



THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
THURSDAY – SEPTEMBER 12, 2024

5:30 PM

CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Doug DeLong
Mr. John Lavrich
Ms. Susan Lew

ABSENT:

Mr. Kristopher Mehrtens
Mr. Matt Adams

ALSO IN ATTENDANCE:

Councilmember Merrell Hansen
Councilmember Mary Ann Mastorakos
Councilmember Gary Budoor
Ms. Alyssa Ahner, Senior Planner/Staff Liaison
Mr. Isaak Simmers, Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Weber called the meeting to order at **5:30 p.m.**

II. UNFINISHED BUSINESS

- A. Long Road Crossing, Lot A2:** A Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for a 1.93-acre tract of land zoned "PC" Planned Commercial District located south of Long Road Crossing Drive and east of North Chesterfield Industrial Boulevard.

STAFF PRESENTATION

Mr. Isaak Simmers, Planner explained that this project was reviewed by the Architectural Review Board on August 8, 2024. At that time, the applicant made a request to hold the project and the Board made a motion to approve the request to hold.

Proposed Revisions:

- The office and utility room are now located on opposite ends of the building causing minor modifications site layout.
- The bay doors have been articulated with painted EIFS and painted reveal panels have been incorporated on all sides of the proposed building.
- EIFS returns to provide roof-top mechanical equipment screening from all four sides.
- Recessed Cast Stone Veneer, Brick Solider Course, and a fabric awning have been added to the office end.

- No concerns were raised regarding the proposed landscaping.

The Board was very pleased with the improvements and thanked the applicant for listening to their concerns.

Motion

Vice-Chair Starling made a motion to forward Long Road Crossing, Lot A2 with a recommendation of approval, as presented. Board Member Lavrich seconded the motion. **The motion passed by a voice vote of 5-0.**

III. NEW BUSINESS

- A. Boone's Crossing NE, Lot 1A:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 2.99-acre tract of land zoned "PC" Planned Commercial District located at the northeast intersection of Boone's Crossing and Interstate 64 and south of North Outer 40 Road.

STAFF PRESENTATION

Mr. Isaak Simmers, Planner explained that the request is for a new approximately 27,970 SF, two-story medical office building and outpatient surgery center.

Circulation & Access

There is one vehicular shared access point off of North Outer 40 Road with cross access established with the neighboring site. A sidewalk has been provided around the proposed building.

Parking

There are 140 proposed parking spaces, eight (8) of which are ADA compliant. The maximum number of parking spaces allowed by code is 140. Although there is a slight variation in elevation, no retaining walls are proposed.

Design

The building design is consistent across all four (4) sides and utilizes horizontal planes, masses, low-e glass, and masonry.

Mechanical Equipment and Enclosures

The roof-top mechanical equipment will be screened using silver metallic ACP with a roof screen. Both the trash/generator enclosures will be constructed of a combination of modular brick with a silver metallic louvered fence.

Landscape Design

Landscape has been included along the base of the building and throughout the parking area. Due to the Monarch-Chesterfield Levee Seepage Berm, no trees will be provided on the northern portion of the site; however, Monarch-Chesterfield Levee approved the grasses and shrubs that have been proposed. The two (2) bio-retention areas in the northeast corner of the site would include approved MSD plantings.

Lighting

Parking lot light poles and the entrance canopies will be lit using downlight Halo fixtures.

DISCUSSION

During discussion the following information was provided.

- The Board felt that the project was a well-designed 4-sided structure and matched with the surrounding buildings. Compliments to the welcoming front glass entry.
- The applicant confirmed the use of brick materials and color are same as the surrounding buildings.
- Roof and canopy will have internal drainage.

Landscaping

Board Member DeLong had no substantial concerns with the proposed landscape selection. However, he suggested additional landscaping along the ramp along I-64 and to consider additional plant screening around the trash and generator enclosures.

Motion

Board Member DeLong made a motion to forward Boone's Crossing NE, Lot 1A to Planning Commission with a recommendation of approval with the following conditions:

- Additional landscaping along the I-64 ramp.
- Consider additional screening around the trash and generator enclosures.

Vice-Chair Starling seconded the motion. **The motion passed by a voice vote of 5-0.**

- B. 16464 Burkhardt Place (West County YMCA):** An Amended Site Development Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 5.6-acre tract of land zoned "PC" Planned Commercial District located west of West Chesterfield Parkway and south of Burkhardt Place, and north of Veteran's Place Drive.

STAFF PRESENTATION

Mr. Isaak Simmers, Planner explained that the submittal includes revisions to the partial demolition and expansion of the existing YMCA that was previously reviewed in 2023.

Due to increased construction costs, the revisions include the following:

- The overall scale of the expansion has been reduced in size by approximately 1,000 square feet.
- The exposed steel columns and roof framing of the entrance canopies will remain as existing, but will be refinished and the canopy expanded. The ceiling will be replaced with a painted gypsum board and the front of the new member entrance will now include a concrete plaza for patrons protected by bollards.
- Parking spaces have been reverted to a previously approved design.
- The grey horizontal composite panels proposed over the existing brick veneer have been removed and replaced with brown horizontal metal panel planks on the north and east elevations.
- The insulated storefront glazing system on the north elevation has been reduced in size by about six (6) inches from the top of parapet to the beltline, and the glass that was previously proposed will be replaced with a pre-finished metal panel.
- The Landscape Plan has been updated with minor changes to accommodate the modifications to the parking bay and the reduction in the size of the expansion.

DISCUSSION

During discussion the following information was provided.

- The improvements have been reduced due to an increase of construction costs.
- No concerns with the proposed landscaping.

Motion

Vice-Chair Starling made a motion to forward 16464 Burkhardt Place (West County YMCA), as presented, with a recommendation of approval. Board Member DeLong seconded the motion. **The motion passed by a voice vote of 5-0.**

- C. **Highway 40 Park, Lot A:** Amended Architectural Elevations and Architect's Statement of Design for an existing commercial retail building on a 1.15-acre tract of land located on the east side of Long Road, north of Chesterfield Airport Road.

STAFF PRESENTATION

Mr. Isaak Simmers, Planner explained that the request is for an existing multi-tenant commercial retail building with the overall goal to change the color of the existing building façade with a new color pallet.

Materials and Color

The existing building is mainly comprised of CMU blocks and painted EIFS. The existing CMU block will be painted using "Useful Gray" and the CMU stone cap along the base of the roofline will be the color "Iron Ore". The existing downspouts and doors will match the roofline. The applicant is proposing the base border in the color "Adaptive Shade".

Screening

A new 6' fence behind the building comprised of horizontal composite wood panels and a heavy-duty square steel post.

DISCUSSION

During discussion the following information was provided.

- The proposed composite wood fence is to provide screening of the windows into patient's rooms as the area currently backs up to an automobile service area
- Refresh the existing landscaping.
- Occupancy was discussed in regards to when the tenant plans to occupy the entire building.
- There is no existing or proposed entrance monument sign.

Motion

Board Member Lavrich made a motion to forward Highway 40 Park, Lot A, as presented, with a recommendation of approval with the following conditions:

- Refresh the existing landscaping to match the original Landscape Plans.
- Provide a horizontal composite fence sample for ARB review.

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

IV. OTHER

V. ADJOURNMENT 6:15 p.m.