



II.A.

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
THURSDAY – JUNE 20, 2024
5:30 PM
CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Doug DeLong
Ms. Susan Lew
Mr. Kris Mehrtens

ABSENT:

Mr. Matt Adams
Mr. John Lavrich

ALSO IN ATTENDANCE:

Councilmember Dan Hurt
Planning Commission Liaison, Gail Choate
Ms. Alyssa Ahner, Senior Planner/Staff Liaison
Ms. Shilpi Bharti, Planner
Mr. Shane Streiler, 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 9, 2024

Vice-Chair Starling made a motion to approve the meeting summary with the following change to the motion:

- **IV.C New Business:** Add stone veneer to the exposed patio foundation area to conceal unfinished concrete surfaces.

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

III. UNFINISHED BUSINESS

- A. Long Road Crossing, Lot B-2:** A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a vehicle repair facility located on a 4.6-acre tract of land located east side of Long Road Crossing Drive, zoned "PC" Planned Commercial.

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the project was presented to the Architectural Review Board on May 09, 2024. There were several comments related to general building design and screening. At that time, the applicant requested to hold and the board approved the request by a vote of 6-0.

The applicant has updated the Elevations to include additional design features on the north and east elevations.

- On the north elevation, two different colors of pre-cast concrete panels of varying parapet heights that are higher on the sides and lower in the middle.
- The east side of the building faces westbound Long Road. The east façade consists of two different colors of brick veneer and two different colors of precast concrete panels with six overhead doors.

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

DISCUSSION

Chair Weber opened the discussion explaining the previous concerns and addressing sensitivity of development within the Highway 40 corridor.

During discussion the following information was provided.

- The applicant explained differences between damaged versus total loss vehicles. It was clarified the number of vehicles visible on site and after hour storage. It was noted that the total loss vehicles will be hidden by pre-cast wall enclosure proposed along the western property line.
- Suggestion to reverse the front and rear elevations.
- Similar to the west elevation, incorporate a “Blue” center accent element on the north elevation.
- Incorporate glass to the overhead doors along the north elevation.
- To minimize visibility, it was suggested to relocate trash enclosure area to west side of the parking lot, just south of the 10 designated “wrecked car” parking spaces, and replace the vacated, original trash enclosure area with parking.
- The proposed retaining wall will be constructed of CMU masonry block at a height of four (4) feet.

Vice-Chair Starling thanked the applicants for listening and addressing the previous concerns raised. The new design reflects substantial improvements.

Motion

Vice-Chair Starling made a motion to forward Long Road Crossing, Lot B-2 to Planning Commission with a recommendation of approval with the following conditions:

- Similar to the west elevation, incorporate a “Blue” center accent element on the north elevation.
- Addition of glass features to the overhead doors located on the north elevation.
- Submit a revised landscaping plan for Staff review.
- Relocate trash enclosure area to west side of the parking lot, just south of the 10 designated “wrecked car” parking spaces, and replace the vacated, original trash enclosure area with parking.

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

IV. NEW BUSINESS

- A. Insituform, Lot 3 (17988 Edison): An Amended Architectural Elevation and Architect’s Statement of Design to renovate the main entrance for an existing office building on a 2.47-acre tract of land located at the southeast corner of Edison Avenue and South Goddard Avenue, zoned “M3” Planned Industrial District.

STAFF PRESENTATION

Ms. Alyssa Ahner, presenting on behalf of Mr. Isaak Simmers, explained that the request is to renovate the main entrance of an existing office building. The intent of the project is to improve the appearance by installing a vertical tower and horizontal canopy element.

Materials, & Colors

The new entrance feature will be constructed using prefinished fiber cement panels in the color Warm White with a prefinished metal trim in the color Process Cyan. The entrance will be supported by a concrete base and steel frame structure.

There are no proposed changes to the site's landscape design, screening, or lighting associated with this renovation. Color and material samples were provided and the applicant was available to answer questions.

DISCUSSION

During discussion the following information was provided.

- The new stand-alone element is designed to provide uniformity.
- The existing glass front to remain.
- Internal roof drainage.
- Suggestion to update and refresh the existing landscape.

Motion

Board Member Mehrstens made a motion to forward [Insituform, Lot 3 \(17988 Edison\)](#) to Planning Commission with a recommendation of approval as presented. [Vice-Chair Starling](#) seconded the motion. **The motion passed by a voice vote of 5-0.**

- B. [17955–18055 N Outer 40 Road \(Gumbo Flats\)](#): A Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for Contemporary Lodge & Wilderness Area located on four lots comprising total of 290.9-acre tract of land located north side of North Outer 40 Road, zoned “PC” Planned Commercial, “PI” Planned Industrial, “M3” Planned Industrial, and “NU” Non-Urban District.

STAFF PRESENTATION

[Ms. Shilpi Bharti](#), Planner explained that the request consists of four lots; Lot A, Lot B, Lot C, and Lot D. However, the only building being reviewed currently is proposed on Lots A and B which face North Outer 40 Road.

[Ms. Bharti](#) provided history of the site and the surrounding area along with the architectural design standards associated with the development.

Summary of the proposed development includes;

- 24,500 square feet of three-story, mixed-use lodge building on Lot A.
 - The proposed roof-top mechanical equipment will be screened by a screen wall clad with 8' tall large format tiles.
 - A trash enclosure is proposed on the north side of the parking area. Ground face CMU is proposed for the trash enclosure.
- There will be a two-story office and studio building proposed on Lot B for the future.
- 3 Gravel parking areas proposed on Lot C
- Lake, trail, pavilion and community garden on Lot C
- Partial parking for Lot A to be located on Lot B
- Landscape plan for Lot A and Lot C
- Lighting Plan for Lot A and partial Lot B
 - There are four different types of light fixtures proposed for parking. There will be no wall pack lights.

Materials and Color

There are three prominent building materials used for all four sides of the building elevations proposed for Lot A. Material includes composite metal panel, large tile format, and storefront system. There will also be a glass guardrail on the second and first floor.

Landscape Plan

The Landscape Plan will consist of a 30' Landscape Buffer along North Outer 40 Road with a mixture of shade trees, ornamental trees, and evergreen trees, shrubs and ground cover.

Lot C

There is a proposed 10' high landscape berm along north side of the western gravel parking area - *The ordinance amendment for the site recently got approved by City Council which requires a 10' high landscape berm.* Additionally, a series of 12' high Thuja Green Giant are required by ordinance to buffer the proposed parking, along with a 6' black chain-link fence.

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

DISCUSSION

During discussion the following information was provided.

- Ms. Bharti provided a detailed description and purpose of each lot; such as, parking, fencing, use, etc.
- Gravel parking on Lot C is permitted under the current ordinance.
- No intent to replace the interior fireplace features.
- In response to Chair Weber, the applicant explained the overall design, and the intent of the ground, first and second floors of the private mixed use "lodge" building on Lot A.
- Fenced parking areas to the west are for private use only.
- Provide additional landscaping around the front corners of the building. A representative explained that due to the existing seepage berm, the Landscape Plan is currently being evaluated by the Levee District. Modifications to the landscape plan may be required based on future comments from the Levee District.

Motion

Vice-Chair Starling made a motion to forward [17955-18055 N Outer 40 Road \(Gumbo Flats\)](#) to Planning Commission with a recommendation of approval with the following condition:

- Consider additional landscaping along the south, east, and western portions of the site to soften the view facing the levee trail.

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

V. **OTHER**

VI. **ADJOURNMENT 6:55 p.m.**