

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, NOVEMBER 8, 2018
CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Matt Adams
Mr. Bud Gruchalla, Chair
Mrs. Jessica Stoll
Mr. Craig Swartz
Mr. Mick Weber, Vice-Chair

ABSENT:

Mr. Rick Clawson
Mr. Doug DeLong

ALSO IN ATTENDANCE:

Mayor Bob Nation
Councilmember Michelle Ohley
Councilmember Dan Hurt
Councilmember Mary Ann Mastorakos
Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, James Rosenauer

STAFF:

Mr. Justin Wyse, Director of Planning and Development Services
Ms. Jessica Henry, Assistant City Planner, Staff Liaison
Ms. Cassie Harashe, Planner
Mr. Joseph M. Knight, Planner
Mr. Andrew Stanislav, Planner
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. October 11, 2018

Board Member Weber made a motion to approve the meeting summary as written. Board Member Stoll seconded the motion. The motion passed by a voice vote of 4 - 0. Since Chair Gruchalla was not present during the meeting, he abstained from the vote.

III. UNFINISHED BUSINESS

- A. Aventura at Wild Horse Creek (Above All Development):** A Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for an 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road.

DEVELOPMENT TIMELINE

Mr. Knight, Planner explained the timeline associated with the Aventura project:

- The applicant submitted to the Architectural Review Board in July, August and September and at which time ARB recommended approval with conditions that the applicant re-examine the carport.
- In October 2018, Staff completed its review, the applicant met all of the ARB's conditions and then Power of Review was called. The Planning and Public Works Committee expressed the desire for the applicant to revise the plan to position the entrance of the development to align with the Burkhardt Place curb cut. The motion was made to send the project back to the ARB with the new entrance alignment.
- The proposed Site Plan and agency comments are still under review by Staff.

Below is a brief summary of the plan policies relevant this project.

- **Urban Core** – The Urban Core should serve as the physical and visual focus for the City.
- **Higher Density Residential in Urban Core** - New multiple-family residence should be located in or near the Urban Core.
- **Mixed-Use Development** - The Urban Core should accommodate office, retail, high-density housing, government facilities, multi-modal transportation, cultural and entertainment facilities, and park space.
- **City Center** - The Urban Core will create a community hub for public use, arts, with open-air restaurants, walkable shops, cultural and entertainment venues, and public gathering “places”.
- **Parking Structures**
- **Multi-modal Transportation Choices**

Multi-Family Architecture

- Provide an on-site pedestrian system with access to common ground areas.
- Express architecturally the individual dwelling units with the building.
- Utilize color, material, and plane changes to articulate facades. Avoid monotonous or institutional designs.
- Respect the scale, proportion and character of the adjacent or predominant neighborhood.
- Provide functional recreation areas and outdoor space for each dwelling.

Site Plan Overview

- **Building Design** –The request has been modified to allow for development of two apartment buildings, with a maximum of 61' in height containing a total of 176 units. Other significant features within the site include pitched roofs, a clubhouse, pool, and cabana.
- **Site Design** – 342 parking spaces and 17 carport structures, and amenities.
- **Updates** – New entrance, larger buildings, more parking/less covered, trail alignment, Pocket Park, and Pet Park.
- **Front Entry** – the front entry has now been positioned across from the Burkhardt Place curb cut. Staff is working with the applicant, the public works department, and St. Louis County to best find the interaction between the applicant's entrance and the future Riparian Trail.

Park Detail

Staff noted the applicant supplied a detail of the pocket park and the surrounding landscaping.

Front Entry

Staff mentioned how the ARB previously discussed the importance to celebrate the front entrance into the site. The applicant carried similar features as previously proposed into the new pedestrian access off of WHCR.

Retaining Walls

Due to the grade of the land, multiple retaining walls varying in height are proposed for the development. The new configuration created a fourth retaining wall that can be seen from WHCR and is a standard retaining wall vs a mosaic retaining wall.

DISCUSSION

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

Board Member Weber commented on the predominance of the entrance drive and suggested increasing the amount of landscaping.

The Committee members expressed their appreciation for the significant changes being proposed which address the previous concerns raised.

Trail Entrance

The applicant is working with St. Louis County to address access to the levee trail.

