

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
May 10, 2012**

PRESENT

Ms. Mary Brown
Mr. Rick Clawson
Mr. Ms. Carol Duenke
Mr. Bud Gruchalla
Mr. Gary Perkins
Mr. Amy Nolan, Planning Commission Liaison
Ms. Mara Perry, Senior Planner
Mr. Justin Wyse, Senior Planner
Ms. Kathy Juergens, Recording Secretary

ABSENT

Mr. Matt Adams

I. CALL TO ORDER

Vice-Chair Gary Perkins called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATION

- A. Spirit Valley Business Park, Adjusted Lot 10:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 1.1 acre tract of land zoned "PI" Planned Industrial District located on the east side of Spirit Valley East Dr., south of Olive Street Rd.

Mr. Justin Wyse, Senior Planner, presented the project request for a 10,000 square foot office/warehouse building on a 1.1 acre site located in the Spirit Valley Business Park. Access to the site will be shared with the adjacent Paragon building. A sidewalk will be included along the frontage which connects to the existing sidewalk on other developed lots and ultimately there will be an interior sidewalk on one side of the street within the development. There is a loading area at the rear of the building. The rear perimeter of the site will be enclosed by a chain-link fence with vinyl slats, similar to the fencing at Vermeer and Chesterfield Fence. There is no separate trash enclosure depicted on the elevations and staff is working with the petitioner on this item as this is required. The proposed landscape plan is very minimal and staff is reviewing this to make sure it complies with the City's tree preservation and landscape requirements. There will be some building mounted lighting on the rear side of the building along with a few light fixtures in the parking lot. The proposed building materials are tilt-up concrete panels with glass and aluminum frames which is similar to

those used in adjacent properties. There is a raised parapet on the northwest and east elevations and there will be no rooftop screening.

Discussion:

Vice-Chair Perkins asked for clarification of where the fencing will be. Mr. Wyse indicated that it will run along the southern side of the building and extend around to the rear of the building on the east side and it will be gated.

Board Member Rick Clawson questioned where the HVAC equipment will be located since there will be no rooftop equipment. The petitioner stated they will be using a Geothermal underground system.

Vice-Chair Perkins encouraged the petitioners to include some perimeter planting to soften the fence. He also suggested adding three trees each on the north and south elevations by the future knock out panels to help break up the mass of the building.

Board Member Clawson while taking into consideration the location of the building, he stated that the front façade, other than the 1/2 inch reveals, really has no architectural detailing. It is basically a flat tilt-up wall with some windows and some darker paint to create a shadow effect. There is no human scale to it as the Board has consistently discussed with previous projects and it really does not comply with the Architectural Standards. Board Member Carol Duenke concurred with his statements and stated that regardless of location, human scale, especially at the entry is important. Board Member Bud Gruchalla also concurred and stated everything is very “bare bones.” There is a minimal amount of landscaping, no articulation of the building, no sense of scale at the front door, and basically just a flat wall painted to appear as if there are shadow lines and it is not consistent with previously approved projects.

For staff’s benefit, Mr. Wyse asked for clarification on acceptable materials for the trash enclosure. The Architectural Standards specifically state that whatever material is used, it should be consistent with the building itself. Board Member Clawson indicated appropriate materials for tilt-up concrete would include architectural concrete block painted to match the building. A vinyl plastic fence or chain-link fence with slats is inconsistent with the Architectural Standards and what has been approved in the past.

Vice-Chair Perkins commented about the inclusion of a rain garden as it was not depicted on the landscape plan. The petitioner stated it would be included and will comply with MSD guidelines.

Board Member Bud Gruchalla made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural

Elevations, and Architects Statement of Design for Spirit Valley Business Park, Adjusted Lot 10, to the Planning Commission with the following recommendations:

- 1. Add architectural detailing and human scale to the west elevation (front) of the building with particular attention to the entryway.**
- 2. Include additional landscaping on the north and south elevations in the area of the future knock out windows and also include additional landscaping along the fence where possible.**
- 3. The trash enclosure is to be consistent with materials of the building.**
- 4. Clarification that the rain garden will be installed on site.**

Board Member Carol Duenke seconded the motion.

Motion passed with a voice vote of 5-0.

B. Chesterfield Commons Seven, Lot 1 (Wendy's): A Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 1.06 acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road, one-half mile west of the corner of Chesterfield Airport Road and Boone's Crossing.

Mara Perry, Senior Planner, presented the project request for a 3,493 square foot fast food restaurant (Wendy's) located on Lot 1 of the Chesterfield Commons Seven subdivision. The project is located at 17457 Chesterfield Airport Road and Arnage Boulevard at the northwest corner of the intersection. The Board just recently approved the proposed Valvoline project that is located on Lot 2. The primary entry will be shared with Valvoline off Arnage Road. There will also be shared access between the two lots. There is no connection to Chesterfield Airport Road from either lot. The lot has a one-way system for the parking lot and drive thru. The drive thru lane starts on the southern end of the site and loops north and west around the building pad area. There will be a sidewalk along Chesterfield Airport Road and it connects to the proposed sidewalk along Lot 2. Staff is requiring them to make a sidewalk connection within the development itself. Staff is also working with the petitioner to address a few other outstanding requirements such as the size of the islands, the parking configuration and proposed landscaping.

Board Member Rick Clawson asked about exterior architectural lighting or wall packs. Ms. Perry stated there were utilitarian wall packs. Staff is working with the petitioner to make sure they are meeting the City's lighting ordinance.

Board Member Rick Clawson made a motion to forward the Site Development Section Plan, Landscape Plan, Architectural Elevations and

Architect's Statement of Design for Chesterfield Commons Seven, Lot 1 (Wendy's), to the Planning Commission with the recommendation that Staff continue to follow up on the open items that were presented.

Board Member Carol Duenke seconded the motion.

Motion passed with a voice vote of 5-0.

III. APPROVAL OF MEETING SUMMARY

A. April 12, 2012

Board Member Bud Gruchalla made a motion to approve the meeting summary as written.

Board Member Carol Duenke seconded the motion.

Motion passed with a voice vote of 4-0 with Board Member Clawson abstaining.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

A. Election of Officers

Board Member Carol Duenke volunteered to serve as Chair and Board Member Bud Gruchalla volunteered to serve as Vice-Chair.

VI: ADJOURNMENT

Board Member Bud Gruchalla made a motion to adjourn the meeting.

Board Member Carol Duenke seconded the motion.

The motion passed by voice vote of 5-0 and the meeting adjourned at 7:11 p.m.