

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – MARCH 9, 2023

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 Mehrrens

ABSENT:

ALSO IN ATTENDANCE:

Councilmember Dan Hurt
Planning Commission Liaison, Allison Harris
Ms. Petree Powell, Assistant City 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. December 8, 2022

Vice-Chair Starling made a motion to approve the meeting summary as written. Board Member DeLong seconded the motion. The motion passed by a voice vote of 6-0.

III. **UNFINISHED BUSINESS**

IV. **NEW BUSINESS**

- A. The District (ASDP): An Amended Site Development Plan and Amended Architectural Elevations located on a 48.15-acre tract of land located north of N. Outer 40 Road and east of Boone's Crossing, zoned "PC" – Planned Commercial.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the request is for a proposed salon at the development referred to as The District - Phenix Salon Suites.

Ms. Ahner then provided a brief history of the site and the surrounding area along with Architectural Review Design Standards which are specifically broken down into (2) categories: Site Design and Building Design. There are no changes to the site circulation, parking, access, or topography.

Materials & Design

The tenant space of the existing building is a mixture of gray and beige. The applicant is proposing six (6) 7'2" tall windows along the base of the façade. There currently are no windows along this façade. One of the two (2) existing hollow metal doors would be replaced with one of the 7'2" windows while the second door would be replaced with a new glass entrance door.

Awnings

The new glass door and two (2) storefront windows will have awnings installed above them. These three (3) awnings are being relocated from an existing space in the center. They will match exactly what is currently installed on the retail center.

Landscape Design & Screening

The existing tenant space is currently screened by a galvanized steel screen wall. Approximately 34 feet of this steel fencing is to be removed in order to accommodate public access to this tenant space.

The applicant desires a public entrance on the south façade as it would allow them a sign. A public entrance on the south façade is a requirement of The District sign package. A six (6) foot wide concrete walk would be incorporated into the existing plant bedding to provide access to the new public entrance.

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

DISCUSSION

During discussion the following information was provided.

- It was pointed out that the existing awnings will be relocated to the storefront and match the color and size of the surrounding center.
- The applicant mentioned an error to the elevations regarding the new entry door which will include a 12" sidelight for ADA compliance. Board Member Mehrtens noted inconsistencies with correlation of the front entry and window lighting.
- Purpose to retain the remaining grey fence was an agreement between the landlord and tenant.
- Window mullions will be a dark brown across the entire frontage; however, the framing needs to be consistent throughout.
- Interior courtyard entrance to remain. Proposed storefront will be utilized as secondary entrance. The secondary entrance will be available for use by the public thus allowing the tenant a sign on the south façade which is a condition of The District sign package.
- Lighting cut sheets were not available as the lighting shown on the plans is existing. Suggestion of sconce lighting to be placed underneath the awning to accentuate the primary elevation. Lighting cut sheets of proposed sconce light will be provided to Staff and made available to the ARB.
- Proposed signage location was identified.

Landscaping

Board Member DeLong had no significant issues with the landscaping, but suggested new landscaping where the existing fence is to be removed.

Motion

Vice-Chair Starling made a motion to forward the The District Amended Site Development Plan and Amended Architectural Elevations to **Staff** with a recommendation of approval with the following conditions:

- Revise the sconce lighting with a more attractive fixture at the entry door.
- Add horizontal mullions in the new windows to match the existing center.
- Add new landscaping where the existing fence is being removed.
- Provide updated elevations to reflect the conditions made by ARB.

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

V. OTHER

A. Architectural Review Board start time discussion

Chair Weber opened up discussion as to whether the Board would be in favor of altering the meeting start time. After minimal discussion, the Board agreed to move the meeting start time to *5:30 p.m.*

Motion

Board Member Adams made a motion to approve the start time from ~~6:00 p.m.~~ to *5:30 p.m.* effective immediately. Board Member DeLong seconded the motion. The motion passed by a voice vote of 6-0.

VI. ADJOURNMENT 6:26 p.m.