

**CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD AGENDA
THURSDAY, APRIL 12 6:30 P.M.
CITY HALL – 690 CHESTERFIELD PARKWAY WEST
CONFERENCE ROOM 101**

I. CALL TO ORDER

II. PROJECT PRESENTATIONS:

- A. MPD Investments, LLC (Larry Enterprises/Lynch Hummer Lot A): Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for two office buildings with first floor retail in a "PI" Planned Industrial District located east of Boone's Crossing on the north side of North Outer Forty Road.**

III. APPROVAL OF THE FEBRUARY 15, 2007 MEETING SUMMARY

IV. OLD BUSINESS

V. NEW BUSINESS

VI. ADJOURNMENT

Note: The Architectural Review Board will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time. Notice is hereby given that the Architectural Review Board may also hold a closed meeting for the purpose of dealing with matters related to one or more of the following: legal actions, cause of action, litigation or privileged communications between the City's representatives and its attorneys. (RSMo 610.021 (1) 1994).



II. A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

April 6, 2007

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: MPD Investments, LLC (Larry Enterprises/Lynch Hummer Lot A): Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for two office buildings with first floor retail in a "PI" Planned Industrial District located east of Boone's Crossing on the north side of North Outer Forty Road.

Dear Board Members:

Rick Clawson, of ACI Boland, Inc., has submitted, on behalf of MPD Investments, L.L.C. a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architects Statement of Design for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

Submittal Information

The request is for two new 66,000 square foot office buildings with first floor retail located in the Larry Enterprises/ Lynch Hummer development. Exterior materials include architectural precast, brick accent panels and glass. Roof materials will be a flat membrane. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines, City of Chesterfield governing ordinance 2055, the City of Chesterfield Tree Manual and the City of Chesterfield Lighting ordinance. Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual. Lighting is being addressed through site plan review for adherence to the Lighting Ordinance. Signage is not reviewed during this part of the process and will be reviewed by the Department of Planning.

Actions Requested

The Department of Planning requests action by the Architectural Review Board on the information presented.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Mara M. Perry', written in dark ink.

Mara M. Perry, AICP
Senior Planner of Plan Review

Attachments

1. ARB Design Review Checklist
2. Architectural Review Application and Packet Submittal

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Larry Enterprises/ Lynch Hummer (MPD Investments, LLC)
Date of Review: 04-06-07

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation			Currently addressing landscape in site plan review. Additional requirements are placed on the site due to the location of the seepage berm.
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

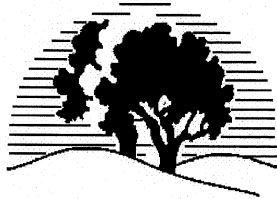
Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		
II. Residential Structures:			
A. General Residential Architecture	NA		
B. Multiple-Family Architecture	NA		
III. Non-residential Structures:			
A. General	X		
B. Building Equipment Service	X		
C. Fast Food Restaurant Guidelines	NA		
D. Auto Service Station Guidelines	NA		
E. Shopping Center Guidelines	NA		
F. Chesterfield Valley Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			Landscape is currently being addressed through site plan review for adherence to the City of Chesterfield Tree Manual.
CHAPTER FOUR: Miscellaneous			
A. Signage			Signage is not being reviewed at this time.
B. Lighting	X		Lighting is currently being addressed through site plan review for adherence to the Lighting Ordinance.
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	X		

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.



City of Chesterfield

DEPARTMENT OF PLANNING

APPLICATION FOR ARCHITECTURAL REVIEW

Prior to submitting an application to the Department of Planning for review by the Architectural Review Board, the Petitioner is strongly urged to discuss their project with their Project Planner. For questions about this application, please contact the "Planner of the Day" at 636-537-4733.

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

Check application type:

- | | |
|--|--|
| ☐ Site Plan | ☐ Amended Site Plan |
| ☐ Site Development Plan | ☐ Amended Site Development Plan |
| ☐ Site Development Concept Plan | ☐ Amended Site Development Concept Plan |
| ☐ Site Development Section Plan | ☐ Amended Site Development Section Plan |
| ☐ Amend Elevations | ☒ Other (specify): <u>Architectural Review</u> |

Definitions

- **Site Plan:** Plan for non-residential development over 1,000 square feet *not* in a planned district.
- **Site Development Plan:** Plan for development in planned districts that is being done in one phase.
- **Site Development Concept Plan:** Conceptual plan for development in planned districts being done in phases. A Concept Plan provides an overall picture of a development that is being divided into sections to be developed in phases.
- **Site Development Section Plan:** Phased sections of a Concept Plan.

