

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
THURSDAY, APRIL 13, 2017
Room 101

ATTENDANCE:

Mr. Rick Clawson
Mr. Doug DeLong
Mr. Bud Gruchalla
Mr. Mick Weber

ABSENT:

Mr. Matt Adams
Ms. Mary Brown

ALSO IN ATTENDANCE:

Planning Commissioner, Merrell Hansen
Planning Commission Liaison, James Rosenauer
Ms. Jessica Henry, Senior Planner, Staff Liaison
Ms. Cecilia Hernandez, Project Planner
Ms. Cassandra Harashe, Project Planner
Mr. Joseph M. Knight, 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. March 9, 2017

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

III. PROJECT PRESENTATION

Due to a conflict of interest, Board Member Doug DeLong, Landscape Architect recused himself on the next item.

- A. 16955 Chesterfield Airport Road, Lot A:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 4.99 acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road, east of its intersection with Boone's Crossing.

STAFF PRESENTATION

Ms. Cecilia Hernandez, Project Planner explained that the request is for an existing 25,920 square foot one story building which will house a new Tesla Motors location and will be painted Benjamin Moore “Bunny Grey”. Ms. Hernandez provided color aerial and photos showing the site and the surrounding area.

Site Design

- The existing structure is on the eastern portion of the site adjacent to Chesterfield Airport Road. The front of the building is facing west toward the accessory parking area.
- The proposal includes a new pedestrian connection from the sidewalk along Chesterfield Airport Road to the existing building.
- Additionally, the front of the building has ample landscaping to support the entry feature and establish it as the principal façade, whereas the northern and eastern areas are used for delivery zones, trash enclosures, storage areas, and mechanical equipment.

Circulation System and Access

- Access to the site would be obtained via a shared access drive through Lot B via an existing entrance.
- The shared drive connects this site to the adjacent lot and provides a secondary access point from the eastern side of the site.

Topography & Retaining Walls

- The subject site is relatively flat, however, the applicant does intend to grade the site on the west side of the building to eliminate the grade change that currently exists between the front entrance to the building and the parking lot.
- The change in grade is slightly over a large area, so the applicant is not proposing any new retaining walls.

Scale, Design, Materials and Color

- The existing one-story structure is 21 feet 11 inches and 26 feet in height which is consistent with adjacent buildings.
- The applicant is proposing a slight grade change over the parking area to gradually eliminate the current stair entry of the building. This also allows for two vehicular entry points on either side of the pedestrian entrance.
- The existing building is constructed of tilt-up concrete which will remain in place; however, the applicant is proposing to paint the entire building in Benjamin Moore “Bunny Grey” to update the appearance.

Trash Enclosure

- The proposed trash enclosure will be made of smooth-face block finish and will be painted to match the building.

Mechanical Equipment

- The mechanical and loading areas for the building are located along the northern and eastern elevations, shielding them from view from Chesterfield Airport Road. All mechanical units will be screened by existing screen walls and gates.

Landscape Design and Screening

- Landscaping is planned in association with the proposed development as required by the City of Chesterfield. Landscape buffers are proposed along both I-64/US 40 and Chesterfield Airport Road.
- A number of flowering trees would be added to the parking lot islands along the interstate, and along Chesterfield Airport Road.

Lighting

- There are some utilitarian lights which are to remain on the building and painted to match the building.

DISCUSSION

Mechanical Equipment

In response to Board Member Weber's question as to whether additional mechanical equipment is proposed, Ms. Hernandez confirmed that no additional equipment is proposed.

Applicant Comment

Mr. Byron Nelson, Tesla Motors stated that the site will be used for sales and service only.

Ms. Henry added that the site will function as a general parking lot similar to current use.

Board Member Weber made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for 16955 Chesterfield Airport Road, Lot A to the Planning Commission ***with a recommendation for approval as presented by Staff.***

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

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

- B. 18600 Olive Street Rd (Canaan Crossing, Lot 1):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.06 acre tract of land zoned "PI"

Planned Industrial District located south of Olive Street Road east 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 10,000 square foot service building. Ms. Hernandez provided color aerial and photos 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 is currently under review.
- To the north is Chesterfield Blue Valley development and outlet mall. In all other directions, the land is generally vacant; however, the Spirit of St. Louis Airpark subdivision surrounds the site.

Parking

- The proposed structure is to be set back behind two 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, 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.
- The applicant is proposing two (2) entry points which are pushed forward to break down the scale of the building.

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 northwestern and southwestern elevations and will be screened by 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.

