

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MAY 11, 2017
Room 101

ATTENDANCE:

Mr. Matt Adams
Mr. Doug DeLong
Mr. Bud Gruchalla
Mr. Mick Weber

ABSENT:

Mr. Rick Clawson

ALSO IN ATTENDANCE:

Planning Commission Chair, Stanley Proctor
Planning Commission Liaison, John Marino
Ms. Jessica Henry, Senior Planner, Staff Liaison
Ms. Cecilia Hernandez, Project Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

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

II. APPROVAL OF MEETING SUMMARY

A. April 13, 2017

Board Member Weber made a motion to approve the meeting summary as written. Board Member DeLong seconded the motion. The motion passed by a voice vote of 4 - 0.

Chair Gruchalla explained to the Board that on May 9, 2017 Board Member Mary Brown officially resigned from her position on the Board. It was noted that there are now two (2) vacancies. Ms. Henry provided a brief explanation as to the selection and process for nomination to the Board.

III. PROJECT PRESENTATION

Due to a conflict of interest, Board Member Mick Weber, Weber Architects recused himself on the next item.

- A. 18600 Olive Street Rd (Canaan Crossing, Lot 2):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.02 acre tract of land zoned "PI" Planned Industrial District located south of Olive Street Road west of its intersection with Spirit Airpark West Drive.

STAFF PRESENTATION

Ms. Cecilia Hernandez, Project Planner explained that the request is for a new one-story 10,048 square foot professional and technical service building. Ms. Hernandez provided color aerial showing the site and the surrounding area.

Site Design

- The site was zoned "PI" Planned Commercial District in 2016. Since that time, a Site Development Concept Plan has been approved and the Record Plat has been approved.
- To the north is the Chesterfield Blue Valley subdivision and out let mall. In all other directions, the land is generally vacant, and the Spirit of St. Louis Airpark subdivision surrounds the site.

Parking

- The proposed structure is to be set back behind two (2) rows of accessory parking, with additional parking along the rear of the building.
- The placement of the structure behind the parking is consistent with the Site Development Concept Plan, which provides a cross access easement along the front parking areas, connecting all five (5) lots of the development and ensuring a maximum of two (2) curb cuts for this development both off of Spirit Airpark West Drive.

Scale, Circulation and Access

- The proposed one-story structure is consistent in height and scale with other stand-alone industrial structures in the area; however, there is currently no immediately adjacent structure.
- Main access to the structure is provided on the eastern elevation near the proposed parking. The applicant is proposing two (2) entry points along the front façade.

Design, Materials and Color

- Materials planned for this proposal include; glazing, columns, canopies, and a variety of materials along with brick, EIFS, cast stone, and aluminum.
- Additional design themes on the frontages have been carried onto the side elevations as desired for structures within the Chesterfield Valley.

Mechanical Equipment

- Mechanical equipment is planned to be located on the northern and southern elevations and will be screened by a six (6) foot tall brick walls and cast stone tops which are consistent with the building design.

Trash Enclosure

- A trash enclosure is planned with this proposed construction. The enclosure will match the material and color of the proposed main structure with stained wood swinging gates.

It was discussed during the April ARB meeting of Lot 1 whether additional landscaping could be provided around the trash enclosure, but since the location of the enclosure was against the property line made that very difficult. Since that time, the applicant has placed some vegetation on the north side of the abutting trash enclosures for Lots 1 and 2.

Landscape Design and Screening

- The landscape design provides a variety of deciduous and evergreen trees along Spirit Airpark West Drive and near parking areas.
- Additionally, low-maintenance and pollinator species have been integrated to ensure a variety of seasonal color and texture is present throughout the site.

Lighting

- The proposed lighting plan consists of three (3) light standards within the front parking field, one (1) light standard along the southern drive aisle, and ten (10) wall-mounted lighting fixtures. No accent lighting is proposed for this building.

DISCUSSION

Chair Gruchalla asked whether the trash enclosures will consist of one or two (2) independent structures with a common wall. Ms. Hernandez explained that the proposed enclosure will share one single wall.

Applicant Comment

Mr. Mick Weber, Weber Architects explained that design is subject to timing. If the two buildings are constructed simultaneously, the center wall would be shared. He added that the enclosures are situated on two (2) independent properties.

Chair Gruchalla suggested that if for some reason one building were to be removed, that the trash enclosure be designed to ensure the other enclosure is not impacted.

Board Member DeLong did not have any concerns with the overall proposed landscaping material selection.

Board Member DeLong made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for 18600 Olive Street Rd (Canaan Crossing, Lot 2) to the Planning Commission with a recommendation for approval as presented with the following consideration:

- *Consideration of two (2) walls as opposed to a shared wall to separate the trash enclosures between Lot 1 and Lot 2.*

Board Member Adams seconded the motion. **The motion passed by a voice vote of 3 - 0. As previously stated, due to a conflict of interest, Board Member Weber abstained from the vote.**

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

On a personal note, Planning Commission Chair, Stanley Proctor stated that his term expires in June and he has decided to retire. The Planning Commission Vice-Chair will step into his position.

He graciously commended and thanked the Board for their continued dedication and professional contributions for the development of the City.

VI. ADJOURNMENT 6:13 p.m.