

II. A.

THE CITY OF CHESTERFIELD ARCHITECTURAL REVIEW BOARD

THURSDAY – JULY 14, 2022

CONFERENCE ROOM 101

ATTENDANCE:

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

ABSENT:

ALSO IN ATTENDANCE:

Councilmember Merrell Hansen
Councilmember Mary Ann Mastorakos
Planning Commission Liaison, Debbie Midgley
Mr. Mike Knight, Assistant City Planner, Staff Liaison
Ms. Alyssa Ahner, Planner
Ms. Kristine Kelley, Recording Secretary

I. **CALL TO ORDER**

Chair Weber called the meeting to order at 6:00 p.m.

II. **APPROVAL OF MEETING SUMMARY**

A. June 9, 2022

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.

A brief project update was given to the Board; specifically, Schnucks and The Terraces at Wildhorse Village.

III. **UNFINISHED BUSINESS - None**

IV. **NEW BUSINESS**

Due to a conflict of interest, Board Member Mehrrens recused himself from the discussion and vote.

- A. Spirit Valley Business Park, Lot 15 (Vermeer) ASDSP: An Amended Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for an 8.5-acre tract of land zoned "PI" Planned Industrial located

south of Olive Street Rd, west of Spirit Valley East Dr, and east of Spirit Valley Central Dr.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that a request has been submitted for a 10,000 square foot building addition including a customer drive-thru canopy for an existing sales and service facility. The request also includes plans for an outdoor storage and equipment display area along Olive Street Road.

Ms. Ahner then provided a brief history of the site and the surrounding area along with the design standards associated with the Spirit Valley Business Park development.

Site Circulation and Access

The existing circulation system and access is to be utilized. A minor change will be made to the internal drive, cross access easement, and parking re-configuration of 59 parking spaces in order to accommodate access to the proposed outdoor storage area.

Topography

Although the site is relatively flat, the applicant is proposing multiple rain garden basins to prevent water run-off.

Retaining Walls

One (1) concrete retaining wall is proposed to the east of the building addition. This retaining wall will accommodate ramps leading into said addition.

Scale

The building addition will be constructed in a similar scale as the existing building. The existing building as seen from Olive Street Rd. reaches 30' feet at parapet.

Design, Materials, & Colors

The building addition will be constructed to match the existing building comprised of painted concrete tilt-up panel. The two existing shades of beige will be utilized on the proposed addition. The five (5) proposed overhead doors, as seen from Olive Street Rd, will be aluminum and glass.

Fence

A portion of the fence for the proposed outdoor storage area that will be visible from Olive Street Rd., will feature 6'8" brick pilasters and 6'6" wrought iron ornamental fence panels. The remainder of the fencing that will extend around the outdoor storage area will be 6' black vinyl chain link with red privacy screening to match existing fencing seen on the property.

Trash Enclosure

Existing trash enclosure to remain.

Landscape Design & Screening

Of the existing trees, seventeen (17) are to be removed, fourteen (14) are to be preserved, and thirty-four (34) new trees are proposed in this amendment. *The owner mentioned that the trees being removed will be transplanted.*

Lighting

The Lighting Plan depicts six (6) wall packs on the building addition, six (6) 20' tall light poles surrounding the outdoor storage area, and one (1) new 20' tall light pole in the reconfigured parking lot. All lighting is code compliant per the provided photometric plan.

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

DISCUSSION

During discussion the following information was provided.

- The applicant from ACI Boland explained the purpose and then compared with other visible outdoor storage areas throughout Chesterfield Valley. The applicant stated that outdoor storage and equipment display is allowed within the Planned Industrial District.
- The existing transformer to remain but no additional landscaping is proposed at this time and stated that Ameren has restrictions.
- Perimeter cameras will be installed for added security and safety.
- The Board expressed concerns of setting a precedent by allowing the outdoor display area. Chair Weber had concerns of uniformity, but added that every project before the Board is reviewed on an individual basis and must meet certain criteria.
- Define the type, location, and size of the proposed equipment. Northern inventory lot will display fresh and new equipment. No changes to the existing storage area on the southern end of the site.
- It was suggested grass pavers for ease of maintenance and upkeep. The applicant will take into consideration size and weight when selecting grass paving material to display the equipment.
- Options and regulations to limit the number of equipment items on display.
- No proposed specialized lighting.
- Consider adding berms or more plantings to provide a more effective screening upon approach of the display area.
- Pipe line easement limitations.
- Color and style of the chain-link and decorative fencing.

Councilmember Hanson made everyone aware of the Chesterfield Valley Design Standards and how it may not be a direct application, but does have language to encourage parking to the rear of the property to keep the high aesthetic along the corridors with heavy volumes.

Landscaping

In his opinion, Board Member DeLong felt that there was a variety of plantings contributed into the landscape plan including grasses, shrubs, and evergreens.

Considerable discussion ensued pertaining to the type, size, and screening predominately of the equipment display area along Olive Street Road.

The Board had no concerns with the building addition and praised the owner and applicant for providing such a high-quality project then thanked the owner for continued manicured maintenance of the property.

Motion

Vice-Chair Starling made a motion to forward the Spirit Valley Business Park, Lot 15 (Vermeer) Amended Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design to Planning Commission with a recommendation of approval with the following conditions:

- Ensure plant selections provide adequate screening of outdoor storage area.
- Anchor points to establish display areas are provided on the plan.
- Grass pavers are included with the anchor points for the equipment display area.
- Enhanced screening of existing transformer at the site entrance located on Spirit Valley East Drive that also meets all jurisdictional authority.

Board Member Adams seconded the motion. **The motion passed by a voice vote of 5-0.** *As previously mentioned, Board Member Mehrrens recused himself from the vote.*

V. **OTHER**

VI. **ADJOURNMENT 7:00 p.m.**