

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – APRIL 14, 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 Mehrtens

ABSENT:

ALSO IN ATTENDANCE:

Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, Caryn Carlie
Mr. Mike Knight, Assistant City Planner, Staff Liaison
Mr. Chris Dietz, Planner
Ms. Shilpi Bharti, Planner
Ms. Alyssa Ahner, Planner
Ms. Kristine Kelley, Recording Secretary

I. **CALL TO ORDER**

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

II. **APPROVAL OF MEETING SUMMARY**

A. **February 10, 2022**

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

On page 2, under During discussion, for the fifth bullet point:

- Concerns with the “River Birch” tree **species** and the proximity to the building.

On page 3, under Motion, for the fifth bullet point:

- The light levels **from pole-mounted fixtures** along the southern boundary shall preclude any spillover **onto adjacent properties.** ~~light on adjacent properties throughout the review of the site plan.~~

On page 3, under Motion, for the sixth bullet point:

- Further consideration shall be made to remove, **replace** or relocate the tree (River Birch) at the northwest corner of the building so that it is not too close to the building structure and has room to mature.

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

III. **UNFINISHED BUSINESS** - None

IV. **NEW BUSINESS**

- A. Wildhorse Village, Lot 2B (Wildhorse Condos) SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.8-acre tract of land zoned "PC&R" Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd.

STAFF PRESENTATION

Mr. Mike Knight, Assistant City Planner explained that the request is for new construction of a 3-story, 16-unit multi-family building. This is the fourth Site Development Section Plan submitted to the City for the 20-lot development known as Wildhorse Village. Although this is the fourth lot, this will be the second lot before the Architectural Review Board (ARB) as the first two were single-family developments that are exempt from the ARB review.

Mr. Knight 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.

Circulation System and Access

The site is accessed by one curb cut off Wildhorse Lake Blvd and will be a shared drive with a future mirrored condo building east of the site. All vehicular access will utilize this drive for tenant parking, loading and trash. Internal pedestrian paths connect to the large pedestrian paths of the overall Wildhorse Village development.

Parking Garage

An internal 32-space parking garage is proposed and hidden from the public eye.

Topography and Retaining Walls

Due to the amount of slope from north to south, the south side of the building features an exposed foundation wall. The concrete will be stained to match the building's accent brick with form liner to give the wall texture and interest. Low segmented block retaining walls will be used along the path to the lake to help hold grade as the path traverses down the hillside.

Materials and Color

The building is primarily two different colors of brick. Accents of wood siding are provided on all four (4) elevations with an exposed concrete form liner pattern stained to match the accent brick.

Rooftop Mechanical Equipment

The applicant does not have a fully enclosed penthouse but is requesting the modification to propose screen walls at the roof level to enclose the building's elevator overrun and rooftop equipment as stated below:

- Requested Modification - *A modification is being requested in regards to the rooftop mechanical screening requirement. Ordinance 3161 states, "rooftop mechanical equipment shall be permitted on roof within architecturally designed, fully enclosed penthouses that complement the building design". The applicant is proposing to screen the rooftop equipment on all visible sides with materials that are an integral part of the architecture.* *

Landscape Design

The site contains seven (7) deciduous canopy trees, eleven (11) evergreen trees, and thirteen (13) deciduous understory trees. The site also contains 109 deciduous shrubs and 95 evergreen shrubs. The growth rates for the trees (including street trees) are 83% slow to moderate and 17% fast growing. The most common tree on the site is the American Arborvitae and the most common shrub is the Kallay's Compact Juniper.

Trash Enclosure

A portion of the trash enclosure is incorporated into an extension of the sculptural foundation wall. The remaining side and gate enclosure are painted wood slat screening to provide an easily maintainable and design compatible enclosure.

Lighting

All exterior lighting will be white in color. The site does have a few bollards that are illuminated along the path that leads to the lake.

