

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – MAY 11, 2023

5:30 PM

CONFERENCE ROOM 102/103

ATTENDANCE:

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

ABSENT:

Mr. Matt Adams

ALSO IN ATTENDANCE:

Councilmember Merrell Hansen
Planning Commission Liaison, Gail Choate
Ms. Shilpi Bharti, 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. April 13, 2023

Board Member Mehrrens made a motion to accept the meeting summary with the following amendment:

- *Move Board Member Mehrrens recusal from its current location (immediately after New Business) to follow the introduction of Item IV.A.*

Vice-Chair Starling seconded the motion. The motion passed by a voice vote of 5-0.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

- A. Parkway Central (Parkway Central High School):** Amended Site Development Plan, and Amended Architectural Elevations for a warehouse building located on a 96.6-acre tract of land located on the west side of Woods Mill Road, north of Ladue Road, zoned "NU"- Non-Urban District.

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the request is for a 4,847 square foot warehouse storage building within the southern portion of the Parkway Central High School campus. The proposed pre-engineered metal building will not be visible from the roadway.

Ms. Bharti then briefly explained the purpose of ARB review based upon UDC guidelines.

- **Addition** less than 5,000 square feet – exempt from ARB review.
- **New building construction** less than 5,000 square feet – ARB review is required.

Materials and Color

The four (4) sides of the building will be wrapped with the same material with a fieldstone-colored metal panels and gray seam metal roof with matching fascia, gutters, and downspouts.

Design

The white overhead door will be located on the south side of the building facing the parking lot. There are no utilities or windows proposed for this building.

Lighting

The proposed five (5) wall pack lights will be fully shield flat lens that complies with the code.

Landscaping

No landscaping is proposed; however, there will be a detention basin on the back of the building for site drainage.

Mechanical Equipment

The site will have ground-mounted mechanical equipment which will be protected/screened in by the existing modified chain-link fence.

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

DISCUSSION

During discussion the following information was provided.

- The chain-link fence will be approximately six (6) feet in height.
- Siting concerns were noted of any future construction projects utilizing pre-engineered metal materials. However, due to the location and the proposed storage use, there were no objections.
- It was noted that the structure will not be visible within distance of classrooms, or residential areas.
- Security cameras will be installed.
- No proposed trash enclosures.
- Vice-Chair Starling noted inconsistencies with the applicant submittal packet and recommended those corrections be addressed moving forward.

Applicant Comment

Ms. Rebecca Kleba, Bond Architects explained that the intent is to provide a single-story, controlled environment for classroom furniture storage in order to remove the storage containers currently on site.

Motion

Vice-Chair Starling made a motion to forward the Amended Site Development Plan, and Amended Architectural Elevations for Parkway Central (Parkway Central High School), as presented, with a recommendation of approval. Board Member DeLong seconded the motion. **The motion passed by a voice vote of 5-0.**

V. **OTHER**

VI. **ADJOURNMENT** 5:48 p.m.