

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – JUNE 9, 2022

CONFERENCE ROOM 102/103

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 Mary Ann Mastorakos
Councilmember Dan Hurt
Planning Commission Liaison, Jane Staniforth
Mr. Mike Knight, Assistant City Planner, Staff Liaison
Ms. Alyssa Ahner, Planner
Ms. Kristine Kelley, Planning Recorder

I. **CALL TO ORDER**

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

II. **APPROVAL OF MEETING SUMMARY**

A. May 12, 2022

Vice-Chair Starling made a motion to approve the meeting summary to include the following bullet point on page 2 – Changes since April ARB.

- Added awnings at windows on the south elevation.

Board Member Lew seconded the motion. The motion passed by a voice vote of 6-0.

III. **UNFINISHED BUSINESS**

- A. Long Road Crossing, Lot B-1 (Kia) ASDSP: Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for a 5.35-acre tract of land zoned "PC"--Planned Commercial District located north of Long Road Crossing and east of Chesterfield Industrial Blvd.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the request is for a 3,310 square foot addition of showroom and sales to an existing car dealership. The project went before the Architectural Review Board on May 12, 2022 at which time the applicant withdrew the project to address the concerns raised by the Board.

Changes Since May ARB:

- The applicant made changes to the design of the north elevation. These changes include exposing the elevated clearstory element and adding a sloping metal roof canopy and an additional entryway just below. A modular design was also incorporated into the clearstory element.
- The previous submittal included an addition that extended the entire length of the existing building. The size of the addition has been revised and now is shorter in length allowing for articulation between the existing and proposed buildings. There have been no changes in the height of the addition since the last submittal.
- There are vertical pilasters incorporated in this submittal. They will be a mica platinum color to match the proposed canopies

DISCUSSION

Updated color and material samples were provided and the applicant then pointed out location and details of the changes to the Board.

The Board concurred that the applicant has listened and fully addressed the concerns raised by offering a better solution to the elevations.

Motion

Vice-Chair Starling made a motion to forward the Long Road Crossing, Lot B-1 (Kia) Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design to Planning Commission, as presented, with a recommendation of approval.

Board Member Lew seconded the motion. **The motion passed by a voice vote of 6-0.**

IV. NEW BUSINESS

- A. Chesterfield Commons, Lot 14 (Schnucks) AAE: Amended Architectural Elevations for a retail anchor on a 160.8-acre tract of land, zoned "C8" Planned Commercial District located at the south of THF Boulevard.

STAFF PRESENTATION

Mr. Mike Knight, Assistant City Planner explained that the request is for a 30,624 square-foot Schnucks anchor retail building located in the Chesterfield Commons subdivision. The proposed changes are limited to exterior updates to the front façade of the anchor tenant space.

Mr. Knight then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the development. Color images were also provided for comparison.

Design

The proposed changes include; a metal coping roof, aluminum plank, and EIFS cornice tan brick stained at the front elevation. The proposed changes are intended to blend with the existing Chesterfield Commons architectural design.

In 2021 the Target anchor tenant space undertook a large interior renovation. Also incorporated into the renovation was a modest update to the exterior façade. The most noticeable addition was an EIFS element on the front façade applied in a similar fashion as the subject site's proposed elevations.

Project related color and material samples were provided and the project team was available to answer any questions.

DISCUSSION

During discussion the following information was provided:

- The applicant pointed out that the EIFS cornice was previously granted administrative approval. Mr. Knight explained that the Director of Planning is authorized to provide an administrative approval on items that are not deemed substantial modifications. The stained masonry updates triggered ARB review.
- Since the proposed changes are limited to the exterior updates to the front facade of the anchor tenant space, a full spectrum of color and material samples were not available associated with the elevation renovations.
- It was the applicant's understanding that only material samples pertinent to this particular request be available to the Board with notably the challenges associated with obtaining samples of what exists on site today.
- The Board had concerns with the "stark white" brick on the rendered image vs. the preferred stained color sample provided.
- Application process and options of stain variations.
- Updated Landscape Plan be available to the Board.

Considerable discussion ensued as to the review process, and how the color and material selection relates to the surrounding development. Lacking elevation samples, the Board pointed out the difficulties with review.

Lighting

Board Member Lew was opposed to the proposed decorative "Festoon Lighting" within the main entry and commented that she believed it did not fit within the Chesterfield Commons development. Although uncommon, the applicant responded that the intent was to provide a warm and inviting experience. The Board continued to discuss with most of the members not specifically for or against the proposed decorative fixture.