MOTION

Board Member Weber made a motion to forward the Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Aventura at Wild Horse Creek (Above All Development) to the Planning & Public Works Committee with a recommendation for approval with the following conditions:

- *Consider additional landscaping or monument features incorporated at the main entrance drive to better celebrate the entranceway.*
- *Once the configuration of the trail is better defined, the interaction with the entrance to the site should be reviewed.*

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

Discussion after the motion

Councilmember Hurt referred to the Washington University building on South Outer 40 at Timberlake as an example of a waterfall feature and suggested it as a possible concept.

IV. NEW BUSINESS

- A. **Chesterfield Commons, Outlot 5 (Lion's Choice)**: Amended Architectural Elevations for a 1.0-acre tract of land zoned "C-8" Planned Commercial District

located on the south side of Chesterfield Airport Rd., east of Chesterfield Commons Crossing. (17U340090)

STAFF PRESENTATION

Cassie Harashe, Planner explained that as part of a rebranding effort, the applicant is remodeling the existing store by painting the doorframes and changing the color of fabric awning covers and metal trellis, and updating light fixtures. The existing exterior building materials include brick, metal roof system and glass. Ms. Harashe provided color images of the existing conditions and proposed changes.

No changes to the site's circulation system, scale, or landscaping are proposed. However, on a site visit Staff did notice deficiencies in the approved landscape plan. Staff is working with the applicant to address this issue.

Below is a brief summary of the plan policies relevant this project.

- ***Quality Commercial Development*** – offer retail/service options to residents.
- ***Quality of Design*** – smaller scale, mixed use, emphasis of architectural design, circulation, landscaping, open space, and buffering.
- ***Chesterfield Valley Regional Retail & Low Intensity Industry*** – mixed use, office/retail planned developments.

DISCUSSION

Material samples were provided and the applicant was available to answer any questions. The applicant clarified the light fixture with an arm would be installed over the canopies and be angled down towards the canopy.

The Board had no concerns with the proposed updates and felt that the changes were an overall improvement.

MOTION

Board Member Weber made a motion to forward the Amended Architectural Elevations for Chesterfield Commons, Outlot 5 (Lion's Choice) back to Staff with a recommendation for approval as presented. Board Member Stoll seconded the motion. **The motion passed by a voice vote of 5 - 0.**

- B. Downtown Chesterfield Category C, Lot A (The Pearl at Wild Horse Creek):**
A 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.

STAFF PRESENTATION

Mike Knight, Planner explained that this request is to allow for a development of a mixed-use building containing 173 residential units, 12,500 square-feet of community retail, and 10,500 square-feet of restaurant. The proposed facility is four to five stories in height, depending on elevation, and contains a parking garage positioned under the building. The building will be located in what is known as "Category C" of Downtown Chesterfield. Mr. Knight then provided zoning details and history of the site.

Below is a brief summary of the plan policies relevant this project.

- **Urban Core** – The Urban Core should serve as the physical and visual focus for the City.
- **Higher Density Residential in Urban Core** - New multiple-family residence should be located in or near the Urban Core.
- **Mixed-Use Development** - The Urban Core should accommodate office, retail, high-density housing, government facilities, multi-modal transportation, cultural and entertainment facilities, and park space.
- **City Center** - The Urban Core will create a community hub for public use, arts, with open-air restaurants, walkable shops, cultural and entertainment venues, and public gathering “places”.
- **Parking Structures**
- **Multi-modal Transportation Choices**

Multi-Family Architecture

- Provide an on-site pedestrian system with access to common ground areas.
- Express architecturally the individual dwelling units with the building.
- Utilize color, material, and plane changes to articulate facades. Avoid monotonous or institutional designs.
- Respect the scale, proportion and character of the adjacent or predominant neighborhood.
- Provide functional recreation areas and outdoor space for each dwelling.

Site Relationships

Although the applicant plans on future development shown to the east of the site, this review is solely for the western half of the roadway that enters the site from the south.

Water Feature

It is Staff’s understanding that the water feature has been removed and the hotel is still planned for future development.

Circulation System and Access

The subject site will be served primarily by one entrance from Wild Horse Creek Road (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 the site to Old Chesterfield Road in conjunction with this development. A roundabout near the entrance of the site would provide access to the east that is labeled future development. Cross access easements will be required between the subject site and the future development to the east and west.

