II. A.

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
AUGUST 14, 2014
CONFERENCE ROOM 101

ATTENDANCE:
Mr. Matt Adams
Ms. Mary Brown
Mr. Rick Clawson
Mr. Bud Gruchalla, Chair
Mr. Gary Perkins
Mr. Mick Weber, Vice-Chair

ALSO IN ATTENDANCE:
Planning Commission, Mike Watson
Mr. John Boyer, Senior Planner, Planning Division Liaison
Ms. Jessica Henry, Project Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Gruchalla called the meeting to order at 6:30 p.m.

II. APPROVAL OF MEETING SUMMARY

A. July 10, 2014

Board Member Brown made a motion to approve the meeting summary with the following correction;

~~Board Member Clawson~~ Board Member Gruchalla made a motion to approve the meeting summary of May 8, 2014.

Board Member Weber seconded the motion. **The motion then passed by a voice vote of 6 - 0.**

III. PROJECT PRESENTATION

A. Burgundy Arrow (Bar Louie) AAE: Amended Architectural Elevations and Amended Architect's Statement of Design for a 6.07 acre tract of land zoned "PI" Planned Industrial District located on the southwest quadrant of the intersection of Chesterfield Airport Road and Public Works Drive.

Ms. Jessica Henry, Project Planner stated that the Burgundy Arrow development is just over six acres in size and houses two buildings; the proposed Bar Louie would be

located in the smaller building on the northern portion of the site, which was formerly occupied by Tee's Golf Grill. The building is just over 15,000 square feet in size; Bar Louie will occupy approximately 6,300 square feet. She then provided photos of the surrounding site. The partial amended site development plan is under review by staff. This is a partial amended plan because the work is largely confined to the architectural elevation amendments being proposed and minor site work with the removal of some parking spaces to accommodate a new patio.

Proposed Architectural Elevations

The building is currently constructed of brick, stone, EIFS, and glass and aluminum windows. The applicant is proposing to replace the large EIFS expanses with glass and aluminum overhead garage style doors. The east elevation faces Public Works Drive, and the same style of glass overhead door is also proposed on the north elevation, which will allow an open transition between the indoor and outdoor areas of the restaurant.

The applicant is also proposing to add black fabric awnings:

- The largest of these will wrap around the east elevation to the north elevation, partially covering the patio area.
- The second awning is proposed over the main entry.

Other minor changes relate to colors and finishes to modernize the style and coordinate with the proposed color palette and style. No significant changes are proposed to the existing west and south elevations.

Proposed Lighting

The applicant is proposing three light fixtures;

- Five cylindrical wall sconces; down lighting only along the east and north elevations.
- Eight awning lights; these will be set in a fixed position to cast a much targeted light onto the awnings.
- Patio accent string lighting; intended to provide ambiance lighting over patio area. String lighting is considered accent lighting under the Unified Development Code.

Lighting cut sheets were provided to the Board for review.

Proposed Landscape Plan

- Patio will have a landscape wall around the entire perimeter allowing for separation from patio and parking area. The wall will be alternating decorative metal railing & stone columns.
- Landscaping bed along perimeter.

Material samples were provided and the applicant explained the details to the design, color palette, and materials.

DISCUSSION

Board Member Weber asked whether the proposed awning extended over the setback line. Ms. Henry explained that the awning is over the setback line more than what is allowed, so that feature is an outstanding item and is under review. In response to Board Member Weber's question, the applicant confirmed that the canopy vertical supports are anodized aluminum column covers.

Landscaping

The applicant is working with Staff to provide more specifics of the proposed landscaping to the area; such as, salt resistant plantings good for the parking area. The landscaping will be reviewed by the City Arborist.

ADA Access

Board Member Perkins recommended that Staff review ADA turning clearances for the access from the public way. Staff confirmed that a building permit will be required by St. Louis County for the required work and ADA compliance with the structure would be under their purview. Board Member Clawson noted that the exit doors go out into the totally encapsulated patio, and commented that St. Louis County may require removal of a small portion of the fencing.

Pavement materials

Board Member Weber asked as to whether the pavement surface will include any type of pattern. The applicant explained that most of the existing concrete will remain and they will work to try and match the existing surface; a pattern will not be added nor will the concrete be colored as past experience proves that they do not hold up long-term.

Board Member Clawson expressed concern that the site will include existing concrete right next to new concrete and suggested a concrete stain be added to make it look more uniform. The applicant explained that the concrete will be obstructed from view by all the patio furniture that will be placed on top of it.

Garage doors

The applicant confirmed that the proposed garage doors will be operational.

Because the amendments are minimal, Ms. Henry explained that any recommendations by the Board will be to Staff.

Signage

Planning Commission Liaison Watson asked as to whether there is signage on the proposed awnings. The applicant replied that signage is not being proposed for the awnings. Ms. Henry explained that because the Burgundy Arrow development has an approved sign package, any signage proposals will have to comply with those regulations. Furthermore, any non-conforming signs would require an amended sign package.