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

DISCUSSION

During discussion the following information was provided:

- Topography changes and visibility impact of the rooftop mechanical units. Mr. Knight explained that the units will not be visible from currently approved projects.
- Similar characteristics and commonality to massing with the surrounding buildings. It was noted by the applicant that Core 10 Architecture is the design firm selected for all four buildings within the development.
- Greenspace requirements of the view corridor.
- Maximum 16 allocated units for each building.
- Building dimensions are approximately 100-110 feet but smaller than the previously approved building within the development.
- The parking garage ventilation and sprinkler system.
- Access to the transformer and trash enclosure. Concerns raised to access of the trash enclosure particularly during inclement weather and safety concerns. To minimize odor, an exhaust system was suggested to the trash enclosure.
- Longevity, durability and cost effectiveness of the "Cumaru" wood material mounted to the underside of each balcony.
- The retaining walls will be located along the concrete path.
- Inconclusive photometric calculations. Pedestrian, low scale lighting.

- Question was raised as to the rigidity, shape and form of the plant materials within the landscape beds around the building. The same landscape firm will be used throughout the whole development.
- Lack of evergreens but offsite plantings will provide adequate buffering, but overall no concerns. The applicant felt that additional plantings were an option. Board Member DeLong suggested natural plantings to provide softening around the building.
- Roof access will be utilized through a gated entry.
- Provide a color for the rooftop unit screening that is color compatible with the surrounding materials.

Board Member Mehrtens questioned the changes of brick patterns of two (2) elevations and patterning within the concrete and the purpose not to continue the brick pattern down to grade in order to maintain a unified appearance. The applicant explained that each building is intended to have individual characteristics, but commonality with material selection resulting in a “natural rock bluff” appearance. He further explained the applied stain process and application to the concrete.

Motion

Vice-Chair Starling made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Wildhorse Village, Lot 2B (Wildhorse Condos) to Planning Commission with a recommendation of approval with the following conditions:

- Provide a color for the rooftop units that is compatible with the surrounding architectural elements.
- Revise the landscape placement and species around the base of the building to be less formal and rigid to promote a more natural design.

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

** The Board agreed to the requested modification to allow the applicant to screen the rooftop equipment on all visible sides with materials that are an integral part of the architecture. No vote was necessary.*

Due to a conflict of interest, Chair Weber recused himself from the discussion and vote on the next item.

- B. Chabad of Chesterfield (SDP):** A Site Development Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Lighting Plan, Architectural Elevations, And Architect’s Statement of Design for a 1.5-acre tract of land Zoned “PC” – Planned Commercial located southwest of the intersection of Chesterfield Parkway and Conway Rd.

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the request is for a proposed 15,000 square foot, single-story Jewish facility at 15310 Conway Road.

Proposed development includes:

- 58 Parking spaces
- Landscaping
- Screen wall
- Lighting Plan

Ms. Bharti then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the development.

Site Circulation System and Access

The site is accessed through a shared driveway of 15320 Conway Road (property west of the subject site). Internal driveways are 22' wide with two-way access. Direct connection of the internal sidewalk system is provided on the northeast corner of the site.

Scale

The proposed development is planning to level the site to match the finished floor with Conway Road. The height of the proposed building is 29'. Chesterfield Parkway East is 8' higher than the site ground level, thus the height of the building from Chesterfield Airport Road will be 20'.

Retaining Walls

The site is proposing minor retaining walls on the east side of the property near the existing walls by the Chesterfield Parkway overpass. The retaining walls will be screened with landscaping.

Materials and Color

Building materials include brick, painted concrete panels, dark grey phenolic panels and wood phenolic panels. The entrance is recessed with lots of glass and a wood accent wall. The north and northeast elevations have large windows, and concrete mass walls

Trash Enclosure

A trash enclosure is provided on the southwest of the site.

Mechanical Equipment

The proposed rooftop mechanical equipment will be fully screened by the parapet wall.

Landscaping

A five (5) foot buffer is required from the southern boundary, ten (10) feet from the right-of-way of Conway Road on the northern boundary, and twenty-five (25) feet from the right-of-way of Chesterfield Parkway East on the eastern boundary. One bio-retention basin, twelve (12) different varieties of trees, shrubs and grass.