Parking

Parking areas are distributed throughout the site around the building and through a parking garage under the building.

The current site plan has 210 surface parking spaces and 208 garage parking spaces totaling 418 spaces, which does not meet the minimum parking standards for the site. Although it does not meet the requirements for the site, the governing ordinance dictates that required parking is calculated globally throughout Category C (22 acres) and not calculated on an individual lot basis.

Topography and Retaining Walls

The existing topography slopes from a southern high point down approximately 34 feet to the north on the buildable area of the site. There is approximately 31 feet of additional fall to the northern tip of the site. Modification to the grade is being proposed without the use of site retaining walls. The natural slope of the site is being utilized to facilitate the parking below the building.

Scale, Design, Materials, and Color

The proposed building will be the first building specifically created for Downtown Chesterfield. The design standards for this building are elevated due to the proximity within the Urban Core, but also as it is the first phase in creating a Downtown Chesterfield. The building design and finishes are coordinated and consistent on all building facades. The different components of the mixed-use buildings have different identities. The proposed restaurant space on the southeast corner features a glass enclosed corner stair leading up to a second-floor bar/dining area with a rooftop patio space.

The first floor commercial along WHCR projects from the building forming a continuous roof patio space utilized by the residents above. The individual residential living spaces are expressed by building facade offsets, changes in parapet height, balconies, along with material and color changes. The materials include thin brick, cultured stone, fiber cement siding, aluminum storefront, clear low-e-glass, architectural windows and doors. Brick cornice and other masonry details are used consistently on all sides of the building.

Mechanical Equipment

All mechanical units will be located on the roof and fully screened by the parapets.

Landscape Plan

All site landscaping requirements will be required to be met including a 30' landscape buffer along the major arterial I-64 and street trees along Wild Horse Creek Road.

Trash Enclosures

There will be three dumpsters located on the southwest portion of the site. The screening consists of brick veneer and the trash enclosure gates are to be metal deck painted to match the masonry wall.

Lighting

Lighting consists of utilitarian and decorative fixtures and is still under review within the Site Development Section Plan review process. There are three (3) fixtures in which two (2) are utilitarian and one (1) is decorative.

Modification Request

Mr. Knight briefly explained that the applicant is seeking modifications from the category standards set forth in the governing ordinance.

- Reverse position of landscape buffer and sidewalk.
- Size of the buffer and sidewalk.
- The maximum distance a building can be from the sidewalk is 30 feet.
- Removal of parking in between the road and the "build to" line.

Color and material samples were provided and the applicant was available to answer any questions. It was clarified that the balcony material will be horizontal black metal with mesh paneling.

DISCUSSION

Circulation

Mr. Knight explained that the round-a-bout feature will be utilized for vehicular access and future hotel development proposed for the adjacent site. The Traffic Impact Study addressed the internal pedestrian walkways.

Board Member Stoll suggested increasing the amount of wainscoting along the retail section of the building. To increase the boulevard/street scape effect near the round-a-bout area, she suggested the option of repositioning the building.

Water Feature

The applicant stated that a water feature has been reintroduced along with the proposed public art.

Board Member Swartz felt that the development met the “urban setting” for the area.

North Elevation

Chair Gruchalla felt that the residential section of the building facing Highway 40 lacked articulation. The applicant explained the basis of the design, but is not opposed to adding stone or additional color.

Fence & Trash Enclosure

Board Member Weber suggested a profile of the material and design of the decorative metal fence. He recommended rotation of the proposed trash enclosure to minimize visibility along Wild Horse Creek Road.

Parking

In response to Board Member Swartz, Mr. Knight explained that all parking is currently under what is required for Lot A. The governing ordinance dictates that parking should be calculated by Category “C” and the staff would continue to review the plans for consistency with the UDC.

Bike Lane

Although not shown on the current site plan, Staff is working with the applicant to address the incorporation of a bike lane that is consistent with future development along WHCR and the City’s Walkable-Bikeable Plan.

Ms. Henry expressed the importance of specific feedback from the Board as to the appropriateness of the proposed modifications, which deviate from the streetscape section profile within the governing ordinance. Those suggestions will then be forwarded to the Planning Commission and City Council. The guidelines were discussed and the Board was comfortable with the proposed changes associated with the Urban Core.

