

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
November 10, 2011**

PRESENT

Mr. Matt Adams
Ms. Mary Brown
Mr. Rick Clawson
Ms. Carol Duenke
Mr. Tim Renaud
Ms. Mara Perry, Senior Planner
Mr. Justin Wyse, Senior Planner
Mr. Kristian Corbin, Project Planner
Ms. Kathy Juergens, Recording Secretary

ABSENT

Mr. Bud Gruchalla
Mr. Gary Perkins

I. CALL TO ORDER

Chair Tim Renaud called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATION

- A. Chesterfield Commons Six, Lot 5A (Hhgregg):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 2.43 acre "C8" Planned Commercial District-zoned property located south of Interstate 40 and west of the intersection of Boone's Crossing and Chesterfield Airport Road.

Mr. Kristian Corbin, Project Planner, presented the project request for a 24,567 square foot retail structure located on Lot 5A of the Chesterfield Commons Six subdivision located south of interstate 40 and west of the intersection of Boone's Crossing and Chesterfield Airport Road. There is a vacant lot to the west and Amini's is to the east. Materials are comprised of E.I.F.S, brick and arriscraft stone. The roof will be a sloped membrane system with parapet walls. Trees and shrubs will be used to screen the loading area. Two rain gardens are proposed along the parking islands. Rooftop equipment will be screened by parapet walls. Material samples were provided.

Discussion

Board Member Rick Clawson asked about the height of the retaining wall at the rear of the building where the loading dock and trash compactor are located. It is

shown differently on the elevation versus the section. The petitioner stated that the elevations were not updated. As depicted in the section, a masonry retaining wall will be placed on top of the short retaining wall, which will match the masonry on the rear of the building, and in total it will be 6 feet above the finished floor. Mr. Clawson made note that the retaining wall needs to match what is depicted on the section sheet and not what is shown on the elevation.

In Board Member Gary Perkins absence, Chair Renaud read Mr. Perkins' comments which were submitted previously.

1. I would encourage imprinted asphalt crosswalks to provide visible pedestrian crossing locations in the drive adjacent to the front of the building (City staff did comment on this as well).
2. I would encourage some additional tree plantings (columnar, deciduous or narrow upright evergreens) to break up the mass of the west wall elevation.

Mr. Corbin confirmed that staff is working with the petitioner to provide colored asphalt to keep consistent with what is used throughout the Commons. The petitioner stated they will put in some kind of a crosswalk, however, imprinting has proven to be a challenge in the past. It does not hold up very well due to the traffic and requires very high maintenance. They will work with staff to resolve this issue.

With regard to adding trees to the west wall, the petitioner stated that the lot to the west is currently vacant and after it is developed, that side of the building will not be visible, therefore, they did not place a lot of emphasis on that side of the building.

In response to Board Member Matt Adams' question, the petitioner confirmed there will be parapet walls around all four sides of the building to screen mechanical equipment.

Board Member Clawson made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for Chesterfield Commons Six, Lot 5A (Hhgregg) to the Planning Commission with the following recommendations:

1. The screen wall at the rear of the building is to be constructed to match the section instead of what is depicted on the elevation as shown in the Architectural Review Board packet.
2. Staff is to continue to work with the petitioner on the integration of a designated crosswalk at the front entry.

Board Member Mary Brown seconded the motion.

Board Member Carol Duenke proposed an amendment to the motion to include Mr. Perkins' comments to provide additional planting along the west wall. One cannot predict when that lot will be developed; therefore, including the additional plantings now would improve the appearance in the meantime.

Motion was amended with:

Additional plantings along the west side of the building are recommended. Staff is to work with the petitioner on the type of plants.

Board Member Clawson accepted the amendment as well as Board Member Brown.

The amended motion passed with a voice vote of 5-0.

- B. Spirit Trade Center, Lot 12D (Pets and Company):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 2.01 acre "LI" Light Industrial District-zoned property located a half mile southwest of the intersection of Chesterfield Airport Road and Trade Center Boulevard.

Mr. Corbin presented the project request for a 10,297 square foot pet kennel on Lot 12D of the Spirit Trade Center subdivision which is located a half mile southwest of the intersection of Chesterfield Airport Road and Trade Center Boulevard. Materials consist of stone veneer and E.F.I.S. The roof is comprised of architectural fiberglass shingles. Three bio-retention areas are planned. Artificial turf will be used in the dog play area. The trash enclosure will utilize the same materials as the building. Shrubs will be used to screen the ground level utility and rooftop utilities will be screened by the gables. Material samples were provided.