Lighting

There are four types of light fixtures proposed for the entire development. There are six (6) parking lights, one (1) wall pack, eighteen (18) flood lights, and two (2) LED wall cylinders.

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

DISCUSSION

During discussion the following information was provided:

- The site will have a shared access drive.
- Concerns of the height to the building as compared to the neighboring Precision Lab development. The applicant explained that the building is a single-story with twelve (12) to-13-foot ceilings, and tall parapet walls to screen the rooftop mechanical units.
- Concerns to the building stark white mass, scale, lack of articulation and overall look resembling a warehouse. Recommended a more pedestrian friendly design.
- Suggested options to add more interest to the building; such as, sunshades, banding, color variations, materials, etc.
- The applicant explained the special design considerations along the highway for security and safety purposes.
- Signage was not available but the applicant was able to provide information as to the potential location.
- Number and location of the rooftop units were identified.
- Ms. Bharti explained the 8-foot elevation differences.
- A substantial amount of fill was necessary to meet grade.
- Up lighting will surround the building with assurance that nothing will cast off the building. Must adhere to foot candle levels.
- Board Member Lew expressed her concerns of safety and security surrounding the playground area.

Landscaping

Board Member DeLong did not have any issues with the overall landscape plan but suggested some low shrubbery beneath the wall element and window along the highway and wrap around the building.

After considerable procedure and timing discussion, the applicant requested to hold the project to allow time to address the numerous concerns raised from the Board.

The applicant requested a summary of the some of the concerns that were previously mentioned.

- Massing, scale, and lack of articulation
- Building relationship
- Mechanical screening – parapet or screen wall
- Additional low plantings to carry around the corner and along with front façade facing Hwy 40/61.

Motion

Board Member Mehrrens made a motion to accept the petitioners request to **HOLD** Chabad of Chesterfield. Board Member Adams seconded the motion. The motion passed by a voice vote of 5-0. *As previously mentioned, Chair Weber recused himself from the vote.*

- C. The Smoke House (ASDP): An Amended Site Development Plan, Landscape Plan, Architectural Elevations, Lighting Plan and Architect's Statement of Design for a 2.46-acre tract of land zoned "PC" – Planned Commercial located on the south side of Chesterfield Airport Road., west of Baxter Rd.

STAFF PRESENTATION

Mr. Chris Dietz, Planner explained that the request is for a two-story 3,250 square foot addition for a barn, kitchen, storage, and additional seating area to an existing restaurant.

Mr. Dietz then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the development.

Site Circulation System and Access

The proposed development consists of a building and patio addition to an existing market and restaurant. The proposed building addition will reach 38' – 8" at roof ridge compared to the existing roof ridge standing at 30' – 5". The primary access points are located along Chesterfield Airport Road with the secondary access being an existing easement leading to Baxter Road.

Parking

There will be 136 parking spots provided on site. Additional parking is permitted on the adjacent lot via a Parking Lot Agreement during specific hours to help meet the minimum parking requirement of 156 spots.

Retaining Wall

A retaining wall is proposed along the southeast portion of the building addition to aid the change in topography necessary for the outdoor seating area. It will not exceed five (5) feet in height and will be comprised of natural stone.

Design, Materials and Color

The design of the proposed addition slightly deviates from the existing building which consists primarily of brick masonry. The rear barn addition will be comprised mainly of red toned wood siding around the body of the building with grey toned wood siding accenting the roof body. A proposed 41' – 4" natural stone chimney is to match the stairs that will be constructed to access the outdoor seating area. Cedar shake shingles to match existing will roof the entirety of the addition.

Trash Enclosure

The new trash enclosure will be constructed of brick to match existing building. The loading area located on the west side of the building will be screened by additional landscaping.

Mechanical Equipment

The proposed rooftop mechanical equipment will be fully screened by the parapet wall.