Due to a conflict of interest, Board Member Swartz announced that he must recuse himself from the vote.

MOTION

Board Member Weber 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 A (The Pearl at Wild Horse Creek) to the Planning Commission with a recommendation for approval with the following conditions:

- *Reorientation of the proposed trash enclosure to minimize the visibility along Wild Horse Creek Road.*
- *Additional accent materials be incorporated to the highway elevation.*
- *Incorporation of a water feature within the roundabout*
- *Provide samples of the mesh material to the balcony railing and fence near the garage area prior to Planning Commission.*

Board Member Adams seconded the motion. **The motion passed by a voice vote of 4 – 0.**

- C. Edison Crossing, Lot 1 (Little Sunshine's Playhouse):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.27 acre tract of land zoned "PC" Planned Commercial District located at the southeast corner of the intersection of Edison Avenue and Long Road within the Edison Crossing subdivision.

STAFF PRESENTATION

Andrew Stanislav, Planner explained that the request is for a 9,700 square foot daycare facility located at the southeast corner of the intersection of Edison Avenue and Long Road within the Edison Crossing subdivision.

The building will be approximately 29 feet in height and contain space to provide daycare services up to a capacity of 140 children. An outdoor grassy playground area is also proposed along the eastern side of the property to be screened with a 6-foot vinyl fence. **Mr. Stanislav** then provided detailed background history and aerials of the site and the surrounding area.

Below is a brief summary of the plan policies and code requirements relevant this project:

- ***Quality Commercial Development*** – offer retail/service options to residents.
- ***Quality of Design*** – smaller scale, mixed use, emphasis of architectural design, circulation, landscaping, open space, and buffering.
- ***Chesterfield Valley Regional Retail & Low Intensity Industry*** – mixed use, office/retail planned developments.
- ***Encouraging Sidewalks*** – sidewalks for new developments.
- ***Chesterfield Valley UDC requirements*** – coordination of facades on all sides, screening consistency, and underground utilities.

Site Design

The subject site is located at the southeast corner of the intersection of Edison Avenue and Long Road within the Edison Crossing subdivision and is adjacent to commercial retail and service uses to the north across Edison Avenue and west of Long Road.

Circulation System and Access

The subject site will be served by a single access point at the northeast corner of the property. A cross access easement on Lot 2 of Edison Crossing provides access from this point on Lot 1 to Edison Avenue, which is a City maintained roadway at this location.

Parking

All 35 proposed parking spaces are surfaced with permeable pavers and are located to the north and west of the site between the building and the frontage of both Edison Avenue and Long Road.

Materials and Color

The exterior building materials will primarily consist of a buckskin color freestyle texture EIFS. A rough-cut Eldorado stone veneer of vineyard trail color and buckskin stone cap will be used as an exterior wainscoting and in other accent areas.

There is also brown stucco foam faux wood trim on all four elevations and brown fiberglass doors. The surrounding mansard roof features hunter green architectural asphalt shingles as well as copper finials and other ornamental features, such as a copper stork weathervane and copper chimney pots.

Landscape Design and Screening

Several different areas of landscaping are proposed for the site. Street trees are proposed along the site's prominent frontage at the intersection of Edison Avenue and Long Road as well as a landscape buffer. Trees are proposed along the south property line to provide screening from the nearby Levee Trail. Landscaping is also proposed within the parking lot area and along the front entry façade of the west elevation.

Trash Enclosure

Small plantings are proposed around the trash enclosure. The six-foot sight-proof trash enclosure features EIFS and stone veneer materials to match the main structure.

Mechanical Equipment

The rooftop-mounted mechanical units are screened within the mechanical roof pit of the hunter green mansard roof.

Lighting

The proposed lighting plan consists of five proposed fixtures in the parking area, 14 wall-mounted fixtures across all four elevations of the building, and eight under-canopy lights in the porte-cochere drop-off area. All proposed exterior lighting will be fully cut off and will be directed downward.

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

DISCUSSION

Traffic

Board Member Weber had concerns regarding queuing, but the applicant explained the day care will operate between the hours of 6:00 am to 6:00 pm. He commented that specific attention will need to be made for any future development of the adjacent lot.

