

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – OCTOBER 13, 2022

CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Mr. Doug DeLong
Mr. Kristopher Mehrtens

ABSENT:

Ms. Susan Lew

ALSO IN ATTENDANCE:

Councilmember Merrell Hansen
Councilmember Mary Mastorakos
Councilmember Dan Hurt
Planning Commission Liaison, Gail Choate
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. July 14, 2022

Vice-Chair Starling made a motion to approve the meeting summary as written. Board Member DeLong seconded the motion. The motion passed by a voice vote of 5-0.

III. UNFINISHED BUSINESS - None

IV. NEW BUSINESS

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

- A. 18122 Chesterfield Airport Road (Scott Properties) ASDP:** An Amended Site Development Plan, Amended Architectural Elevations, and Architect's Statement of Design for a 12-acre tract of land located north of Edison Avenue, east of Spirit of St. Louis Blvd, south of Chesterfield Airport Road, and west of Crown Industrial Ct.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the proposed development consists of three (3) single-story service center buildings and one (1) two-story retail/office building – Building 4 only.

Ms. Ahner then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the project.

Circulation and Access

The only change from the prior approved plans is the proposal of a $\frac{3}{4}$ access on Chesterfield Airport Road in place of the right in/right out access approved previously.

Topography

A bio-retention area is located at the center of the site, dividing this development into two (2) sections.

Buildings 1, 2, and 3 (Service Center)

The three (3) buildings intended for service center use on the east half of the site are single-story with the top of the parapet ranging from 23 feet to roughly 25 feet in height.

- *The materials previously approved consisted of painted tile-up concrete paneling with form liner accent wrapping around each side of the building.*

Building 4 (Retail/Office)

This building, the largest of the four, was previously approved with a two-story design. The maximum height was roughly 47 feet at the proposed clock tower component. The clock tower component has been removed and the building height will range from roughly 34 feet to 40 feet.

- *The applicant is proposing a variety of materials with variations of stone veneer, three (3) shades of painted concrete panels, and two (2) colors of Boral cast fit.*

Mechanical Equipment

The rooftop mechanical equipment will be fully screened by the painted EIFS parapet wall in the same light shade of (Divine White) beige color.

Landscape Design and Screening

No changes proposed to the previously approved landscape plan or trash enclosure.

Lighting

No changes proposed to the previously approved lighting plan.

Updated material and color samples were provided and the applicant was available to answer any questions from the Board.

DISCUSSION

Chair Weber complimented the selection of various materials and the substantial amount of interest and improvements to the building.

During discussion the following information was provided.

- The applicant provided details and further explained the basis of the changes. Focus was to maintain commonality between the four (4) buildings.
- The field color for Buildings 1, 2 and 3 is now an accent color to Building 4.
- Wrapped finishes to the building.
- First floor will accommodate “Retail” use and the second floor will be used as “Office Space”.
- Same brick will be used throughout.
- Suggestion to wrap the brick around the southeast facades of Building 4.

Motion

Vice-Chair Starling made a motion to forward the 18122 Chesterfield Airport Road (Scott Properties) Amended Site Development Plan, Amended Architectural Elevations, and Architect’s Statement of Design to Planning Commission with a recommendation of approval with the following condition:

- The proposed common brick to be wrapped around the southeastern inset of the south and east facades to a logical break of Building 4.

Board Member Adams seconded the motion. The motion passed by a voice vote of 4-0. *As previously mentioned, Board Member Mehrrens recused himself from the vote.*

- B. Church of the Resurrection 1330 Schoettler Road ASDP: Amended Site Development Plan and Amended Architectural Elevations for a church located on a 5.2-acre tract of land located east of Schoettler Road and south of South Outer 40 Road, zoned “R2” Residential District.

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the applicant is proposing a two-story building addition approximately 2,670 square feet located at the rear of the existing building. The proposed addition will match the existing church structure.

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

Materials and Color

The existing building façade is a vertical pattern of weathered wood. The façade of three sides of the proposed building will have fiber cement siding material in a tone replicating the weathered wood exterior existing on the building. The siding will be installed vertically on the second level of the new stair / lift wing to match the vertical siding on the corresponding level of the existing church. On the first level and below, the siding will be horizontal. Brackets of matching profile to the originals will be installed under the eaves of the addition’s roof as well as the roof of the stair wing.

Retaining Wall

A retaining wall is proposed on the side and rear of the site. The proposed retaining wall matches the existing retaining wall on the site.

Lighting

There is one wall pack light proposed on the side of the building and will match the existing light fixture present on the site.

Landscape

There is no new landscaping proposed on the site. The building addition will necessitate removing a few trees from the rear side of the subject site.

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

DISCUSSION

During discussion the following information was provided.

- Mr. Knight explained the language in code what will cause an ARB review and this project is based upon square footage or significant elevation changes.
- Due to the age of the structure, the applicant pointed out the difficulties to match materials and colors.
- Availability of siding stain color options.
- For code and safety purposes, railings will be constructed along the retaining walls. It was noted that the retaining wall will not be visible to surrounding properties.
- Concerns of the exposed concrete foundation resulting to grade changes. Suggestions to paint the exposed concrete foundation walls.
- Maintenance schedule for the existing siding.
- The intent is to match the existing asphalt shingle color.
- No landscape concerns, but the applicant pointed out areas of any land disturbance.
- Parking spaces to remain with no impact from the proposed addition.
- Driveway access and materials were verified.
- Glass material and casement colors to match the existing windows.

Motion

Vice-Chair Starling made a motion to forward the Church of the Resurrection 1330 Schoettler Road Amended Site Development Plan and Amended Architectural Elevations to Planning Commission with a recommendation of approval with the following condition:

- Painting of the exposed concrete foundation walls.

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

V. **OTHER**

VI. **ADJOURNMENT 6:34 p.m.**