Landscaping

Landscaping will be added along the frontage to create a barrier between the newly constructed sidewalk and parking lot. Additional landscaping and trees will be provided on the southwest side of the building to screen the driveway leading into the loading zone. The existing butterfly garden that will be displaced by the addition will be relocated to the northeast corner of the building.

Lighting

Existing lighting is to be utilized. There are no new light poles being proposed. The new exterior building lights along the eastern and southern façades will be of similar style to existing

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

DISCUSSION

During discussion the following information was provided:

- The barn addition use will house a fulfillment center, online sales, and an event space.
- Lack of commonality within the lines of the expansion and the barn addition due to overall scale and mass.
- Carry over of existing roof line with suggested dormers.
- Integrate similar base elements or materials.
- Nice renovations to the front elevation, but concerns with the line of sight from Chesterfield Airport Road.
- Question as to the second-floor component.
- Parking lot sight distance relationship from grade to the first floor.
- Lighten the fireplace vertical element.
- Parking is still under review, but Staff is working with the applicant to ensure that all parking requirements are met for the development.
- No concerns with the landscape design.
- Due to the displacement of the kitchen addition, a new ramp is proposed near the loading dock area. The remainder of the loading dock area will be completely resurfaced with a concrete deck. The existing smoker will remain. The dock door will accommodate delivery by smaller parcel, box truck services.

Applicant Comment

Jeff Kaiser, Tri Architects gave a brief perspective of the barn scale and mass. The second story will store Styrofoam packing material and the lower level will accommodate the fulfillment center. The ceiling height is 8-9 feet. The main floor will be for approximately 30 persons inside dining. Integrate the mid-century barn style to the historic structure. Keeping with the architecture rhythm he suggested adding soldier courses, banding, roof pitch, etc. throughout.

The Board applauded the overall concept, but felt that the elevations lacked articulation and encouraged the applicants to consider options to breakdown the large massing of the barn - whether it would be in the best interest to simply revise the plans to lessen the presence of the large massing of the barn.

Mechanical Units

The applicant explained that new rooftop mechanical units are proposed and located near the kitchen addition area – totally 6-7 units. It was added that the HVAC design is still under review by the applicant, with the intent to have the units fully screened. The Board suggested a sight-section diagram confirming the units will be fully screened.

Motion

Vice-Chair Starling made a motion to forward the Amended Site Development Plan, Landscape Plan, Architectural Elevations, Lighting Plan and Architect's Statement of Design for The Smoke House to Planning Commission with a recommendation of approval with the following conditions:

- Breakdown of elevation massing to the barn addition.
- Provide a rooftop screening diagram confirming that the proposed parapet walls will completely screen the visibility of the roof-top equipment from the site perimeter.

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

Due to a conflict of interest, Board Member DeLong recused himself from the discussion and vote on the next item.

- D. Starbucks (ASDP): An Amended Site Development Plan, Landscape Plan, Architectural Elevations, Lighting Plan and Architect's Statement of Design for a 1.10-acre tract of land zoned "PC" – Planned Commercial located on the south side of Olive Blvd., west of Chesterfield Pkwy East, north of Swingley Ridge Rd.

STAFF PRESENTATION

Mr. Chris Dietz, Planner explained that the request is for an existing 1,999 square foot fast food restaurant building renovated and repurposed into a Starbucks coffee shop.

Mr. Dietz then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the development.

Circulation System & Access

The primary access point is located along Olive Blvd and provides right in/right out access. The secondary access is an existing easement to an adjacent parking lot to the southeast.

Scale, Design, Materials, & Colors

The scale of the building is similar to adjacent commercial developments and is not proposed to change. With the use of black aluminum canopies at all entries including an additional one located above the drive through window. The massing of the façade is broken up by three (3) offsets that are 3' – 9" taller in height than the remaining building.

Trash Enclosure

Along the southern corner of the site, a new trash enclosure will be constructed of brick masonry, similar to that found at the base of the main building. A sidewalk will be provided from the rear stock room door to the relocated trash enclosure.