Chair Gruchalla then summarized the points previously discussed;

- Awning reduction in relationship to the building line
- Landscape plan
- Turning radius for ADA accessibility
- The door/fence clearance issues which will be review by St. Louis County.
- Options to utilize as much of the existing pavement as possible and to match the old concrete with the new – consideration to be given to coloration of the concrete or adding a saw-cut pattern.
- Signage – awning signage is not being proposed.

Board Member Clawson clarified that Staff is working with the applicant on all items discussed; however, the Board requests that additional consideration be taken to try and match the existing pavement material with some kind of stain or saw cut pattern.

Board Member Clawson made a motion to forward the Amended Architectural Elevations and Amended Architect's Statement of Design for a 6.07 acre tract of land zoned "PI" Planned Industrial District located on the southwest quadrant of the intersection of Chesterfield Airport Road and Public Works Drive for Burgundy Arrow (Bar Louie) to the Planning Commission ***with the following recommendation****;*

- The Petitioner should review the proposed new concrete with the old concrete installation against the existing concrete and should consider using saw cutting and/or staining to blend the new and old concrete sections in order to the appearance of a continuous pour.

Board Member Brown seconded the motion. **The motion passed by a voice vote of 6 - 0.**

Chair Gruchalla explained that due to a conflict of interest Board Member Rick Clawson architect for Item III.B has recused himself from participation and vote.

B. Spirit Valley Business Park, Lot 7 (The Place) SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 2.9 acre tract of land zoned "PI" Planned Industrial District located southeast of the intersection of Spirit Valley West Drive and Spirit Valley Central Drive.

John Boyer, Senior Planner stated that the project consists of a storage facility for high-end vehicles and boats. The property is located at the very southern end of the development.

Proposed Site Development Section Plan

The development will have shared access with Lot 6. Parking will be located near the front of the building. Landscaping will be around perimeter of the site.

Proposed Architectural Elevations

Although the number of existing buildings within the surrounding development is minimal, Architectural Elevations will match that of the surrounding area.

- The one story - 28 foot tall structure will have tilt up concrete panels.
- The northern elevation facing the internal drive, along with back portions of the building, will be comprised of tilt-up concrete with painted bands that will extend around the building.
- The office will be located in the northwest corner of the building. The internal area will contain a masonry material and brick veneer.
- There will be garage door units for the storage space.
- There will be a parapet surrounding the building to screen any HVAC equipment.

Mr. Boyer provided an additional architectural rendering of the overall site. He clarified that there will be a wrought-iron aluminum type fence and gate along the building frontage. A black-coated chain-link fence is also being incorporated along the southern end of the building. Both the wrought-iron aluminum and the chain-link fences will be six feet tall. The public frontage will have the wrought iron aluminum fence with the chain-link security type fencing on the side of the building.

Proposed Lighting

Mr. Boyer explained that the lighting will be a comprised of wall-mounted pack decorative lights near the access points of the individual units interior to the site, decorative accent LED wall lighting near the office entrance and one bollard light that will be similar to the attached wall lighting. No overhead parking lights are being proposed. The street lighting adheres to the Concept Plan and Plat requirements. Beyond what is already being proposed, there is no additional security lighting.

DISCUSSION

Board Member Brown asked if the proposed chain-link fence is typical for this type of structure. Mr. Boyer replied that a chain-link fence is not prohibited; however, is strongly discouraged under the Architectural Design standards of the UDC. Chain-link fencing is very typical for this type of industrial area. The Chesterfield Fence and Deck facility does have a chain-link option with a vinyl covering as well as another structure in the development which has a chain-link fence with vinyl slats for screening.

The applicant confirmed that all the electric roof-top equipment will be enclosed and not visible.

Board Member Weber asked as to whether there was any additional security monitoring. Mr. Clawson replied that there will be fully electronically monitored 24-hour security and no security staff on the site.

The applicant explained that the landscape rendering is not updated to the material type, but the size of the trees and shrubs match that on the Landscape Plan.

Planning Commission Chair Watson asked for clarification on the painting of the building. The applicant explained that the interior portion of the building includes face-brick veneer base and limestone. The outside tilt-up panels are painted. The accent colors mimic the striping around the building.

Chair Gruchalla felt the addition of the canopy was a nice feature. It was noted that the maintenance and upkeep will be handled by the condo association. Board Member Perkins was very satisfied with the proposed Landscape Plan.

Although there were several items under discussion, the Board has no issues with what is being proposed.

Board Member Weber made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 2.9 acre tract of land zoned "PI" Planned Industrial District located southeast of the intersection of Spirit Valley West Drive and Spirit Valley Central Drive for Spirit Valley Business park, Lot 7 (The Place) to the Planning Commission ***as presented by Staff.***

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

IV. OLD BUSINESS - None

V. NEW BUSINESS - None

VI: ADJOURNMENT

Board Member Clawson made a motion to adjourn the meeting. Board Member Brown seconded the motion. **The motion passed by a voice vote of 6 - 0 and the meeting adjourned at 6:10 p.m.**