II. A.

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
THURSDAY – OCTOBER 10, 2024
5:30 PM
CONFERENCE ROOM 102/103

ATTENDANCE:
Mr. Scott Starling, Vice-Chair
Mr. Doug DeLong
Mr. John Lavrich
Ms. Susan Lew
Mr. Kristopher Mehrtens

ABSENT:
Mr. Mick Weber, Chair
Mr. Matt Adams

ALSO IN ATTENDANCE:
Councilmember Merrell Hansen
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Planning Commission Liaison, Steve Wuennenberg
Mr. Justin Wyse, Director of Planning
Ms. Alyssa Ahner, Senior Planner/Staff Liaison
Ms. Shilpi Bharti, Planner
Mr. Shane Streiler, Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Vice-Chair Starling called the meeting to order at **5:30 p.m.**

II. APPROVAL OF MEETING SUMMARY

A. September 12, 2024

Board Member Mehrtens 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

A. **Elbridge Payne Office Park, Lot C702**: An Amended Site Development Section Plan and Amended Architectural Elevations for a medical office located on a 2.51-acre tract of land zoned "C8" Planned Commercial located east of Clarkson Road, north of East Chesterfield Parkway, and west of Elbridge Payne.

STAFF PRESENTATION

Mr. Shane Streiler, Planner explained that the purpose of the request is for interior renovations of the offices for medical uses that will include classrooms and a gym, a 210 square foot vestibule, an exterior entry canopy, a tree sculpture, and roof improvements.

Mr. Streiler provided history of the site and the surrounding area along with the architectural design standards associated with the development.

Materials and Color

West and south elevations

- The building will remain with the existing brick exterior walls, existing shingle roof, and existing windows. However, some portions of the brick wall will be tuckpointed, windows resealed, and the flat roof replaced, as part of general building maintenance.

East and north elevations

- The additions to these elevations include the new vestibule, entry canopy, and tree sculpture. The vestibule and canopy will be constructed of Vancouver Copper gray, metal composite material (MCM) panels. The vestibule's window material will match the building's glass.

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

DISCUSSION

During discussion the following information was provided.

- Suggestion to refresh the landscaping along the front entrance.
- No proposed improvements to the existing parking lot at this time.
- Existing roof-top mechanical equipment to remain.
- One dead tree to be removed.
- Internal roof and canopy drainage.

Motion

Board Member Mehrtens made a motion to forward Elbridge Payne Office Park, Lot C702 to Planning Commission with a recommendation of approval with the following condition:

- Refresh the landscaping in order to enhance the front entrance.

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

B. **Fairfield Suites**: Amended Architectural Elevations for a hotel expansion located on a 2.84-acre tract of land zoned "PC" Planned Commercial District located northwest of the intersection of Conway Road and Chesterfield Parkway East.

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

STAFF PRESENTATION

Ms. Alyssa Ahner, Senior Planner explained that the applicant has requested changes to the rear (north and west) facades of the existing hotel building.

Project Overview

- Site is currently under construction, with the plans approved in 2020.
- Once completed, the site will include a new 54,780 square-foot, four-story hotel with 88 additional guest rooms, a parking structure located beneath the hotel addition, amended elevations to the existing hotel building and a redesigned parking area within this development.
- As construction has progressed, the applicant has requested modifications to the northern elevation of the existing portion of the building.

Updated color and material samples were provided and the applicant was available to answer questions relative to the changes.

DISCUSSION

During discussion the following information was provided.

- Confusion and concerns with the proposed updates which now limits initial intent from the Board.
- No landscaping concerns.
- Options to the roofing design.
- The scope of work now lacks the appearance of a 4-sided structure and unfit justice to the overall building.
- Although the applicant explained the purpose, potential maintenance issues, etc. the Board concurred that the building lacks cohesiveness by redacting previously approved building design elements.

After continued discussion and the process of moving forward, the applicant requested to ***HOLD*** the project in order to address issues raised from the Board.

Motion

Board Member Mehrtens made a motion to accept the applicant's request to *HOLD* Fairfield Suites. Board Member Lew seconded the motion. **The motion passed by a voice vote of 4-0.** *As previously mentioned, Board Member DeLong recused himself from the vote.*

C. **Chesterfield Village Mall:** A Site Development Concept Plan, Landscape Plan, and Lighting Plan for a 96-acre tract of land zoned "PC&R" Planned Commercial and Residential District located on the south side of Interstate 64, east of Chesterfield Parkway.

STAFF PRESENTATION

Ms. Alyssa Ahner, Senior Planner explained that the purpose the request is for Site Development Concept Plan for a site commonly known as the Chesterfield Mall.

Ms. Ahner explained the definition of a Site Development Concept Plan (SDCP), and provided recent project history of the site and the surrounding area associated with the redevelopment of Downtown Chesterfield.

The applicant has provided civil plans and a Street Concept Design booklet to better portray the aesthetics of the street grid and other important elements. The booklet details the following:

Street Design

While there are a number of typical street sections throughout the development, a few of the primary shared elements include the following:

- 7' wide landscaped islands
- Street trees within tree grates
- Roundabouts
- Intersections
- Street Furnishings
- Lights

Pedestrian Design and the Downtown Environment

The following sections detail the proposed pedestrian environment and some of the amenities as emphasized during the zoning process:

- Pedestrian safety
- Sidewalk/Trail System
- Parking
- Grand Staircase

Ms. Ahner concluded with a detailed Understanding of the City's Development Process:

- Per the site-specific ordinance, any and all development plans have automatic power of review. This means that the Site Development Concept Plan will require review by ARB, Planning Commission, Planning & Public Works Committee, and City Council.
- Pending an approval of the plan, the developer would be allowed to submit for a grading permit from the City.
- During this initial construction phase, it would be anticipated that the developer would submit plans to plat the land which must occur prior to individual lots being sold.

- Pending approval of the plat, lots could be sold and this is when the City could start to see submittals of Site Development Section Plans for individual lot development.

DISCUSSION

During discussion the following information was provided.

- It was noted that the street tree grates provide ADA compliance, but there are concerns with rust and maintenance issues.
- The applicant explained the demolition process, timing, and the outcome of the two (2) remaining buildings – Dillard's and Macy's department stores.
- As the process continues, development of each lot will be determined by the individual land owner and subject to the site development section plan review process.
- The maintenance of the roadways would be funded by the Special Business District that is currently going through its own approval process.
- Maintenance and snow removal to the brick pavers during inclement weather.
- Explanation of the pedestrian trail and deviations from preliminary development plan.
- Concerns that the Grand Staircase lacks ADA accessibility with suggested ramping options.

After substantial discussion, the Board thanked the petitioner for a well-designed and thorough explanation of the project. The applicant further detailed the next stage in order to begin grading and adding the infrastructure for Downtown Chesterfield.

Motion

Board Member Mehrtens made a motion to forward Chesterfield Village Mall to Planning Commission, as presented, with a recommendation of approval. Board Member Lew seconded the motion. **The motion passed by a voice vote of 5-0.**

V. OTHER

VI. ADJOURNMENT 6:55 p.m.