Motion

Vice-Chair Starling made a motion to forward Chesterfield Commons, Lot 14 (Schnucks) Amended Architectural Elevations as presented, with a recommendation for approval with the following conditions:

- Confirm that the staining of the masonry accurately matches the color sample provided vs. the rendered image.
- Material samples of the north elevation including; but not limited to, the branding wall, green paint sample, and best example of existing brick shall be made available to the Board.
- A copy of the updated Landscape plan shall be made available to the Board.

Board Member Mehrtens seconded the motion. **The motion passed by a voice vote of 5-1. *Due to the lighting concerns, Board Member Lew voted in opposition.***

- B. Wings Corporate Estates, Lot 3 (Knoebel Construction): SDSP A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 1.56-acre tract of land zoned "PI" – Planned Industrial District located north of the intersection of Wings Corporate Drive and Buzz Westfall Drive.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the request is for request for a new two-story, office/warehouse building on Lot 3 of the Wings Corporate Estates development.

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

Site Relationships

Lot 3 is one (1) of twenty (20) lots within the Wings Corporate Estates development, and abuts Spirit of St. Louis Airport to the north.

Circulation System and Access

Vehicular access to the site is gained via one (1) curb cut from Wings Corporate Dr., located on the eastern end of the property. The internal drive connects both north and south parking areas and the loading area located on the north side of the building. Pedestrian pathways are provided from each parking area to the building with an additional walkway connecting the front and rear of the building on the site's western edge.

Charging Station

A charging station will be placed in the parking lot just north of the building to accommodate electric vehicles.

Retaining Wall

A 5'0" in height retaining wall is proposed as part of the bio-retention area along the northern property line.

Scale and Design

The building is similar in scale to the surrounding lots reaching 32'10" in height. A second-story terrace on the south and east elevations and floor-to-ceiling windows at the ground level. Raised atrium skylight windows rise above the second floor at the top of the building as well.

Materials and Colors

The material palette includes a blend of dark colored thin brick veneer at the base of the building, with black composite metal paneling and curtain wall glazing also featured on the first floor. Around the back of the building, the east and north elevations feature grey fiber cement paneling. Vertical perforated clear anodize aluminum tubes appear in front of black glazing on the south elevation of the building.

On the second floor, curtain wall glazing breaks up the massing of fiber cement paneling around the building and the terrace will utilize a cable-railing system. Glazing and black metal paneling cap off the second-floor skylight.

Mechanical Equipment

The Roof top HVAC units will be attractively screened with perforated/corrugated metal panels on all sides, including those facing the atrium glazing.

Overhead Doors

The building's pedestrian entrances will feature black aluminum storefront doors while the overhead doors on the north elevation will be made of steel.

Trash Enclosure

The 6'8"-tall enclosure located in the northwest corner of the property will use the same brick veneer found on the building, with CMU construction beneath. The gates will be comprised of natural-colored corrugated steel to match the rooftop enclosures. A separate gate will allow for equipment such as forklifts to be stored in the enclosure as well.

Landscape Design & Screening

The Landscape Plan features a variety of deciduous, evergreen and ornamental plantings throughout the site. No landscape buffer is required for this site, which is consistent with the surrounding lots.

Lighting

Several types of lighting to be used for this site, including parking standards, bollards, wall-packs, up-lighting, and track lighting.

Color and material samples were provided and the applicant pointed out exact locations.

DISCUSSION

During discussion the following information was provided:

- The building footprint will be smaller than depicted.
- No outdoor storage on site of construction materials.
- Cantilever design terrace extension.
- The applicant pointed out the similarities of the vertical perforated clear anodize aluminum tubes on the south elevation to that of St. Louis Community College.
- The ceiling-mounted Illuminated Wooden Ring Pendant lighting are on timers and fully dimmable.
- Retaining wall style and color located at the bioretention area has not yet been determined.

The Board complimented the design and attention to detail.

Landscaping

Board Member DeLong did not have any concerns with the overall plant selection. He suggested that the “Heavenly Bamboo” shrubbery in which some are located near the charging station be replaced with a non-invasive evergreen planting.

Motion

Vice-Chair Starling made a motion to forward the Wings Corporate Estates, Lot 3 (Knoebel Construction) Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design to Planning Commission with a recommendation of approval with the following conditions:

- Revise the Landscape Plan to remove the “Heavenly Bamboo” and replace it with a non-invasive evergreen plant substitution.
- The style and color of the retaining wall shall be identified and labeled on the Site Development Section Plan and the revised plan shall be made available to the Board.

Board Member Adams seconded the motion. The motion passed by a voice vote of 6-0.

V. **OTHER**

VI. **ADJOURNMENT - 7:03 p.m.**