I. APPLICANT INFORMATION

Project Name: MPD Investments Development

Development Firm: MPD Investments, LLC

Architectural Firm: ACI/Boland, Inc.

Engineering Firm: Stock & Associates

Approximate Location of Project: 17401 North Outer 40

Record: MPD Investments, LLC c/o Brett Phillips
Address: 2445 Dunheath Lane
City: O'Fallon **State:** MO **Zip:** 63368
Tel.: 314-749-0000 **Fax:** _____

***Attach additional sheets as necessary.**

Applicant, if other than owner(s): ACI/Boland, Inc.
Address: 11477 Olde Cabin Road, Suite 100
City: St. Louis **State:** MO **Zip:** 63141
Tel.: 314.991.9993 **Fax:** 314.991.8878

Legal Interest: Architect

(Provide date of contract and date of expiration of contract)

***Attach additional sheets as necessary.**

II. PROJECT STATISTICS

Acreage: 7.021 **Gross Floor Area:** BLDG A: 66,000 45' at top of
BLDG B: 66,000 **Building Height:** roof per ordin.
Existing Overlay Districts: Check (✓) all that apply ☐ C.U.P. ☐ C.S.P. ☐ L.P.A.
Proposed Usage: Office building with retail on first floor
Exterior Building Materials: Architectural pre-cast
Construction Type: Steel frame
Roof Material and Design: Flat membrane roof
Building Setbacks: **Front Yard:** 120' **Side Yard:** 20' **Rear Yard:** 215'
Max. Building Height: _____ **Min. Lot Requirement:** _____
Description of art or architecturally significant features (if any): _____
Please see Design Intent letter.
Screening Material and Design: _____
Please see Design Intent letter.
Additional Project Information, if any: _____
Please see Design Intent letter.

III. ZONING

Current Zoning District: PI - Planned Industrial
Existing Uses(s) on property: Vacant
Proposed Use(s) on property: Office building with retail on first floor
Proposed Development Intensity: 132,000 SF du / sf (circle one)*

* du = Dwelling Units (Residential or Hotel/Motel) sf = square feet (Commercial, Industrial)

IV. SITE SPECIFIC GUIDELINES

Landscape Guidelines: _____ Residential: _____ Commercial: X Institutional: _____

Is the property located in a Chesterfield Valley Sub-Area? If yes, circle one: **1 2 3 4**

Any site-specific design guidelines: Please see Zoning Ordinance 2055.

V. ADJACENT PROPERTY

Identify surrounding land uses and zoning designations. Include existing/approved square footage or number of dwelling units, type of units, and density.

Property	Land Use	Zoning	Existing Use	Approved Use (use separate sheet as needed)
North	Monarch	Levee	Monarch	Levee
South	Highway		Highway	
East	Vacant		Vacant	
West	Vacant		Vacant	

VI. PARTIES OF INTEREST

Principal Contact: Richard S. Clawson Title: Principal
Address: 11477 Olde Cabin Road, Suite 100
City: St. Louis State: MO Zip: 63141
Tel.: 314-991-9993 Fax: 314-991-8878
Email: rclawson@aci-boland.com

Other Contact: _____
Address: _____
City: _____ State: _____ Zip: _____
Tel.: _____ Fax: _____
Email: _____

Other Contact: _____
Address: _____
City: _____ State: _____ Zip: _____
Tel.: _____ Fax: _____
Email: _____



ARCHITECTURAL REVIEW BOARD

Architectural Review Submittal Checklist

Plans shall be submitted no larger than 11 X 17. If necessary, plant schedules and other notes may be submitted on separate pages. All exhibits shall be scaled and legible.

This checklist must be included in the packet of material submitted to be reviewed.