Ms. Henry commented that Staff will request an analysis of the vehicular queuing and circulation patterns prior to Planning Commission review. She explained the governing ordinance does not allow a second entrance.

Mr. Jeff Kaiser, Tri Architects explained that traffic data is available with approximately 24 vehicles during the morning peak hours. He added that most of the parking will accommodate Staff, but seasonal events will have staggered vehicles throughout the day. It was noted that the canopy is designed to allow for emergency vehicles.

Landscaping

Board Member DeLong was not present but provided comments stating that the overall project used a nice selection of plant materials with shrubs blocking the headlights from the parking areas fronting the roadway.

- Provide balance to the upright junipers on the east and west side of the dumpster enclosure.
- Incorporate landscaping to both signs on Edison Avenue and the sign to the frontage of Long Road.

The Board did not have any concerns and felt that the “European style” structure was attractive, well designed, and complemented the surrounding buildings.

Fence

In response to Board Member Stoll’s question, the applicant explained that the vinyl fence is to help minimize visibility for safety purposes.

Due to a conflict of interest, Board Member Swartz recused himself from the vote.

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 Edison Crossing, Lot 1 (Little Sunshine’s Playhouse) to the Planning Commission with a recommendation for approval with the following conditions:

- Consider future traffic counts for the entry access point to the development.
- Provide balance to the upright junipers on the east and west side of the dumpster enclosure.

Board Member Weber seconded the motion. **The motion passed by a voice vote of 4 - 0.**

- D. Larry Enterprises – Lynch Hummer, Lot B (Scott Properties):** An Amended Site Development Section Plan for a 7.09-acre tract of land zoned “PI” Planned Industrial located along North Outer 40 Road west of Boone’s Crossing.

STAFF PRESENTATION

Andrew Stanislav, Planner explained that the request is for a six-foot chain link fence with sight-proof black mesh fabric to screen the outdoor inventory area. The proposed fence will enclose the sides and rear of Lot B of the Larry Enterprises-Lynch Hummer subdivision.

Mr. Stanislav then provided a color aerial and background history of the site and the surrounding area.

Specifically, the chain-link fence will be located along the east and west property lines beginning near the rear of the existing buildings on the lot and run west across the rear of the parking area.

Open access is proposed for the screened area as there will be no gates enclosing the limits of the fence between the two buildings or along the parking area on the eastern side of the property.

DISCUSSION

Site background

Ms. Henry explained that the fence was constructed prior to receiving the necessary approvals and is now in violation. In order to abate the violation, ARB review is required. In response to Board Member Swartz's questions, she replied that from time to time this does occur and Staff works with the applicants so they can go through the appropriate process and resolve the violation. The fence is located within the anti-seepage berm area along the levee trail. However, the applicant has been working with Monarch Levee District to receive approval. She added that the proposed fence is similar in style and design to the existing six-foot chain-link fence with black mesh screening located at Beyond Self Storage just west of the site which received approval back in 2016.

Board Member Weber expressed his desire to have the chain-link fence painted black and the zip ties to be placed closer to minimize movement of the mesh material as quality control.

Moving forward, special attention needs to be made for consistency and uniformity of future development.

Considerable discussion ensued as to how to regulate fencing material color, style and design specifically along the levee. Although a precedent has already been set, Ms. Henry explained that it is within the Board's purview to review each submittal separately for aesthetics, durability, appropriateness, etc. and make a recommendation based upon each separate application.

Applicant Comment

The applicant explained that the fence facing the levee trail is currently removed until comments and approval is granted.

Landscape

Board Member Weber suggested additional vegetation to aesthetically help shield the fence. Ms. Henry added that landscaping root penetration is discouraged along the levee, but is reviewed on a case by case basis from the levee district.

MOTION

Board Member Weber made a motion to forward the Amended Site Development Section Plan for Larry Enterprises – Lynch Hummer, Lot B (Scott Properties) to Staff with a recommendation for approval with the following conditions:

- Replacement of the fence parallel to the levee trail be painted black with slats versus the black mesh material.

- The zip ties should be installed to securely fasten the black mesh material on the remaining portions of the fence.
- Future applications or replacements must incorporate slats with black surface – rubberized or painted.
- The screening material on the fence is to be no greater than four (4) inches from grade along the entire perimeter of the fence.