Discussion

Board Member Clawson stated that the use of black vinyl coated chain link fence that is proposed on the north and west side has been discouraged in the past.

Board Member Clawson asked if the bio-retention area at the front door and the one in the middle of the parking lot would have water in them all the time and if so, how would this look? The architect stated that they did not envision standing water in the basins on a continual basis, however, the one in the parking lot is the only one which could remain wet.

Board Member Duenke commented on the amount of artificial turf and artificial turf along Trade Center Boulevard. A sample of the turf was not available. The Petitioner stated that artificial turf is easier to maintain and limits odor. It is identical to the turf used in at their Edison retail center. The color is very close to grass and looks natural. Board Member Duenke asked if artificial turf qualifies as green space. Ms. Mara Perry indicated there have been discussions on this. It is still permeable, and open space counts for sidewalks, patio areas and plaza areas. Because the artificial turf is a pedestrian area, it can count towards the open space.

Board Member Brown asked for clarification on the proposed vinyl-coated chain link fence. The architect stated they were not planning on using any chain link fencing, however, due to cost, the owner prefers chain link fencing. Ms. Perry again stated that the use of chain link fencing is discouraged in the Standards but in certain circumstances chain link fencing is acceptable. Any other architectural type of fencing material would be encouraged.

In Board Member Gary Perkins absence, Chair Renaud read Mr. Perkins' comments which were submitted previously.

1. Would like for the Board Members to discuss how this building fits with the surrounding architectural context.
2. I would encourage a planting strip between the Type A fence and the walk internal to the dog exercise area for some ground level plantings. Right now the walk along the parking lot and the walk inside the exercise area abut at the fence line with only two trees to break up the concrete area.
3. Are there any other options they can consider for the Type B fence? (This has already been addressed by the Board.)

Regarding the architectural context, Ms. Brown stated that this is a totally different use. Board Member Clawson did not have an objection to the architectural style of the building and neither did Chair Renaud.

Board Member Adams asked where the mechanical equipment will be located. The architect stated it will be located on the rooftop and will be recessed as there is a flat roof in the center.

Board Member Clawson did not see the need for a planting strip between the Type A fence and the walk internal to the dog exercise area and the other Board Members agreed.

Board Member Clawson made a motion to forward the Site Development Section Plan, Landscape Plan and Architectural Elevations for Spirit Trade

Center, Lot 12D (Pets and Company) to the Planning Commission with the following recommendation:

Staff work with the petitioner to find an architecturally suitable fencing material to replace the Type B vinyl-coated fencing,

Board Member Mary Brown seconded the motion.

Motion was passed with a voice vote of 5-0.

- C. Mobil on the Run at Baxter and Clayton:** An Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 1.72 acre tract of land zoned "PC" Planned Commercial District located on the west side of Baxter Road, north of Clayton Road.

Justin Wyse, Senior Planner, presented the project request for an Amended Site Development Plan for Mobil on the Run. The proposed project is for a 3,786 square foot convenience store, a 1,152 square foot car wash, and a 6,000 square foot canopy with eight pump islands located at 14905 Clayton Road. This site plan was previously approved in 2007. All building materials are identical to what was previously approved. However, the primary differences are that the convenience store is slightly smaller and the car wash now only has a single bay versus two bays. There is residential to the west and to the north. The eastern side is bordered by a commercial area and to the south is a drug store. They will be utilizing existing trees and are including a rain garden area. On the north side, there is a two-tiered retaining wall in which they will incorporate landscaping in with this to help soften the retaining wall and provide additional enhancements to the buffer between the convenience store and the residential properties to the north.

Discussion

Board Member Renaud commented there is a utility cabinet and gas meter on the north side of the convenience store and asked that they be painted to match the building. The petitioner stated this area would be screened. Mr. Wyse stated that all building equipment, except for exhausts, is required to be ground mounted. Staff is working with the petitioner to ensure that the building equipment and parking area are not shifted any further north towards the residential area. Mr. Wyse confirmed that the trash enclosure materials will match the building.

Board Member Clawson indicated that fencing was previously approved along drive at the entry to the car wash to shield headlights into the neighboring homes. Mr. Wyse stated this has been incorporated in the plan.