- ☐ **Color site plan with contours, site location map, and identification of adjacent uses.**
- ☐ **Color elevations for all building faces.**
- ☐ **Color rendering or model reflecting proposed topography.**
- ☐ **Large exterior material samples. ***
- ☐ **Photos' reflecting all views of adjacent uses and sites.**
- ☐ **Details for screening, retaining walls, etc. ***
- ☐ **Section plans highlighting any building off-sets, etc.**
- ☐ **Architect's statement that clearly identifies how each item in Design Guidelines has been addressed.**
- ☐ **Landscape plan.**
- ☐ **Any other exhibits which would aid understanding of design proposal.**
- ☐ **Governing ordinance requirements.**

*** Denotes that item will be brought to meeting by the petitioner**

Monarch Holdings LLC Office / Retail Building
Statement of Design Intent
March 29, 2007

This proposed building is scheduled to be a three-story 66,000 square foot office building with retail on the first floor. The project is located north of Highway 40 and west of Boone's Crossing.

I. Site Layout

A. Physical Features

1. The existing flat site is currently vacant. A portion of the existing Monarch Levee is located at the northern end of the site.

B. Vegetation

1. Currently, the site has no substantial vegetation worth retaining.

C. Site Relationship

1. The building is situated on North Outer Forty Road. The building entrance will be facing North Outer Forty Road to the south.

D. Vehicular Circulation

1. The two curb cut entries/exits for the site will be located at North Outer Forty Road to allow vehicles to circulate efficiently through the site.
2. Delivery vehicles will be able to enter from North Outer Forty Road and proceed directly to the two loading areas located between the two buildings at the middle of the site.

E. Pedestrian Circulation

1. The accessible parking spaces will be located directly in front of the building to allow easy access without needing to cross any drive lanes.
2. The entry to building is located between the parking areas to allow easy access to the building without excessive distance to walk.

II. Building Structure

A. Scale and Design

1. The building will be a three-story architectural precast building with aluminum and glass punched windows. The building will also incorporate cast stone base

at the foot of the columns along with brick. The building will also incorporate sunscreens at the four corners of the building.

B. Relationship to Adjacent Development

1. The adjacent parcels are currently vacant, however the future building "A" will be of a matching/complementary style.

C. Materials and Colors

1. The exterior of the building will be predominately architectural precast panels, cast stone and brick accents with reflective insulated glass in aluminum storefront punched window system.
2. The architectural precast will be a light buff/beige with brick as an accent; the columns will have a cast stone base.
3. The storefront window system will have anodized slate blue frames with a gray-black reflective insulated glass.
4. The south side of the building at the pedestrian level will have green fabric awnings on an aluminum frame support.
5. Please refer to the exterior rendering and to the larger samples to be submitted at the Architectural Review Board meeting.

Non-Residential Architecture

A. General

1. The two sides and rear façades will be designed with similar detailing as the front/primary façade. Please see attached colored exterior building elevations for more information.

B. Building Equipment and Service

1. Delivery vehicles will be able to enter from North Outer Forty Road and proceed directly to the two loading areas at the middle of the site.
2. Landscaping will be used to screen any exterior electrical transformers or gas meters.

C. Chesterfield Valley Guidelines

2. All utilities will be installed underground.
3. The two sides and rear façades will be designed with similar detailing as the front/primary façade, which faces North Outer Forty Road.

4. This project will be designed to meet the required open space requirements as stated in the *City of Chesterfield Design Guidelines*. See attached Site Plan.
5. This project will be designed to meet the required landscape requirements as stated in the *City of Chesterfield Design Guidelines* and the *Landscape Guidelines for the City of Chesterfield*. See attached Landscape plan.

III. Landscape Design

1. The site has been carefully landscaped with trees and other shrubs/plantings to compliment the scale and reduce the impact of the parking lot and building to North Outer Forty Road.
2. A simple palette of plantings has been selected to provide an attractive range of color, size and contrast.
3. Please refer to the submitted landscape plan for more information

IV. Miscellaneous

A. Signage

1. This is not in for review at this time.

B. Lighting

1. The site lighting will be oriented toward the building and parking areas to avoid affecting adjacent properties.
2. The proposed monument sign will be light be ground-mounted lights.

C. Utilities

1. All utilities will be installed underground.
2. Landscaping will be used to screen any exterior electrical transformers or gas meters.

D. Storm water Drainage

1. Storm water will be drained from the rooftop of the building with interior roof drains and collected in the drainage area to the north.
2. The parking area will be sloped toe allow storm water to drain away from the building and off the parking area to the drainage area to the north.