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

- E. **Logan College of Chiropractic Lighting Package (2018):** Architectural Specialty Lighting Package for a 112-acre tract of land zoned “NU” Non-Urban District located west of Schoettler Road, and south of Green Valley Drive (20R430046).

STAFF PRESENTATION

Cassie Harashe, Planner explained that the request is for an architectural specialty lighting package specifically for the up lighting of the legs of the Bell Tower Structure within the Logan College of Chiropractic development.

The applicant is requesting to install two light fixtures at the base of each leg to shine LED lights upward illuminating the legs and crossmember sections of the Bell Tower.

Site History

Ms. Harashe explained that in 2017 Amended Architectural Elevations were reviewed by the ARB and approval was granted to allow down lighting with the condition that the lighting remain static, all housing, attachments, and accessories must match the tower. In July an MZA was approved to install a landscaping planter around the base of the Bell Tower. The final occupancy for this planter has not been issued by St. Louis County.

Architectural Specialty Lighting Requirements

- ***Color Temperature*** - the applicant will utilize white lights, but they are requesting to utilize the full spectrum of colors for special events on campus
- ***Dual Colors*** - When non-traditional lighting color is requested, changes in color shall be limited to one (1) change within any 24 hour period.
- ***Light Levels*** - Architectural specialty lighting should be unobtrusive in intensity and should not turn a building into an attention-getting device or blanket signage. The light fixtures are angled so that the roof of the tower mitigates the sky glow effect.
- ***Fixture Integration*** - Architectural specialty lighting shall confirm to the character of the community, enhance the visual harmony of development, and preserve the public health, convenience, welfare and/or safety within the City of Chesterfield by maintaining the high aesthetic quality of the community.
- ***Off-Site Visibility*** - No instance shall architectural specialty lighting applications result in light trespass at the property line.

The tower is centrally located within the campus with potential off-site visibility due to the height of the tower and the grade changes in the surrounding areas.

It has come to the attention of Staff during a site visit that the lights have been installed and are now nonconforming.

DISCUSSION

Board Member Stoll is not opposed with a maximum of two color selection. Councilmember Hurt commented on the actual wording versus the spirit of what was approved in 2017. It was not contemplated they would be requesting multiple colors. He added that City Council has the full support of the ARB and how to address the issue.

With the current LED technology and no changes to the fixtures, Chair Gruchalla felt that the request is minimal due simple programming capabilities.

Applicant Comment

Mr. Bill Wharton, Logan College explained that the original request was for approval of 24 hour period, but multiple colors was not discussed at that time. He added that the idea for multiple colors allows Logan the opportunity to use different lighting for different events; such as, Christmas, Veteran's Day, Fourth of July, and pink for breast cancer awareness month, etc.

Board Member Weber was not opposed to seasonal events, but limit the number per year. Specifically limiting one color per element not one color per fixture.

Review Process

In response to Councilmember Hurt's question, Ms. Henry explained that immediately following Planning Commission review, Power of Review can be exercised.

Ms. Henry recommended that the proposed limitation to displays for national holidays not be utilized as it could infringe on First Amendment rights. Rather, a set number of calendar days could be established which would allow the applicant to determine the specific holidays or events during which multi-colored lighting would be utilized. Staff will be proactive and request at the beginning of the year that the applicant provide an annual calendar showing the number of days. If the tower was found to be out of compliance, then they will be cited a violation.

After substantial discussion of regulating static, multiple colors, time limitations, etc., the Board moved forward with a compromise for the base lighting only.

Due to a conflict of interest, Board Member Swartz recused himself from the vote.

MOTION

Board Member Weber made a motion to forward the Architectural Specialty Lighting Package for Logan College of Chiropractic Lighting Package (2018) to the Planning Commission with a recommendation for approval with the following conditions:

- The new lighting must be one color unless approved by a schedule outlined by the Planning Commission.
- The lights must remain static with one change in 24-hour period, and one color of lights unless approval has been granted.

Board Member Stoll seconded the motion. **The motion passed by a voice vote of 4 - 0.**

- F. **Trails West Village of Green Trails (Chesterfield Community Church):** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for an 8.47-acre tract of land zoned "NU" Non-Urban and "R-2" Residence (15,000 square feet) located at the eastern corner of the intersection of Olive Boulevard and Ladue Road.

