

THE CITY OF CHESTERFIELD ARCHITECTURAL REVIEW BOARD

THURSDAY – AUGUST 12, 2021

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Ms. Susan Lew
Mr. Kristopher Mehrtens

ABSENT:

Mr. Doug DeLong

ALSO IN ATTENDANCE:

Councilmember Dan Hurt
Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, Steve Wuennenberg
Mr. Mike Knight, Assistant City Planner, Staff Liaison
Mr. Chris Dietz, Planner
Ms. Kristine Kelley, Recording Secretary

I. **CALL TO ORDER**

Chair Weber called the virtual meeting to order at 6:02 p.m.

II. **APPROVAL OF MEETING SUMMARY**

A. July 8, 2021

Vice-Chair Starling made a motion to approve the meeting summary with the following corrections to the Motion of Item IV.B shown in **green**:

- Provide a color for the rooftop units **that is color compatible with the surrounding materials.** ~~and match with the surrounding rooftop.~~
- Evaluate the base of the building and incorporate additional material and/or color to soften the **large monochromatic space of the white building brick.** ~~white colour brick of the building.~~

The Board concurred with the corrections. The motion passed by a voice vote of **5 - 0.**

III. **UNFINISHED BUSINESS - None**

IV. **NEW BUSINESS**

- ### A. Chesterfield Blue Valley, Lot 1G SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architectural Statement of Design for a 4.32-acre tract of land located along the east side of Outlet Boulevard, north of its intersection with Olive Street Road.

STAFF PRESENTATION

Chris Dietz, Planner explained that the purpose of this request is to convert a vacant lot to an inventory parking area and car wash in conjunction with the repurposing of Lot 1H.

Mr. Dietz then provided a brief history of the site and the surrounding area along with three (3) sets of criteria by which this development should be evaluated, as all three pertain to this development.

- Unified Development Code Architectural Review Design Standards (City-Wide)
- Chesterfield Valley Development Requirements (Valley-Specific)
- Chesterfield Blue Valley Design Standards (Site-Specific)

Site Relationships

Lot 1G is located along the southeast boundary of Chesterfield Blue Valley development across the street from an undeveloped parcel to the southwest, a retail building to the southeast, and vacant building and parking lot on 1H to the northwest. This lot is being developed in conjunction with 1H as a stand-alone parking area and carwash.

Circulation and Access

The subject site has vehicular cross access between both Lot 1G and Lot 1H. This proposal would fence off most of the proposed parking area on 1G for inventory vehicle parking, with a small carwash—incidental to inventory vehicle storage—located on the north side of the lot.

Scale and Design

The proposed carwash building is roughly 2,000 ft² and 15'0" in height. The carwash building will utilize a simple four-sided design with inventory vehicles entering through the south door and exiting to the north. A screening wall will be located along the northeast property line to screen the outdoor vehicle storage as required by code. The height of this wall will begin at twelve feet (12') before rising to fifteen feet (15') in height and continuing toward Lot 1H.

Parking

The parking area will feature a two-foot, six-inch (2'6") bollard fence surrounding a large portion of the site's parking area with gated access to this lot on the east and northwest sides. These gates measure between 4'6" and 6'0" in height and will be non-illuminated.

Bollard Fencing

The 2'6" high bollard fencing encircling the inventory lot will be comprised of steel, painted tan to match that proposed on Lot 1H. This bollard fencing will extend across 220 linear feet of pavement on both the north and south sides of the carwash.

Materials and Color

The carwash and screening wall will utilize a collection of materials that closely resemble those found on the existing building on Lot 1H. The carwash elevations feature a three-foot (3') high dark brick watertable design at the base of the structure, with textured tan EIFS. The screening wall will be comprised of CMU with stucco and brick-styled EIFS on both sides of the wall.

Overhead Doors

The overhead doors of the carwash will be metal painted to match the tan EIFS of the structure.

Landscape Design and Screening

The applicant has proposed a mix of trees and shrubs along the screening wall on the northeast property line to soften the appearance of the wall, and continuing around the east corner before continuing along the southeast property line.

Lighting

The parking area will include additional lighting fixtures that match those found throughout Chesterfield Blue Valley subdivision today. There will also be wall pack lighting fixtures above each pedestrian door on the carwash. These fixtures are to be flat lensed and fully shielded. No other new fixtures are being proposed with this request.

