

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, SEPTEMBER 14, 2017
CONFERENCE ROOM 101

ATTENDANCE:

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, Merrell Hansen
Planning Commission Liaison, Wendy Geckeler
Mr. Justin Wyse, Director of Planning & Development Services
Ms. Cecilia Dvorak, Project Planner, Staff Liaison
Mr. Mike Knight, Project 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. July 13, 2017

Board Member Clawson made a motion to approve the meeting summary as written. Board Member DeLong seconded the motion. The motion passed by a voice vote of 4 - 0.

III. PROJECT PRESENTATION

- A. Kemp Auto Museum (Johnny Y Properties) Site Development Plan:** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 2.7-acre tract of land zoned "PC" – Planned Commercial District located northeast of the intersection of Chesterfield Airport Road and Chesterfield Commons East Drive.

STAFF PRESENTATION

Mike Knight, Project Planner explained that the request is for a new, one level office/retail shopping center within the Kemp Auto Museum subdivision. Mr. Knight further provided zoning history of the site.

Proposed Site Plan

- The proposed development will have 17,677 square feet of gross leasable area to accommodate eight (8) tenant spaces, 80 parking spaces.

- The property is a narrow, east to west tract of land, and is bordered on the north by Interstate 64 and is parallel to the south of Chesterfield Airport Road.

Circulation System and Access

- Internal pedestrian circulation is seen through a 5' sidewalk that circumnavigates the building. All of the vehicle circulation is provided by one east to west drive aisle with an access point on each end.
- The UDC encourages rear and side parking areas. Adjacent walkable developments are primarily to the west. These developments, existing and approved, have rear and side parking.
- Parking for the subject site is largely in the front of the building with minimal landscaping within the foreground for the buildings.
- An image was provided displaying the buildings, parking, and pedestrian connectivity between the subject and neighboring sites.
- The positioning of this building set back further than neighboring sites may limit pedestrian connectivity or decrease commercial visibility.

Scale and Design

- The applicant provided elevations and exterior renderings showing the building size and height. The height is compatible with the adjacent developments and other standalone developments in the area. This development does not exceed 28'-4" anywhere on the subject site.
- Buildings west and south of the proposed site include; Tesla Motors, Chesterfield Smiles Dentistry, Bank of America, and the Qdoba Mexican Eats restaurant.

Materials and Color

- The materials proposed on the exterior façade of the shopping center—masonry, EIFS, ground face concrete, porcelain, and black anodized aluminum storefront—form a cohesive design with complementary colors.
- The front façade shows two (2) different heights in parapet to help break the linear repetition along the streetscape.
- These colors are also compatible with adjacent properties. There will be no highly reflective material or prefabricated building material finishes. The color, shape, and size will complement each finish.

Mr. Knight pointed out that some of the elevations that the applicant provided did have north and south switched. Also in the rendering there are trees that would exist in the parking islands and separation on the EIFS band does not exist on the elevation.

Screening

- The UDC encourages screening of all roof-top mechanical equipment on all visible sides with materials that are an integral part of the architecture, and maintain the characteristic of the development. For comparison purposes, color images were provided showing existing screening to surrounding developments.
- Parapet walls will screen the roof-top mechanical units completely from all viewpoints. The individual screens are neutral in color, similar to the EIFS color.

Landscape Design and Screening

- Landscaping surrounds the entire site with the most density along the northern boundary. There are 71 trees proposed consisting of canopy trees (37), evergreen (25), and understory trees (15). Canopy trees are proposed near the parking area and primarily along the parking islands.

Trash Enclosure

- The trash enclosure will have the same material finish as the building façade including the brick veneer and concrete footings and will be screened with Eastern Red cedar trees.

Lighting Plan

- LED Lighting was selected to enhance energy efficiency and meet the City of Chesterfield standards. All proposed outdoor fixtures are flat lensed and fully shielded.
- A total of five (5) different lighting fixtures will be used. Ten (10) pole-mounted parking fixtures are placed throughout the parking area. Four (4) different lighting fixtures will be used on the building.
- Decorative sconces are used on the east and west edges of the building. Two (2) different types of flat, fully shielded LED lights will be used around the perimeter of the building.

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

DISCUSSION

Board Member Clawson had concerns that due to the exposure of the site the proposed building lacks a four-sided design. He felt that the proposed landscape plan could accommodate some additional landscaping to make the site more pedestrian friendly at the front of the building.

Board Member Weber commented that the material selection is appropriate, but the parapet walls could be utilized more successfully.

Mechanical Equipment

Chair Gruchalla had additional concerns whether the rear parapet walls will adequately screen the mechanical units. He felt that an increase of brick would be more aesthetically pleasing to the rear elevation and provide additional screening to the roof-top equipment.

Signage

Although signage is not within the purview of the ARB for consideration, the applicant pointed out that signage will be incorporated into the EIFS. Ms. Dvorak added that signage occurs through a separate approval process.

Landscape Plan

Board Member DeLong did not have any concerns with the overall selection of landscape materials but suggested additional plant material or planters be incorporated along the building frontage. Consideration needs to be made near the property line during grading of the site for tree removal.

Board Member Clawson inquired whether it would be feasible to move the building forward closer to Chesterfield Airport Road. Before making a motion, he wanted to stress again that the mix of materials that were chosen were desired in terms of quality and compatibility with the surroundings.

Applicant Comment

Mr. Joseph Klitzing, Klitzing Welsch Associates explained that in order meet the parking requirements and the site conditions, moving the building closer to Chesterfield Airport Road could result in the loss of square footage. Mr. Knight pointed out that all parking requirements have been met.

Ms. Brandy Zackery, Arnold Consulting Engineering Services added that they are working to preserve some existing trees to the rear of the property.

Board Member Clawson made a motion to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Kemp Auto Museum (Johnny Y Properties) to the Planning Commission ***with the following considerations:***

- ***Project needs to fully capture a four-sided building design including roof-top screening from I-64 by using as an integral part of the architecture to screen the units completely from the southern and western viewpoints.***
- ***Incorporate additional landscaping in the front of the building and along the frontage.***
- ***Incorporate additional architectural features to break up the long façade to the front of the building that faces Chesterfield Airport Road. This could include, but not limit to, adding undulations and plane changes along the front façade.***
- ***As discussed, the proposed porcelain is not suitable for signage or other installations due to the nature of the material.***

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

IV. **UNFINISHED BUSINESS** – None

V. **NEW BUSINESS**

A. Proposed 2018 Meeting Schedule

Board Member Clawson made a motion to approve the 2018 Meeting Schedule.
Board Member Weber seconded the motion. **The motion passed by a voice vote of 4 - 0.**

VI: **ADJOURNMENT** 6:47 p.m.