

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
OCTOBER 8, 2015
Room 102/103

ATTENDANCE:

Ms. Mary Brown
Mr. Rick Clawson
Mr. Doug DeLong
Mr. Bud Gruchalla
Mr. Mick Weber

ABSENT:

Mr. Matt Adams

ALSO IN ATTENDANCE:

Councilmember Dan Hurt
Planning Commission Chair, Stanley Proctor
Planning Commission Liaison, Debbie Midgley
Ms. Aimee Nassif, Planning and Development Services Director
Mr. Jonathan Raiche, Senior Planner, Staff Liaison
Mr. John Boyer, Senior 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. September 10, 2015

Board Member Weber made a motion to approve the meeting summary as written. Board Member DeLong seconded the motion. The motion passed by a voice vote of 3 - 0. Since Board Member Clawson was not present at the September meeting, he abstained from the vote.

III. PROJECT PRESENTATION

Chair Gruchalla explained that due to a conflict of interest, Board Member Doug DeLong, Landscape Architect on Item III.A, is recusing himself from participation. Since the last Board member was not yet present, there would not be a quorum for voting on Item III.A at this time.

Board Member Clawson then made a motion amending the agenda to discuss Item. III.B first. Board Member Weber seconded the motion. **The motion passed by a voice vote of 4 – 0.**

- B. [Willows at Brooking Park – 8th ASDP](#): An Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations and Architect's Statement of Design for a 15.24 acre tract of land zoned "R1" and "R3" Residence Districts located southwest of the intersection of South Woods Mill Rd and Brooking Park Drive.

STAFF PRESENTATION

John Boyer, Senior Planner explained that because the proposed changes are considered minor in nature, they will not be forwarded to the Planning Commission; however, Staff requires review and recommendation by the ARB as required by the UDC due to the additions exceeding 5,000 square feet.

While four (4) additions are planned associated with this application, the majority of the area is associated with future Building A. Mr. Boyer then provided area photographs of the interior to the site with further identification of the existing and future additions to the previously approved site.

Site Design

- This plan seeks approval of additions to previously approved structures. A total of 29,131 square feet of additions is planned with this proposal. After the proposed additions, Building A will be a three (3) story 114,821 square foot independent living unit structure.
- The additions to future Building A are on the west elevation, face interior to the development and consist of 26,237 square feet of the 114,821 square feet of the structure. The other planned additions include a meeting room addition to Building B and an elevator addition to Building C.

Scale, Design, Materials and Color

The color and materials will match that of the existing development. Features include;

- Bay windows, patio doors and balconies/decks. The proposed decks will utilize a composite wood material for both the decking and railing.
- Materials include brick wainscoting and columns, a cast stone cap to the brick band and a cementitious siding.
- The roof-mounted mechanical equipment will be fully screened by the roof-mounted parapets similar to that of the existing structures.

Landscape Design, Screening and Fencing

- A combination of deciduous, coniferous and shrubs/bushes have been utilized throughout the exterior of the site.

Circulation System and Access

The private road system for this development has already been established and there are no major changes in circulation or to access for this development.

Lighting

- The proposed lighting is a combination of wall-mounted pack lights near the access points of the structure, decorative wall-mounted lights adjacent to the exterior of the units and decorative pole-mounted lights matching existing standards throughout the site. The proposed lighting adheres to the City's lighting standards.

Material samples were provided and the applicant was available to explain the details to the design, color palette, and materials.

DISCUSSION

Board Member Brown arrived to the meeting at this point.

Board Member Clawson commented that since the project is situated internally within the site and is completely in context with what was previously approved, he had no issues with the proposed addition. The other Board members also noted that they did not have any issues with the proposal.

Mr. Boyer pointed out that had the proposed addition been under 5,000 square feet, staff would not have been required to bring the item to the ARB.

Board Member Clawson made a motion to forward the Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations and Architect's Statement of Design for Willows at Brooking Park as presented to the Planning Staff with a recommendation for approval.

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

As previously stated Board Member Doug DeLong is recusing himself from participation on the next item.

- A. **Chesterfield Village Mall (The Grove in Chesterfield) SDP:** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.64 acre tract of land zoned "UC" Urban Core District located southeast of the intersection of Chesterfield Parkway West and Justus Post Road.

