



THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
THURSDAY – AUGUST 8, 2024
5:30 PM
CONFERENCE ROOM 102/103

ATTENDANCE:

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

ABSENT:

ALSO IN ATTENDANCE:

Councilmember Merrell Hansen
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Planning Commission Liaison, Debbie Midgley
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. APPROVAL OF MEETING SUMMARY

A. June 20, 2024

Vice-Chair Starling made a motion to approve the meeting summary as written. Board Member DeLong seconded the motion. **The motion passed by a voice vote of 6-0.**

Board Member Adams arrived to the meeting after approval of the meeting summary.

III. UNFINISHED BUSINESS - None

IV. NEW BUSINESS

- A. **Carshield:** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 32-acre tract of land zoned "PI" Planned Industrial located east of N. Eatherton Rd (Ward 4).

STAFF PRESENTATION

Ms. Alyssa Ahner, Senior Planner explained that the request is for proposed athletic complex consisting of a 278,000 sq ft indoor facility and three (3) outdoor athletic fields.

The proposed indoor facility will have; two (2) ice rinks, four (4) athletic fields, and accessory uses such as restaurant, concessions, academic instructional spaces, community rooms, and a pro equipment shop.

Ms. Ahner then provided further details of the site and the surrounding area along with the architectural design standards associated with the development.

Circulation and Access

The proposed development will have a total of three (3) access locations on Eatherton. Two (2) of these locations would be full access and available for public use and one (1) of these locations would be gated and for emergency access only. A drop off lane is proposed near the southwest corner of the indoor facility.

Parking

The development is required a minimum of 935 parking spaces and allowed a maximum of 1,227 spaces. There are a total of 942 spaces proposed thus falling within the allowed parameters.

Materials & Design – *Indoor Facility*

The building will be constructed primarily of tilt-up concrete panels. The panels will be painted a light grey with rhythmic breaks of white where downspouts and scuppers are proposed. This facility will consist of elements such as; pre-finished metal downspouts, scuppers, parapet caps, and canopies in a blue color accent to the building.

Two (2) overhead drive-in doors are proposed – one on the east elevation and one on the west elevation. The applicant has incorporated a tilt-up concrete screen wall on the west elevation in an effort to reduce the visual impact on Eatherton Road.

Materials & Design – *Outdoor Athletic Areas*

There are three (3) outdoor athletic fields proposed. The fields would be synthetic turf and surrounded by architectural welded fence. Shorter fencing will surround the entire perimeter.

Landscaping

Street trees and shrubs will make up the 25' landscape buffer along Eatherton Road. Due to the existing levee seepage berm planting may not occur within this area.

Trash Enclosures

There are two (2) 6' tall trash enclosures proposed. One is located along the northernmost property line and the second is located at the southeast corner of the indoor facility and painted to be cohesive with the building.

Mechanical Equipment

The indoor facility requires both ground-mounted and roof-top mechanical equipment.

- The ground-mounted equipment will be located within 10' tall enclosures.
- The roof-top equipment is centrally located and will be adequately screened by the parapet.

Lighting

Parking lot light poles will be 20' tall and spread throughout the site. The proposed fixture is similar to what is seen throughout various developments in the city. Athletic field lighting will be 70' tall and is permitted through the site-specific zoning. However, the lighting plans are still under review by the Spirit of St. Louis Airport and the lighting levels are still being evaluated by staff.

Color and material samples were provided and the applicant was available to answer any questions.

DISCUSSION

During discussion the following information was provided.

- No outside concessions proposed, but it is allowed per the site-specific ordinance.
- Adequate circulation is available for private and bus drop off areas. Traffic study is currently under review.
- Zamboni discharge was identified.
- Purpose of the ground-mounted equipment enclosures is for large condensing units. The noise levels have been considered and will be monitored.
- The multiple roof levels provide height differentials, and interest.
- Painted split face block at the entry.
- Trash enclosure gates are corrugated metal similar blue to match building accent features.
- Inconsistency of the landscaping to the Site Development Plan and the rendering.
- Incorporation of sport graphics/mural on the building exterior was discussed.
- Vice-Chair Starling appreciates the detailed accent features, but felt that the long elevation resembles a giant office/warehouse. Several options were discussed to help break up the massive façade.
- Overall scale and proportions of the building is adequate in relationship to the athletic fields.
- Setbacks were further identified.
- Additional landscaping between buildings and athletic fields.