Mechanical Equipment

Additional landscaping will be provided along the southern face of the building to screen mechanical elements of the restaurant.

Landscaping

Minor landscape changes are being made to accommodate the improvements to the site. There is an existing thirty (30) foot landscape buffer as required along an arterial road. The fifteen (15) foot Parking, Loading, and Drive Setback that abuts the thirty (30) foot landscape buffer will have a mixture of Darts Gold Ninebark's and Firethorn's installed.

Lighting

Decorative sconces will be installed on each side of the entries with additional fixtures provided along the longer walls of the façade. Existing parking lot lighting is to be utilized and no new light poles are being proposed.

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

DISCUSSION

During discussion the following information was provided:

- No changes in material to the drive-thru lanes, but the entire site will be resealed and restriped.
- Signage was not provided and is still under review by Staff.
- The proposed aluminum canopies will be similar to other Starbucks coffee shops throughout the surrounding area.

Motion

Vice-Chair Starling made a motion to forward the Amended Site Development Plan, Landscape Plan, Architectural Elevations, Lighting Plan and Architect's Statement of Design for [Starbucks](#) to Planning Commission with a recommendation of approval ***as presented***:

Board Member Mehrtens seconded the motion. The motion passed by a voice vote of 5-0. *As previously mentioned, Board Member DeLong recused himself from the vote.*

- E. [Logan University \(ASP\)](#): An Amended Site Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for a 102.43-acre tract of land zoned "NU" –Non-Urban District located on the west side of Schoettler Rd., north of its intersection with Brook Hill Dr.

STAFF PRESENTATION

Mr. Chris Dietz, Planner explained that the request is for a two-story, 8,000 square-foot addition to the Science Building at the center of the Logan University Campus. Because the addition is over 5,000 square feet ARB review is required.

Mr. Dietz then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the development.

Site Circulation System and Access

Pedestrian access is prevalent throughout, with the center of the campus reserved exclusively for pedestrians. It was noted that the addition will not be visible as it is located within the interior of the campus.

Scale and Design

The building features a two-story design, similar to that of the existing building and will be slightly smaller than the existing building. The design of the building deviates slightly from the existing building by incorporating more glass and an arc-shaped façade on the south elevation.

A canopy system will be located on the southeast corner of the new building above the pedestrian entrance.

Materials and Color

Brick veneer is the primary building material used in this building expansion, and is patterned to break up massing on the east and west elevations. The brick color will match the tan brick of the existing building.

Mechanical Equipment

Beyond the parapet, a mechanical screen will extend to a height of 41'4" to screen rooftop mechanical equipment from view.

Landscaping

Minor landscape changes are taking place to accommodate the addition of this building, including removal of trees where the addition is to be located. The new plantings will consist of a variety of deciduous, evergreen and ornamental varieties around the new addition.

Lighting

Expansion of the science building requires the relocation of some of the existing campus standard bollards to accommodate the addition. New wall pack fixtures will be located on the east and west side of the addition near the entrances to the building. Soffit lighting will be used underneath the canopy on the east elevation near the pedestrian entrance.

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

DISCUSSION

During discussion the following information was provided:

- It was confirmed that the rooftop mechanical units will be fully screened by the roofing elements. A gated area is provided for rooftop access.
- The height of the exhaust stacks will remain below the parapet wall.
- Future construction and similarities were discussed in relation to the science building.
- Metal panels to the east elevations are proposed to reflect current designs.

Landscaping

Board Member DeLong commented on the unidentifiable trees and shrubbery and suggested something compatible within the front entrance. The applicant replied that the displaced red bud trees will be replaced with smaller ornamental trees.

Motion

Board Member Mehrtens made a motion to forward the Amended Site Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for [Logan University](#) to Planning Commission with a recommendation of approval with the following condition:

- Landscaping details be provided **on the Landscape Plan** to Staff to specify species and compatibility with existing landscaping in place prior to Planning Commission review.

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

V. [OTHER](#)

VI. [ADJOURNMENT 8:33 p.m.](#)