E. Energy Conservation

1. The building shall be constructed to meet energy guidelines that are enforced at the current time.

F. Screening (Fences & Walls)

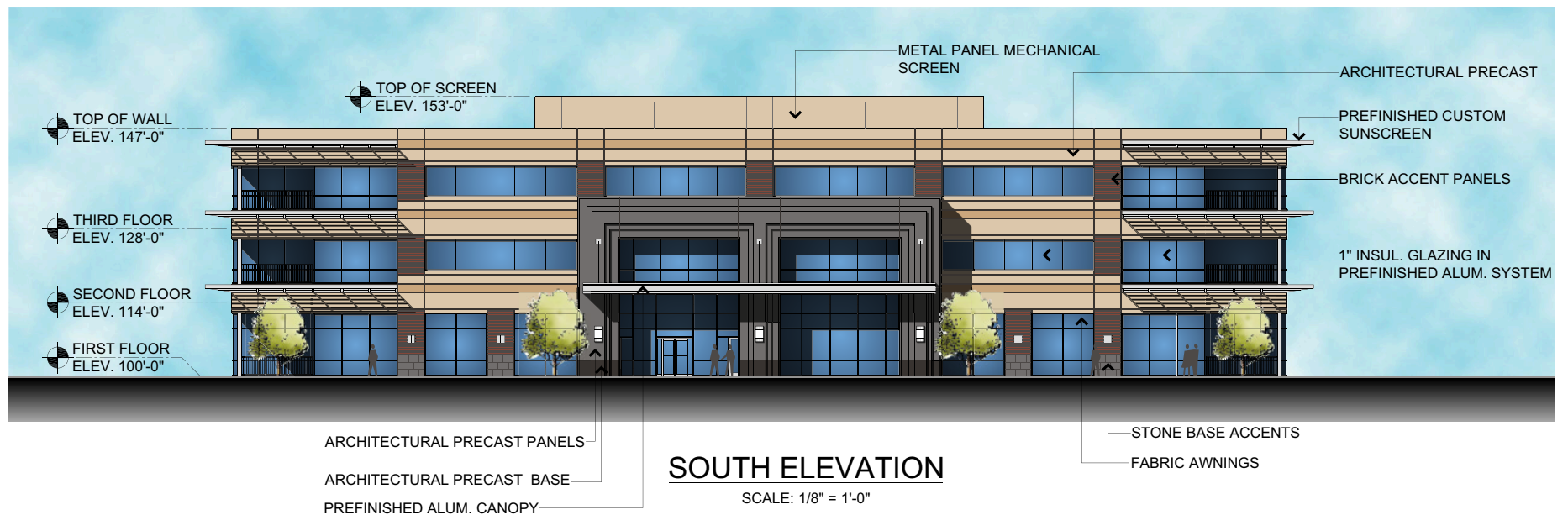
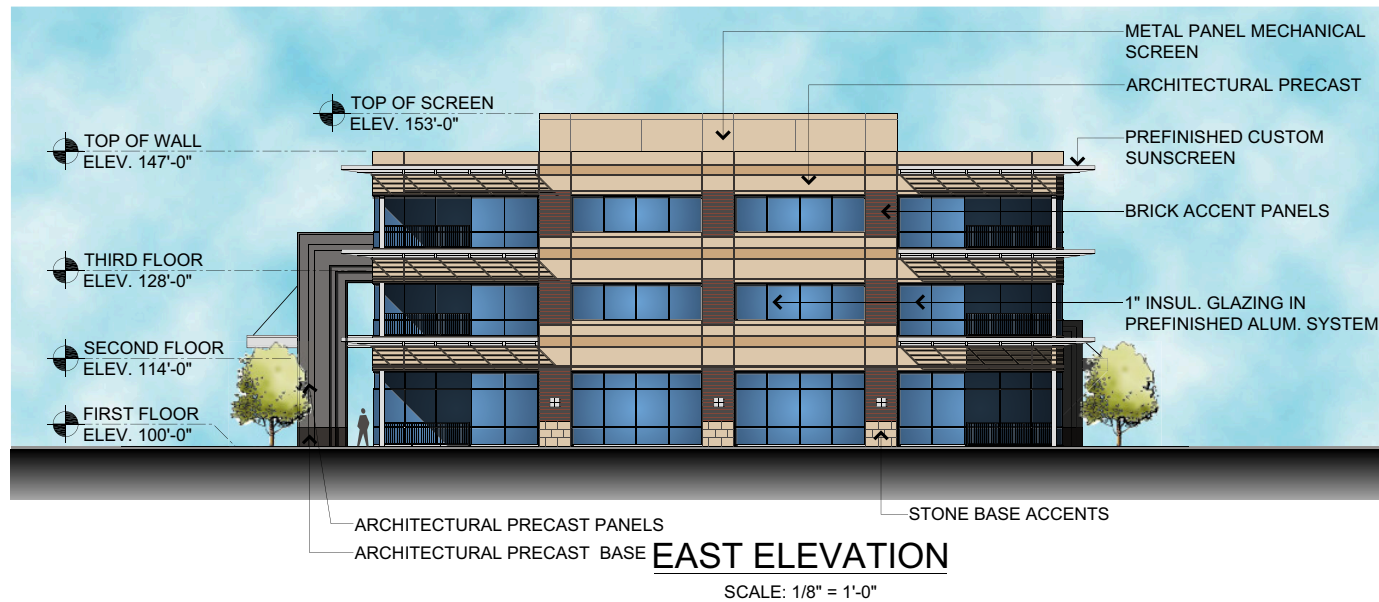
1. A pre-finished architectural metal panel roof screen will be located in the center of the roof to screen all roof top equipment.
2. The trash dumpster will be screened from view by a three-sided structural concrete block wall with brick veneer and a stone cap to match the building with swinging wood sight-proof gates.