STAFF PRESENTATION

Andrew Stanislav, Planner explained that the request is for an 8,600 square foot addition to Chesterfield Community Church, an existing place of worship located at the eastern corner of the intersection of Olive Boulevard and Ladue Road. Mr. Stanislav then provided a color aerial and background history of the site and the surrounding area.

Below is a brief summary of the plan policies relevant this project.

- ***Quality of Design*** – smaller scale, mixed use, emphasis of architectural design, circulation, landscaping, open space, and buffering.
- ***Buffering of Neighborhoods*** – Substantially buffer the neighboring residential uses through site design, vehicular access building materials, tree preservation, and setbacks.
- ***Encourage Sidewalks*** – Sidewalks for new developments.

Building Design

The building will be 27'-6" in height at its highest point at the entry tower feature, while the mass of the sanctuary space consisting of a majority of the proposed addition will be 24 feet tall.

The new sanctuary space will have the capacity for 400 seats. A new gathering entry plaza of a smaller scale is proposed on the western side of the building where the new addition connects to the existing structure.

Parking

In total, 138 parking spaces are proposed for the subject site. Five ADA parking spaces are located within the new parking area to the west of the existing building where the sidewalk is proposed to extend and provide access onto the site.

Circulation System and Access

The subject site is currently served by a single access point at the north end of the property from Olive Boulevard, a MoDOT maintained roadway, and by one additional eastern access point leading to Ladue Road which is maintained by the City.

There is an existing sidewalk along the frontage of Ladue Road that follows the large right-of-way boundary and wraps away from the paved roadway to a dead end. This sidewalk is proposed to continue to lead onto the subject property and provide pedestrian access to the building and entry plaza.

Materials, Color, and Design

The primary exterior material of the building is EIFS in two different complementary colors to the existing building. A brick veneer wainscoting is proposed to surround the addition on all exposed elevations, and a fiber cement lap siding is proposed on the tower feature near the main entry and other accent areas.

Trash Enclosure

A six-foot sight-proof trash enclosure is proposed on the far end of the eastern parking area with fiber cement lap siding and trim to match the accent features of the new sanctuary addition.

Mechanical Equipment

Roof-top mechanical units are screened by parapet walls of the new sanctuary and the entry tower feature.

Retaining Walls

Two existing retaining walls provide relief from the sloping terrain near the parking area to the west along Olive Boulevard and on the eastern elevation of the existing building near the playground. A versa-lok retaining wall of approximately 17 feet in height is proposed to accommodate the parking spaces expanding the northern parking area.

Landscape Design and Screening

Several different areas of landscaping are proposed for the site to buffer, most notably along Ladue Road to the south and as buffers to adjacent residential properties to the north and east. Trees and landscaping are also proposed throughout the parking areas, as well as along the south and west elevations of the building between the parking area and walkways.

Lighting

The proposed lighting plan consists of fixtures proposed in the parking area and western building façade near the new gathering entry plaza for navigating the site.

All proposed exterior lighting fixtures are flat lensed, utilitarian, and are directed downward. In total, there are eleven proposed fixtures around the parking areas and four wall-mounted sconces near the two doorways of the gathering entry plaza.

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

DISCUSSION

Board Member Weber commented that the front plaza lacked articulation and the difference of the windows as depicted on the elevations. He also pointed out the lack of railing details to the emergency stair component of the rendering.

Applicant Comments

The applicant explained that landscaping will be incorporated around the perimeter of the addition. The addition will be used for worship services.

Mechanical Equipment

The existing and proposed mechanical equipment will be roof-mounted and fully screened by the parapet walls.

MOTION

Board Member Weber made a motion to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design Trails West Village of Green Trails (Chesterfield Community Church) to the Planning Commission with a recommendation for approval with the following conditions:

- Incorporate more articulation to the front plaza area to break down the vast amount of concrete.
- Revise the elevations to accurately show the windows on the front elevation.
- Provide railing details for the emergency stairway as shown on the color rendering and incorporate the proposed brick veneer on the sides of the stairway.

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

V. **OTHER** - None

VI. **ADJOURNMENT** 8:45 p.m.