building.

Trash Enclosure

The trash enclosure will be located on the south of the subject site to the rear of the building.

Mechanical Equipment

The mechanical equipment will be located at the center of the roof and fully screened by a 6'-2" high parapet wall.

Materials and Color

The four sides of the building façade consist of concrete tilt-up panels painted analytical gray. The front of the building has a combination of two (2) painted concrete panels. The north side elevation has horizontal and vertical reveals with aluminum framed insulated clear glass windows.

Lighting

The proposed lighting plan will consist of five (5) wall lights and eight (8) pole lights.

Landscaping

The proposed landscape plan consists of a mixture of evergreen trees, shrubs and ground cover, and ornamental trees. Bio-retention basins are located on the east and sough of the subject site.

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

DISCUSSION

During discussion the following information was provided.

- The applicant explained the basis to the slight difference of color palette and building proportions.
- Chair Weber had no issues with the color palette and noted the similarities with the building to the north.
- Shared entrances.

- Use of color and materials to the proposed down spouts, stair rails, and the prefinished insulated overhead doors to match the field color.
- Knock out window panels.
- Successful use of horizontal reveals wrapping around the building.
- Trash enclosure will be fully screened.

Landscaping
Board Member Delong did not have any issues with the selection of landscape materials and use of coniferous evergreen trees.

Motion
Board Member Mehrtens made a motion to forward Spirit Valley Business Park, Lot 6 Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations to Planning Commission, as presented, with a recommendation of approval. Vice-Chair Starling seconded the motion. The motion passed by a voice vote of 6-0.

V. OTHER

VI. ADJOURNMENT 6:57 p.m.