Board Member Brown asked if the landscaping recommendations approved in 2001 are currently in place. Mr. Wyse confirmed that they were. There are not a lot of changes to the structure, however, the access that wraps around the back, how the car wash is accessed and the rain garden area are different. The storm water system design is completely different than previously approved due to new regulations.

Board Member Adams made a motion to forward the Amended Site Development Plan, Landscape Plan, Lighting Plan and architectural Elevations for Mobil on the Run at Clayton and Baxter, as presented, with a recommendation for approval to the Planning Commission.

Board Member Carol Duenke seconded the motion.
Motion passed by voice vote of 5-0.

- D. Drury Plaza Hotel (Hyatt Place):** Site Development Section Plan, Landscape Plan, Architectural Elevations and an Architect's Statement of Design for a 4.851 acre tract of land zoned "PC" Planned Commercial District located adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/Interstate 64.

Ms. Mara Perry, Senior Planner, presented the project request for a Site Development Section Plan for Drury Plaza Hotel-Hyatt Place which is an 8-story, 145-room hotel located adjacent to the existing Drury Plaza Hotel. The exterior building materials are decorative colored brick, cast stone accent bands, E.I.F.S. and glass. The roof materials are a single ply membrane for the low slope roof and metal roofing over the sloped curtain wall parapet feature. Parking will be shared by both hotels including the second level of the garage. The existing site entrances will be utilized. Two rain gardens are proposed. There are some low level plants shown on either side of the front entrance in the elevations and rendering that are not depicted on the landscape plan.

Discussion

Board Member Brown asked what material is being used for the roof of the canopy. The petitioner stated that it was metal. There is metal over the curtain wall of the parapet at the top also.

Ms. Perry confirmed there will be no new trash enclosure on this site as they will share the existing trash enclosure with the Drury. All mechanical equipment is located on the rooftop and screened with the parapet wall.

Board Member Duenke questioned the size of the brick being used, the shading and mortar color. The petitioner indicated the brick would be the same size as the sample and the shading would also be the same as depicted in the sample. The mortar color has not been determined yet.

Ms. Perry made reference to Board Member Gary Perkins' comments regarding adding plantings at the entrance as shown on the elevation rendering suggesting that they should be included. Mr. Perkins also suggested that the planting types selected for around the edges of the building be a little bit taller so as to provide more visual interest. Board Member Clawson suggested utilizing architectural planters at the front entry to break up the concrete mass at the entrance. The petitioner stated they typically put planters around the front door if there is not an actual planting area there.

Chair Renaud suggested leaving space on the roof, especially along the edges, for a future wireless cell communicator.

Board Member Rick Clawson made a motion to forward the Site Development Section Plan for Drury Plaza Hotel (Hyatt Place), as presented, for approval with the following recommendations:

- 1. Petitioner is to incorporate multiple architectural planters at the entrance to soften the entry and bring in human scale.**
- 2. Any future satellite dishes, cell towers, etc., being added to the roof must be screened.**

Board Member Duenke proposed an amendment to the motion to include Board Member Perkins' recommendation to include taller bushes between the parking spaces and around the building to add visual impact.

Motion was amended with:

Plantings around the edge of the structure should be of a type that provide a taller maturity height. Staff is to work with the petitioner on the type of plants.

Board Members Clawson and Brown accepted the amendment.

Amended motion passed by a voice vote of 5-0.

II. APPROVAL OF MEETING SUMMARY

A. October 20, 2011

Board Member Mary Brown made a motion to approve the meeting summary as written.

Board Member Carol Duenke seconded the motion.

Motion passed with a voice vote of 3-0 with Board Members Clawson and Renaud abstaining.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

A. 2012 Meeting Schedule

Ms. Perry presented the 2012 meeting schedule.

Board Member Clawson made a motion to approve the 2012 Architectural Review Board meeting schedule.

Board Member Duenke seconded the motion.

Motion passed by voice vote of 5-0.

Ms. Perry informed the Board that there will be a December meeting. Board Member Adams will need to recuse himself because he will be presenting, therefore, it is important that a quorum be present. She asked that Board Members please RSVP their attendance for this meeting.

VI: ADJOURNMENT

Board Member Duenke made a motion to adjourn the meeting.

Board Member Clawson seconded the motion.

The motion passed by voice vote of 5-0 and the meeting adjourned at 7:30 p.m.