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 and ten (10) wall-mounted lighting fixtures. No accent lighting is proposed for this building.

Material samples were provided and the applicant was available for questions. The applicant pointed out that the roofing shingles will be a “weathered wood” color selection.

DISCUSSION

Board Member Clawson felt that the quality, design and materials are consistent with surrounding Chesterfield Valley.

Board Member DeLong did not have any concerns with the overall proposed landscaping material selection. It was discussed as to whether additional landscaping could be provided near the trash enclosure. Ms. Henry explained that due to an existing property line, additional shrubbery could not be added.

Board Member Clawson 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 1) to the Planning Commission ***with a recommendation for approval as presented by Staff.***

Board Member DeLong 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.**

Due to a conflict of interest, Board Member Rick Clawson, ACI Boland Architects recused himself on the next item.

- C. [Larry Enterprises Lynch Hummer, Parcel 1 \(McBride Design Center\):](#)
A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 3.107 acre tract of land zoned “PI” Planned Industrial District located north of North Outer 40 Road and west of Boone’s Crossing.

STAFF PRESENTATION

Ms. Jessica Henry, Senior Planner explained that the request is for an approximately 10, 000 square foot one story McBride & Son's Home Design showroom located on the north side of North Outer 40 Road and west of Boone's Crossing.

The site will ultimately consist of one building built in two phases. The current proposal is for the first phase of construction. Ms. Henry provided color aerial and photos showing the site and the surrounding area.

Circulation System and Access

The proposed building will share cross access with Scott Retail and Heavy Duty Equipment. The access point complies with the Preliminary Development Plan and the approved Concept Plan.

Architectural Elevations

- Due to a slight mix up, Ms. Henry clarified that the materials will be comprised of stone, brick veneer and concrete tilt-up with metal awnings. She pointed out that the northern elevation is proposed for future development.

The following criteria for this development is defined by Chesterfield Valley Design Policy:

Building Facades: Utilize architectural elements from the front façade on the side and rear of the structure. The north façade does not carry design elements from the other façades around.

Trash Enclosure

- An enclosure constructed of painted concrete paneling to match the proposed structure will screen the trash receptacles from public view.

Mechanical Equipment

- Ground-mounted mechanical equipment is proposed along the east elevation and fully screened by plantings.

Landscape Design and Screening

- The applicant is proposing street trees along the site's frontage, a 30 foot landscape buffer behind the stormwater conveyance channel, and parking lot landscaping.
- Due to the proximity of the levee and associated seepage berm, other than sod, plantings are not proposed near these areas.

Lighting

- Three building-mounted fixtures are proposed along the south façade. These fixtures are utilitarian in nature and feature fully shielded, flat lens, enclosed luminaires. Ms. Henry pointed out that no additional accent lighting is proposed.

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

DISCUSSION

Ms. Henry reiterated that what is being presented for ARB's consideration is for the first phase of construction only. For Phase II of the development, the applicant will be required to submit new elevations and renderings to be presented before the ARB and ultimately to the Planning Commission for review.

Landscaping/Trash Enclosure

Board Member Weber asked whether landscaping will be added near the trash enclosure. Ms. Henry explained that the trash enclosure is temporary and will be removed and relocated for Phase II of the development.

Landscape Architect Comment

Mr. Rusty Saunders, Landscape Architect on the project confirmed that no landscaping is proposed near the trash enclosure during the first phase of the development. However, the applicants are not opposed to adding plantings on each side to soften the appearance.

The project is still under review with Staff and will take into consideration any comments by the ARB prior to submittal to the Planning Commission.

Engineer Comment

In response to site layout comments, Ms. Kate Stock, Stock and Associates provided details of the proposed drive aisles within the development. She pointed out that the drive aisle directly north of the Phase I building drains to the east to a drainage swale. The drive aisle west of the proposed building includes drainage inlets.

The applicant added that Phase II of the development will be comprised of a two-story office building with a courtyard area to facilitate the two buildings.

Board Member Weber made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Larry Enterprises Lynch Hummer, Parcel 1 (McBride Design Center) to the Planning Commission ***with a recommendation for approval with the following condition;***

- Consider clarifying/revising the trash enclosure proposed for Phase I of the development that is situated along the northern paving limits. Utilize landscaping to screen and soften the dumpster enclosure.

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

IV. UNFINISHED BUSINESS

None

V. NEW BUSINESS

Chair Gruchalla welcomed and introduced the newest members to the Planning and Development Department; Project Planners Cassandra Harashe, and Mike Knight.

VI: ADJOURNMENT

6:42 p.m.