Several physical material samples were available at City Hall for review, and the applicant was available during the meeting to answer any questions.

DISCUSSION

In response to Chair Weber's opening statement, Mr. Dietz gave an analysis as to the overall intent of both projects.

During discussion, the following information was provided:

- Consistency of the stucco material and color to the elevations.
- Cross access easement for tractor trailer loading and unloading.
- Concerns of the screening wall materials, durability, cleanliness, and maintenance. Chair Weber stressed his desire for elegance and transparency to the entrance of Chesterfield Valley. Suggested an aluminum-style fencing with plantings with the incorporation of up lighting to the pilasters.
- Suggested prairie-style capped elements to the screening wall.
- The applicant explained options were investigated; such as, wood planking with steel posts.
- Loading dock screening.
- Disjointed, lack of design of the proposed car wash.
- Man-doors and overhead doors.
- Maintenance and durability concerns to the base of the EIFS faux brick. The applicant explained that the car wash will utilize a thin brick base material similar to the building of Lot 1H.
- Address maintenance along the detention basin.
- Suggestion of possible incorporation soft up-lighting to the screening wall to accentuate the wall design
- Purpose and consideration as to the height of the screening wall.

Councilmember Hurt added that through the years, the City Council has shown considerable sensitivity to the eastern and western entrances to Chesterfield Valley. He noted the importance of cross access of both lots.

Landscaping

Although Board Member DeLong was unable to attend the meeting, the following comments were provided.

- No major concerns with a nice selection of plant material that is hardy to the area.
- The shrubs will reach 6-8' tall.

After some procedural discussion, the applicant requested to hold the project to allow time to address the concerns raised from the Board. No action will be taken at this time.

- B. Chesterfield Blue Valley, Lot 1H ASDSP:** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architectural Statement of Design for a 6.01-acre tract of land located along the east side of Outlet Boulevard, north of its intersection with Olive Street Road.

STAFF PRESENTATION

Chris Dietz, Planner explained that the purpose of this request is to convert an existing vacant building and parking lot on the site to an automobile dealership and inventory parking area.

Mr. Dietz then provided a brief history of the site and the surrounding area along with three (3) sets of criteria by which this development should be evaluated, as all three pertain to this development.

- Unified Development Code Architectural Review Design Standards (City-Wide)
- Chesterfield Valley Development Requirements (Valley-Specific)
- Chesterfield Blue Valley Design Standards (Site-Specific)

Site Relationships

Lot 1H is located along the southeast boundary of the Chesterfield Blue Valley development with vacant parcels to the south and Chesterfield Premium Outlet mall to the northwest.

Circulation and Access

The subject site has vehicular cross access between both neighboring parcels which completely encompasses the parking area leading to the outlet mall.

Parking

The current proposal would close off a large portion of the parking area for the use of inventory vehicle parking, utilizing a system of low bollard fencing on the northwest, southwest and southeast sides and access gates to the northeast.

Scale

The existing building is roughly 60,000 ft² which will be repurposed to accommodate an automobile dealership and is consistent in size to other buildings within the Blue Valley Development.

Design

The overall design of the building will mostly remain the same as what was originally approved for the site, with a few modifications:

- The decorative blue seam roof and awnings on the west elevation will be removed.
- The west elevation will feature a new pedestrian door along with two 10' x 20' overhead doors to allow inventory vehicles to enter the building for service and additional indoor parking, along with a new pedestrian door on the south elevation.
- An existing screening wall on the northeast elevation 15' in height will be extended 75 linear feet to screen these overhead doors at a height of 12'.
- Accent Bands will be repainted from blue to green.
- The trash enclosure will be relocated to the northeast corner of the site.

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Bollard Fence

A 2'6" bollard fence will surround a large portion of the site's parking area with gated access to this lot on the northeast side facing the building's main entrance. These gates measure between 4'6" and 6'0" in height and will be non-illuminated. The existing west access points will be closed with landscaped curbed areas with bollards running across. This bollard fencing will extend across 280 linear feet of pavement near the entrance to the building.

