II. A.

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – JULY 13, 2023

5:30 PM

CONFERENCE ROOM 102/103

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

ABSENT:
Mr. Kristopher Mehrtens

ALSO IN ATTENDANCE:
Councilmember Merrell Hansen
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Planning Commission Liaison, Jane Staniforth
Ms. Petree Powell, Assistant City Planner, Staff Liaison
Ms. Alyssa Ahner, Planner
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. May 11, 2023

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 5-0.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

The Board agreed to move the agenda order and place ***New Business Item IV.C*** *first on the agenda.*

C. TSG Chesterfield Airport Road, Lot D (Scrubbles) ASDSP: An Amended Site Development Section Plan, Lighting Plan, Architectural Elevations, and Architect's

Statement of Design for a 1.5-acre tract of land located north of Chesterfield Airport Rd., west of Jaguar Land Rover Way, and south of Arnage Rd.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the request is for a proposed car wash on undeveloped land located along Chesterfield Airport Road. This project was previously reviewed by ARB on December 8, 2022 and the applicant is now seeking modifications to what was previously approved.

Gates

- The applicant is proposing two (2) security gates on the subject site to restrict access when the business is closed.

Proposed Materials & Design Changes:

- The applicant was proposing 4-inch style brick masonry. Due to some necessary structural modifications, the applicant is requesting 8-inch style brick masonry.
- The windows of the tower components were changed from dark bronze to white and the heavy metal doors and exhaust louvers have been changed from dark bronze to tanbark.
- The roll up doors for the car wash entrance/exit, seen on the north and south elevations.

Proposed Lighting Changes:

- There were previously five (5) light poles incorporated throughout the site. The applicant is requesting the same number of light poles but two of them are proposed to relocate by a few feet.
- The applicant is also seeking modifications to the previously approved wall packs. There are now six (6) wall packs and they are also being proposed in a different brand/style from what was previously approved.

Updated color and material samples were provided and the applicant was available to answer questions.

DISCUSSION

During discussion the following information was provided.

- No site modifications.
- Additional landscaping was increased along Chesterfield Airport Road.

Motion

Vice-Chair Starling made a motion to forward TSG Chesterfield Airport Road, Lot D (Scrubbles) Amended Site Development Section Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design to Planning Commission, as presented, with a recommendation of approval. Board Member Adams seconded the motion. **The motion passed by a voice vote of 5-0.**

A. Larry Enterprises Jim Lynch Hummer, Lot A1, Parcel 2 (Porsche Service Center) SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architectural Statement of Design for a 5.24-acre tract of land located north of N. Outer 40 Rd and east of Boone's Crossing.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the request is for proposed 24,600 square foot, two-story automobile service center.

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

Access

There are two existing cross-access easements for the subject site – one with the McBride Homes office space and the second one shares access with a public storage facility.

Materials & Design

The building is mainly comprised of aluminum composite metal panels in a dark grey and a glass façade with a frameless glazing system. The remainder of the building is proposed as pre-cast concrete in a similar color to the metal panels.

Landscape Design and Screening

The subject site requires a 30' landscape buffer along N. Outer 40 Rd. Due to an existing seepage berm at the rear end of the site, there are limitations for what may be planted along that area.

Fence

The rear fenced area will be designated for the fleet of loaner cars to be utilized while customers receive repairs on their vehicles. The fencing is proposed as a black chain link fence with black factory inserted slats.

Trash Enclosure

The trash enclosure is proposed along the eastern property boundary and will utilize a similar concrete style and color of the main building and fully screened by a mixture of evergreen trees.

Mechanical Equipment

The roof-top equipment is proposed towards the middle of the building and will be fully screened by corrugate metal paneling.

Lighting

There are 13 lighting standards proposed around and throughout the site in addition to building wall packs.

Color and material samples were provided and the applicant was available to answer any questions. The applicant pointed out the differences and locations of the black metal paneling materials.

DISCUSSION

During discussion the following information was provided.