Respectfully Submitted By,

ACI/Boland, Inc.

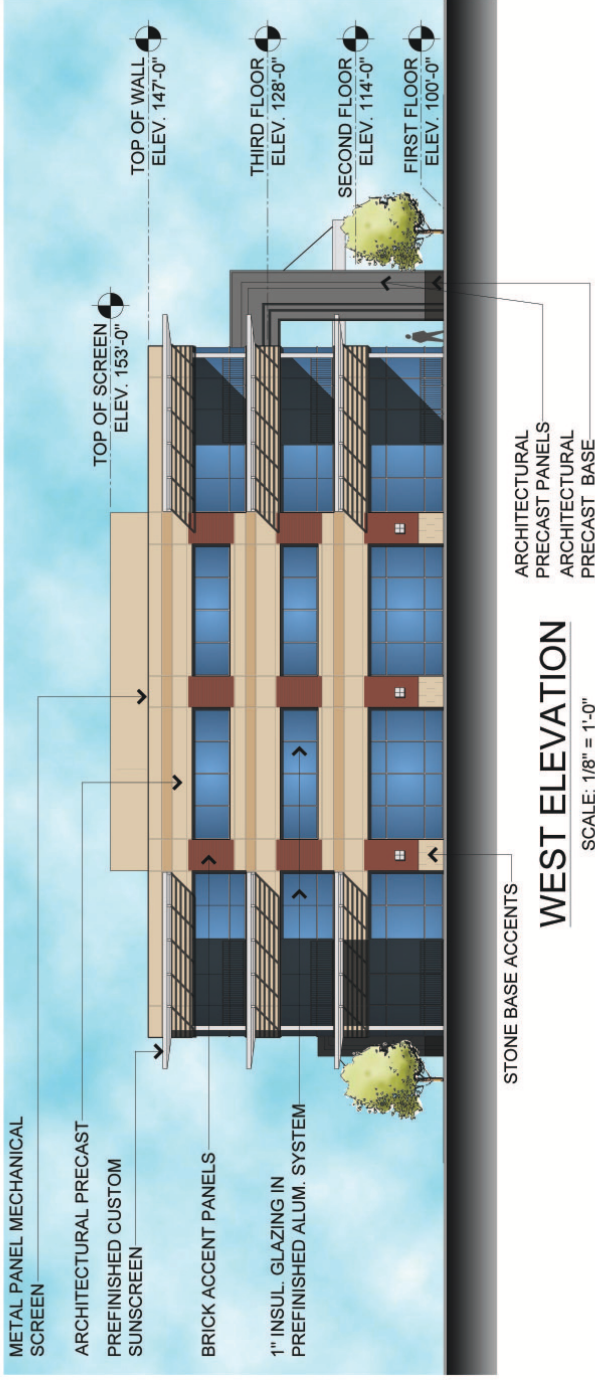
Kristopher T. Mehrtens
Project Architect