Landscaping

Board Member DeLong commented on the nice selection of landscaping on the rendering; however, it was identified that the Site Development Plan does not match the rendering. The Board concurred that additional landscaping would contribute softening affect to the elevations.

Motion

Vice-Chair Starling made a motion to forward Carshield to Planning Commission with a recommendation of approval with the following conditions:

- Add landscaping within the interior of the site and along the building to reinforce the building massing and reflect the rendering more accurately.
- Consider adding surface treatment; such as, surface texture or color to reinforce the separation of the two masses on the eastern portion of the building.

Board Member Mehrtens seconded the motion. **The motion passed by a voice vote of 7-0.**

Ms. Ahner explained that once the landscape revisions are complete a revised Landscape Plan will be available.

- B. Long Road Crossing, Lot A2: 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 (Ward 4).

STAFF PRESENTATION

Mr. Isaak Simmers, Planner explained that the request is for an automotive shop which will provide minor repairs and services to pre-owned vehicles that will go on to be sold at a local dealership. The building will be approximately 4,430 gross square feet. The building will include an area for service, an office for staff, and a utility room. The east elevation, facing Long Road Crossing Drive, serves as the main entrance and has eight (8) drive-in doors.

Mr. Simmers then provided further details of the site and the surrounding area along with the architectural design standards associated with the development.

Circulation and Access

The development is proposing two (2) access locations on Long Road Crossing Drive. The site would not be open to the public, so the applicant is requesting both access locations be gated for security. A sidewalk is proposed along Long Road Crossing Drive for pedestrian connectivity.

Parking

The applicant has formally requested an additional five (5) parking spaces to accommodate the loaner fleet and/or vehicles awaiting service.

Scale & Design

The proposed building is one (1) story with an average height of 24' at the parapet. This height is within the allowable height and story restrictions. The auto repair facility is proposed adjacent to a dealership to the north which recently underwent a renovation reviewed by the ARB in 2022.

Materials & Color

The building will be constructed primarily out of CMU with cast stone veneer and painted EIFS. Pre-finished metal gutters will be placed along the east elevation of the building. The colors have been chosen to be cohesive with the dealership to the north.

Mechanical Equipment

The roof-top mechanical equipment will be screened using pre-finished corrugated metal screening.

Landscape Design & Screening

The street plantings along Long Road Crossing Road have been evaluated for sight distance in addition to stormwater drainage. The applicant has utilized a combination of evergreen trees, ornamental trees, and shrubs for throughout the design.

Trash Enclosure

The proposed trash enclosure located along the westernmost property line will be screened by a combination of shrubs and a CMU block wall with wood blocking and metal trim coping.

Lighting

There are twelve (12) light poles and two (2) wall packs proposed for the development. The light poles would be 20' tall and the wall packs would be mounted at 11' in height on the west elevation of the building.

Color and material samples were provided and the applicant was available to answer questions and identify specific areas.

DISCUSSION

During discussion the following information was provided.

- No proposed signage on the building – the building is for private use only and not open to the public.
- Mr. Simmers explained that the cars on the site will be in good working condition and will provide minor service and repairs; such as, hail damage, oil changes, and dealership lot overflow.
- Request of 18% increase in the maximum parking spaces allowed.
- Unique 2-sided building with minimal exposure, but lacks articulation and consistency.
- Possibility to add additional materials or style to the overhead doors.
- Issues with visibility of the roof-top mechanical equipment and painted CMU materials.
- Suggestion to reverse the office with the utility components on the site.
- No concerns with the overall landscape selection.

After a brief procedure and timing discussion resulting from the concerns raised by the Board, the applicant requested to **HOLD** the project.

Motion

Board Member Mehrtens made a motion to accept the applicants request to **HOLD** Long Road Crossing, Lot A2. Vice-Chair Starling seconded the motion. The motion passed by a voice vote of 7-0.

C. Proposed 2025 Meeting Schedule

Motion

Board Member Mehrtens made a motion to accept the 2025 Meeting Schedule. Vice-Chair Starling seconded the motion. The motion passed by a voice vote of 7-0.

V. OTHER

In response to Board Member Mehrtens, Chair Weber explained current process or a future mechanism to provide ARB status updates to projects whether conditional or approved.

VI. ADJOURNMENT 7:00 p.m.