STAFF PRESENTATION

John Boyer, Senior Planner explained that the site is located within the Southwest Quadrant of Chesterfield Village – specifically situated across from Chesterfield Mall, Bishop's Post, and south of Clarkson Road.

Two (2) office buildings were previously located on the subject parcels and later were demolished in 2005. The property was rezoned on August 3, 2015 from "C8" Planned Commercial to "UC" Urban Core District. The proposed structure is situated towards Chesterfield Parkway with parking south of the structure providing a buffer from existing residences to the south. Mr. Boyer provided photos and renderings of the north, south east and west elevations. The proposal is for a three (3) story 82,300 square foot assisted living care facility.

Circulation System and Access

- Proposed access to the site will be via an existing entrance point off Justus Post Road. This existing access point is planned to be updated for the proposed improvement.
- No other vehicular access to the site is proposed by the applicants nor permitted by the site's ordinance.
- The bike rack is proposed to encourage bicycle use and provides a bus shelter off Chesterfield Parkway for the existing bus stop.

Topography

- The subject site changes in grade as one moves towards the on-ramp for Clarkson Road/Hwy 340 from Justus Post Road with the high point near Clarkson Road.
- The site shares an existing six foot tall landscape berm to the south with the adjacent Sycamore subdivision. The berm is to be maintained and improved by the applicant.

Site Design

- Features include; a pitched roof, cornices, and use of similar materials of the adjacent residential developments.
- Materials for the structure include a stone veneer wainscoting at the base of the structure, lap siding, and shake siding. These materials are wrapped on all sides of the structure to provide a cohesive building.
- Colors include different shades of grays which mimic some of the residential structures in the adjacent area.

Mechanical equipment

- All mechanical units are planned to be roof-mounted and screened by the pitched roofs.

Landscape, Design, Screening and Fencing

- A combination of deciduous trees, coniferous trees and shrubs/bushes have been utilized throughout the exterior of the site in addition to landscaping planned to be retained.
- The proposed rain garden is planned to be landscaped per MSD requirements.

Lighting

- Lighting will consist of a combination of wall-mount pack lights near the access points of the structure and pole lights in the parking area. The Lighting Plan adheres to the City's lighting standards.

Material samples were provided and the applicant was available to explain the details to the design, color palette, and materials.

DISCUSSION

In response to Board Member Weber's question, Mr. Boyer explained that the parking requirements have been met based upon spaces per bed. Mr. Bob Brinkman, applicant on the project, added that shift changes will occur around 3:30 or 4:00 pm.

Landscaping

Mr. Boyer explained that the existing berm will be enhanced with additional landscaping. The minimum 30 foot buffer requirement has been met.

Building Color and Materials

Chair Gruchalla asked whether the colors of the buildings will differ. Mr. Brinkman explained there are multiple colors proposed and that the proposed building materials will be comprised of a pre-finished cedar shake siding and the roofing material will be an asphalt shingle roof system.

Board Member Clawson commented that the north elevation lacked vertical landscaping, sidewalks, or screening to help break up the front facade. Mr. Boyer replied that Staff is working with the City Arborist and the project is still under review. The applicant responded that no sidewalks are being proposed, but they are considering perennials or native grasses around the perimeter. It was noted that the memory care will be primarily located on the third floor so outside barriers to keep residents from wandering away are not necessary.

Generator

Board Member Clawson emphasized that the proposed generator planned for this construction will be fully enclosed by a screening wall. Mr. Boyer stated screening of mechanical equipment is a requirement of the code.

Signage

Signage is not part of the proposal, but a monument sign is being considered and will require a separate review process. The applicant indicated that they may be submitting for a sign package at a later date.

Board Member Clawson made a motion to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design Chesterfield Village Mall (The Grove in Chesterfield) to the Planning Commission ***with the following recommendations:***

- Staff to work with the applicant to increase the landscaping with different shrubs and trees to the north elevation to help break up the front facade.
- Ensure that adequate screening is provided to the generator to the height of the equipment.

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

IV. OLD BUSINESS

V. NEW BUSINESS

VI: ADJOURNMENT

The meeting adjourned at 6:33 p.m.