fv



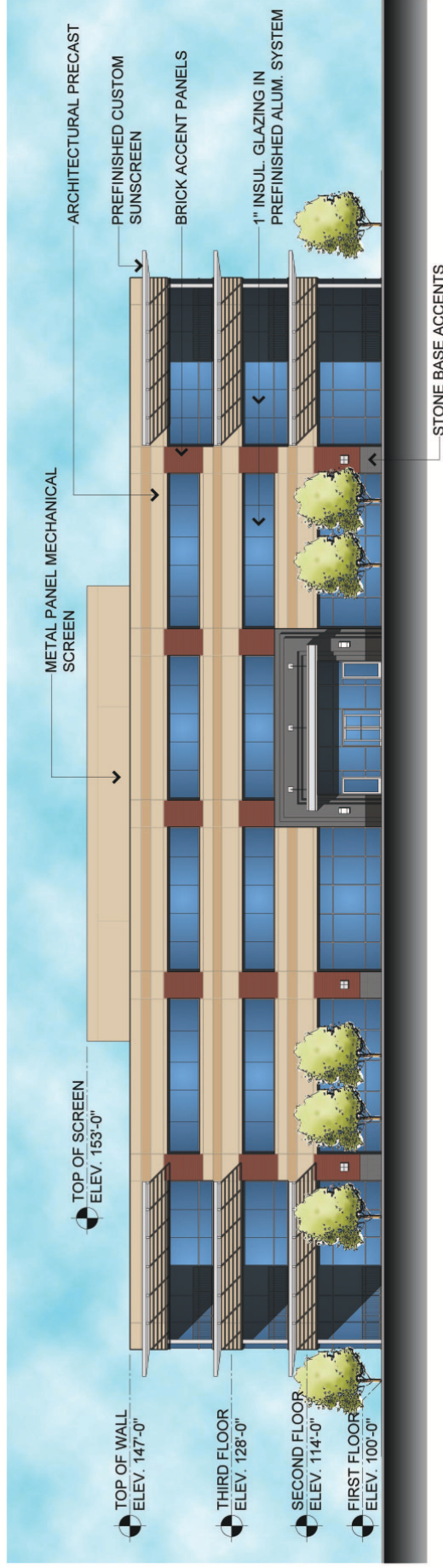
207015 - March 29, 2007

MPD Investments
Chesterfield, Missouri



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

207015 - March 29, 2007

MPD Investments
Chesterfield, Missouri



Concept Landscape Plan
SCALE 1"=40'-0"

Landscape Requirements
Parking lot trees Required = 67 - 25' Trees
Total Trees provided = 74

PLANTING SCHEDULE			
SYMBOL	QUANTITY	COMMON NAME	CONTRACT NAME
A	10	Pinus strobus	White Pine
B	11	Acer rubrum nemora	Red Maple
C	29	Gleditsia triacanthos 'Inermis Skyline'	Skyline Honeylocust
D	11	Carpinus betulus	European Hornbeam
E	8	Cercis canadensis	Eastern Redbud
F	97	Ilex x mesagrypha 'Blue Girl'	Blue Holly
G	43	Rhus aromatica 'Groenlow'	Groenlow Sumac
H	21	Spirea x toranoida 'Anthony Waterer'	Anthony Waterer Spirea
I	31	Eurogynus alata 'Compacta'	Dwarf Burning Bush
J	71	Taxus canadensis 'Densa'	Dense Yew
K	-	Annuals/Perennials/Ground cover	To Be Selected

Note:
1) Lawn areas around building and parking islands to be seeded.
2) Seeded areas to be planted with grass.
3) In ground automatic irrigation system to be provided for landscape area south of the Seepage Berm.

