

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, MARCH 11, 2021

VIRTUAL MEETING VIA ZOOM PLATFORM

ATTENDANCE:

Mr. Matt Adams
Mr. Doug DeLong
Mr. Scott Starling
Mr. Mick Weber, Chair

ABSENT:

ALSO IN ATTENDANCE:

Planning Commission Chair, Merrell Hansen
Mr. Mike Knight, Assistant City Planner, Staff Liaison
Ms. Natalie Nye, Planner
Mrs. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Weber called the meeting to order at 6:03 p.m.

With a heavy heart, Chair Weber informed the Board the passing of Vice-Chair Rick Clawson and the process of moving forward. In his remembrance, the Board then had a moment of silence.

II. APPROVAL OF MEETING SUMMARY

A. December 10, 2020

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

III. UNFINISHED BUSINESS - None

IV. NEW BUSINESS

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

- A. 150 N. Eatherton Road (Chesterfield Fieldhouse) SDP:** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 10.78-acre tract of land zoned "PI" Planned Industrial District located at 150 N. Eatherton Road.

STAFF PRESENTATION

Ms. Natalie Nye, Planner explained that this request is to allow for the development of a 98,000 square foot gymnasium which will contain courts primarily used for basketball and volleyball along with associated parking lot.

Ms. Nye provided a color aerial and briefly explained the history of the site and the surrounding area associated with the Industrial Land use Designation.

Site Design

The subject site is located on North Eatherton Road just west of The Crossing at Chesterfield Church and the Landings at Spirit Golf Club. The site is generally flat with bioretention basins located along the eastern and southern perimeter of the site.

Circulation and Access

The subject site will be accessed via the primary access drive off of North Eatherton Road. The site will also have a cross access drive constructed to serve the site from the north. A new 5-foot sidewalk is proposed along the frontage of the site along North Eatherton Road.

Parking

Parking is located on the west, north and east sides of the building. There are 411 parking spaces provided, nine (9) of which are handicapped spaces.

Building Design

The proposed building is 40 feet in height at its highest point, and the maximum building height for this development is 40 feet per the site-specific ordinance. The main entrance to the building is on the north elevation and is pulled out from the main building mass.

Aluminum storefront entrance with simple horizontal entrance canopies. Ms. Nye provided brief details to the north, south, east, and west elevations.

Mechanical Equipment

The proposed roof-top mechanical equipment will be fully screened by the parapet wall.

Trash Enclosure

The trash enclosure will be fully screened by landscaping.

Materials and Color

The proposed building is primarily comprised of painted concrete panels. The building also includes decorative reveals and aluminum storefronts with tinted glass. The color scheme consists of varying shades of blue and gray. The orange and white ball elements as well as the concrete horizontal weave that represents the netting reinforce the building's proposed use.

Landscape Design

98% of the trees on the site are to be preserved. There is a 30-foot landscape buffer along North Eatherton Road and there is sufficient parking lot landscaping provided.

Lighting

The proposed lighting plan consists of fixtures proposed in the parking area and mounted on the building facades. All proposed parking lot and street lighting will be full cut off, low profile, LED fixtures equipped with side shields at the property line to minimize glare and light trespass.

Signage

Signage is not part of the proposal before the Architectural Review Board and will be reviewed separately. Note that the applicant has proposed wall signage on the north and west elevations next to the architectural elements depicted.

Material and color photos were provided and members of the project team were available to answer any questions.

DISCUSSION

Board Member Starling commented that the project had nice articulation, well-defined lineal divisions along with graduated color variations. Board Member Adams concurred with the comments.

Applicant Comment

George Stock, Stock & Associated identified and explained the use of porous asphalt pavement, along with the bioretention basin.

Mechanical Units

Mike Reardon, Weber Architects explained the height and distance of the roof-top units. To minimize the visual effect, Board Member Starling suggested color of the roof-top mechanical units shall be a similar color palette to the building.

Landscaping

Board Member DeLong commented on the wing walls to the southern elevation and suggested additional plantings near the church access drive.

Architectural Elements

Mr. Reardon added that the architectural features are on a single plane, but provide depth and 3-D shadowing to further enhance the building.

MOTION

Board Member Starling made a motion to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for **150 N. Eatherton Road (Chesterfield Fieldhouse)** to the Planning Commission ***with a recommendation for approval with the following conditions:***

1. Provide additional plantings along the south elevation of the building.
2. The color of the roof-top mechanical units shall be a similar color palette to building.
3. Provide adequate landscape screening of the ground-mounted transformer.

Board Member DeLong seconded the motion. **The motion passed by a voice vote of 3 - 0. As previously mentioned, Chair Weber recused himself from the vote.**

V. **OTHER**

VI. **ADJOURNMENT 6:33 p.m.**