- Color and material selection are a result of corporate branding.
- It was pointed out that the segmented roof screen grid on the elevations does not match the grid sample provided.
- The trash enclosure will be constructed of a high-quality textured block material. The color is incorporated into the block rather than painted on.
- ADA parking was identified.
- It was noted that the chain-link fence with material inserts need to provide contrast and continuity along the levee trail. It was noted that vinyl insert slats generally hold up better than a fabric insert.
- Recommendation to relocate the roof access to the north end of the site.
- Potential signage locations were discussed with a recommendation to remove the wall-mount light along the south elevation. Suggestion of ornamental ground lighting to enhance the front façade.
- No interior vestibule is provided.
- The proposed canopy will allow the vehicles to exit with the use of high-speed doors.
- Glass color and material will match throughout the building.
- Internal roof drainage with no visible external scuppers or downspouts.

Landscaping

Board Member DeLong noticed a substantial amount of paved concrete area near the front entrance and questioned a potential display use. Material or details of the concrete pavement was not available. Possible integration of additional landscaping to carry across the front façade.

Motion

Vice-Chair Starling made a motion to forward Larry Enterprises Jim Lynch Hummer, Lot A1, Parcel 2 (Porsche Service Center) Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architectural Statement of Design to Planning Commission with a recommendation of approval with the following conditions:

- Provide additional information and a material sample of the rooftop screen wall patterns.
- Relocate the access door for the rooftop unit screen wall to the north end.
- Consideration to omit the wall-mounted light on the south elevation.
- Provide a revised site plan depicting proposed paving patterns and increased landscaping along the front façade.

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

B. **Spirit Valley Business Park II, Lot 3 (Tubular USA) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architectural Statement of Design for an 8.15-acre tract of land located south of Olive Street Rd and west of Spirit Valley Central Dr.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the request is for a for a proposed office/warehouse with drive-thru with an entrance pergola.

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

Access
Access would be taken off of a proposed cross-access easement shared with the lots just south of the subject site.

Materials & Design
The building is proposed as tilt-up concrete panels which is what is predominantly seen throughout Phase 1 of Spirit Valley Business Park. There will be three different colors of grey used to accent the building and "break up the building wall surfaces". The entrance to the building will feature a tinted glass and clear anodized aluminum mullion system.

Roll-up Doors
Roll-up doors are proposed on the north and south building elevations to accommodate the drive thru and the delivery of materials and share the color scheme as the rest of the building.

Landscape Design & Screening
The applicant is proposing several street trees along with a 15-foot landscape buffer as required along the eastern boundary of Lot 3. The applicant has provided a mixture of trees and shrubs where possible as there are restrictions on what may be planted within the existing conveyance channel and pipeline easement.

Trash Enclosure
A 6' tall trash enclosure is proposed in the northeast portion of the site. It will be constructed of tilt-up concrete panels to match the building and the gate will be constructed of cedar slats with a clear finish. The perimeter of the enclosure will be screened with a mixture of shrubs.

Lighting
There are 14 lighting standards proposed around the perimeter of the site and 13 wall packs around the perimeter of the building.

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

DISCUSSION

During discussion the following information was provided.

- Chair Weber provided clarification to the use of horizontal reveals which assist in breaking down the massing of the elevations. There was continued discussion as to the use of vertical and horizontal lines.
- Can lights will be incorporated beneath the front entrance wood canopy.
- Use of clear anodized frame.
- There are no gutters, but there will be exterior scuppers and downspouts. However, there are no materials or color samples available. Color must be consistent throughout.
- Ms. Ahner provided comparisons with the surrounding buildings.
- Substantial open space is provided.

- The southeast elevation will be proximity 300 feet in length.
- It was emphasized that the man doors on the southeast elevation be painted to match the field color.

Councilmember Hansen questioned proximity to the historic Dampier Archeological site. As Vice-Chair of the Historic & Landmark Preservation Committee, Mr. Michael Kane gave a brief history of the site with respect to Chesterfield's cultural heritage.

Landscaping
Board Member DeLong had no concerns but noticed the shaded front entry planters, and pointed out it was not defined on the landscape plan.

Motion
Vice-Chair Starling made a motion to forward Spirit Valley Business Park II, Lot 3 (Tubular USA) Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architectural Statement of Design to Planning Commission with a recommendation of approval with the following condition:

- Revise the elevations to depict the location and color of the scuppers and downspouts.

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

V. OTHER

VI. ADJOURNMENT 6:45 p.m.