Materials and Color

The material design of the re-purposed building will retain all of the components that currently exist, including the split-faced masonry, brick, tilt-up concrete, EIFS and Standing Seam metal roofing. Brick-styled EIFS will be incorporated on the screening wall extension.

Overhead Doors

The proposed 10' x 20' overhead doors will be comprised of transparent polycarbonate.

The blue coping caps around each side of the building will be painted tan to match the adjacent material's color. The accent band wrapping around the building will also change from blue to light green. The existing brown timber accents located on both the east and west elevations will be painted grey and the new steel bollard rails will be painted tan to match the existing EIFS on the building.

Trash Enclosure

The proposed receptacle enclosure located in the southwest corner of the site will feature the same materials and color of the existing building.

Landscape Design and Screening

The bollard fencing in the northwest corner of the site will be partially screened by shrubs and decorative grasses. The applicant plans to incorporate denser landscaping along the northeast property line where feasible.

Screening Wall

The intent of this screening wall, in conjunction with the additional landscaping, is to fully screen the overhead doors, receptacle enclosure and parts of Lot 1G from view along I-64, as required by code.

Lighting

The parking area will include additional lighting fixtures that match those existing on the site today. All existing fixtures will be used in place and no other new fixtures are being proposed with this request.

Several physical material samples were available at City Hall for review, and the applicant was available during the meeting to answer any questions.

DISCUSSION

Vice-Chair Starling questioned the use of the existing versus proposed brick on the building and color match difficulties that may occur. Mr. Dietz responded that the applicant's intent is for the brick veneer to remain. There will be brick-style EIFS to the screening wall extension similar to Lot 1G.

Councilmember Hurt asked for clarification as to the purpose of the screening wall extension. Mr. Dietz explained that the extension will be 155' total length. However, the extension will be 75' in length to screen the overheard doors, trash enclosure and loading dock area.

During discussion, the following information was provided:

- Jason Stults, Architect confirmed that all of the brick to the building is existing and will remain – no introduction of new brick materials. The new EIFS brick will only be applied to the screening wall.
- Trash enclosure lacks articulation. Applicant not opposed to incorporating durable brick material.
- Proposed signage will be the same elevations as to the existing building – highway and main entrance to the building. Vice-Chair Starling felt that the incorporation of the signage will improve the architectural composition of the overall project.
- Removal of the blue standing seam awnings to the west elevation.
- The cross beams/exposed timbers will be painted to match the front elevation and are intended to remain.
- Foot candle levels are consistent with the maximum UDC requirements and the surrounding development. Currently the maximum is beneath the eight (8) foot-candle levels threshold.
- Landscape maintenance to the detention basin. Attention and opportunity to enhance and beautify the approach into Chesterfield Valley.
- Planning Commission process and timing were clarified. Both projects to be presented simultaneously.
- Board Member Lew felt that the front and rear facades lacked cohesiveness and did not reflect the “Prairie-style” design of the Chesterfield Blue Valley Development. Potential consideration should be made for the removal of the timbers.

Landscaping

Although Board Member DeLong was unable to attend the meeting, the following comments were provided.

- No major concerns with a nice selection of plant material that is hardy to the area.
- The back of the existing building will be broken up with the existing plantings along with the additions of which most are evergreens.
- The bayberry being used to screen the loading area will get 10-12' tall at maturity.
- He questioned the shrub being called out as (SGJ) to close off the west end of the drive isles from the circulation drive. This shrub is not identified in the plant schedule. The applicant confirmed that the planting in question is Sea Green Juniper (SGJ). Board Member DeLong added that the selection of the juniper for that location is good as they are tolerant of a drier / hotter environment.
- It appears they are removing the asphalt and creating a planting island.
- Remove the rock base as well and bring in good topsoil to ensure proper growth of the plant.

Motion

Vice-Chair Starling made a motion to forward the Chesterfield Blue Valley, Lot 1H Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architectural Statement of Design to Planning Commission with a recommendation of approval with the following conditions:

- Screen wall along the highway to the entrance of Chesterfield Valley should be designed to be compatible with the same screen wall to the adjoining project of Lot 1G.
- Update the trash enclosure to be consistent and unified with the overall site and building and potentially incorporating the same brick of the existing building.

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

V. **OTHER**

VI. **ADJOURNMENT 7:21 p.m.**