Consultants:

MPD Investments-Bldgs A&B

Chesterfield, MO

Revisions:
Date Description No.
3-28-07 Site Revisions 1

Drawn:
Checked:

lomis Associates
landscape architects/planners
2000 N. 10th St., Suite 100
Chesterfield, MO 63005-1000
Tel: 636-597-0799
Fax: 636-597-0799
www.lomis.com

Sheet Title:
Landscape Plan

Sheet No:
L-1

Date:
3-13-07
Job #:
607,006



207015 - March 29, 2007

MPD Investments
Chesterfield, Missouri

[illegible][illegible][illegible]

ATTACHMENT A

F.I. & J. 2002-2003 New York State Farmington
Planning & Contracting, Inc. 2002-2003
Farmington, New York
Page 1 of 2
Printed 11/1/03

ATTACHMENT A

ATTACHMENT A

[illegible]

9. HFDynNet10500-ClayCo, Ltd. (1999) Planning, analysis, and monitoring and testing program, slides, unpublished.

(10) (a) Planning and monitoring system
(b) Planning and monitoring system
(c) Planning and monitoring system
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continued in its present form.

B. HOUSE, REAL ESTATE, AND RESIDENCY REQUIREMENTS

A. The following requirements shall apply to the proposed site:

1. The amount of open space contained shall be based on the amount of open space contained on the site for the purpose of the County of Orange's Zoning Ordinance.
2. The total square footage of all buildings on the subject site shall not exceed 100,000 square feet.
3. Total number of buildings contained on the development shall not exceed five (5) buildings.
4. Maximum building height shall be three (3) stories or less (45') but shall not exceed the maximum height of the surrounding area.
5. The site shall be situated on a corner of a street.

Figure 1. The effect of the concentration of the *Phragmites* extract on the growth of *Phragmites* and *Phragmites* extract on the growth of *Phragmites*.

III.

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
FEBRUARY 15, 2007**

PRESENT

Mr. Matt Adams
Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Dave Whitfield
Mr. Dave Asmus, PC Liaison
Ms. Mara Perry, Senior Planner
Mr. Charlie Campo, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

I. CALL TO ORDER: Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS:

A. Pfizer PGM Biopharma Building: A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architects Statement of Design for a 200.51 acre lot of land located at the Northwest corner of 700 Chesterfield Parkway West.

Project Planner Charlie Campo presented the project requesting a 46,000 sq.ft. building with two levels used for office, third level to contain mostly equipment, and the laboratory will be at the rear of the building. Exterior materials will consist of brick, metal pane, and glass. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Matching materials
- Metal panel used for laboratory at rear of building
- First floor is underground

Area(s) of Concern:

❖ None

Bryant Conant made a motion to forward the project for approval as presented.

Rick Clawson seconded the motion.

The motion passed by voice vote 5-0

B. Sentrus Office Building (Sentrus Place): Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for an office building and research facility in a "PI" Planned Industrial District located in the northeast corner of the Sentrus Place development, north of Chesterfield Airport Road across from the intersection with Cepi Drive.

Senior Planner Mara Perry presented the project requesting 100,000 sq.ft. for an office building and research facility in the new Sentrus development. Building materials will consist of granite composite panels and glass. There will be underground parking and pneumatic bollards on site. The Department is currently working with the petitioner regarding re-zoning, landscape issues resulting from the drainage area, and their site plan.

Item(s) Discussed:

- Bollards will come out of the ground after the building is closed; Fire Department can operate bollards by remote control whenever access is necessary
- Screened rooftop mechanical units
- Trash enclosures will have similar building materials and landscape buffer
- Elevation does not show entrance to parking garage
- Drop-off/walkway is too far away from building entrance
- Good mix of evergreen and deciduous trees
- No continuing lights
- Good quality of materials

Area(s) of Concern:

❖ Issues with sidewalk and pedestrian connections.

Staff's Review:

- ✓ Staff is to address the issue of additional pedestrian connections during site plan review.

Dave Whitfield made a motion to forward the project for approval with the following recommendation:

**ARCHITECTURE REVIEW BOARD
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- 1.) Addition of a sidewalk/pedestrian area from turnaround in front of main entrance.
- 2.) Extend the south sidewalk further south to the driveway of the parking area

Matt Adams seconded the motion.

The motion passed by voice vote 5-0

The Board complimented the landscaping and parking lot design.

III. APPROVAL OF THE DECEMBER 14, 2006 MEETING SUMMARY

The meeting summary was approved as written.

IV. OLD BUSINESS

- ARB Guidelines
 - The section is still being worked on by staff along with the rest of the Unified Development Code

V. NEW BUSINESS

- Online Packets
 - Packets are now available online for viewing and/or printing
 - Department will continue to have hard copies available as usual

VI. ADJOURNMENT

Meeting adjourned at 7:40 p.m.