

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, MAY 10, 2018
CONFERENCE ROOM 102/103

ATTENDANCE:

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

ABSENT:

ALSO IN ATTENDANCE:

Councilmember Michelle Ohley
Councilmember Dan Hurt
Planning Commission Chair, Merrell Hansen
Ms. Jessica Henry, Senior Planner, Staff Liaison
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 8, 2018

Board Member Clawson made a motion to approve the meeting summary as written. Board Member Adams seconded the motion. The motion passed by a voice vote of **5 – 0.**

III. PROJECT PRESENTATION

- A. Brite Worx (14905 Clayton Road):** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.72 acre tract of land zoned "PC" Planned Commercial District located on the western corner of the intersection of Clayton Road and Baxter Road.

STAFF PRESENTATION

Cassie Harashe, Project Planner explained that the request is for a new 4,020 square foot stand-alone carwash facility. The proposed building is to be constructed of EIFS and brick veneer with a stone base and a clear acrylic roof system.

Ms. Harashe provided a color aerial of the site explaining that the proposed carwash is to be located on a diagonal with the exit of the carwash facing the intersection of Clayton Road and Baxter Road.

The site has the Woodfield Residential Subdivision to the north and west. On the south and east sides are commercial developments.

Proposed Site Plan

Ms. Harashe explained that during the zoning process the location of the carwash in relationship to the adjacent property owners was discussed at length, especially those residents to the north and west. The major concerns were noise and lighting. The governing ordinance put in some extra requirements in terms of screening walls and lighting to help mitigate the impact.

The applicant also took steps to redesign the site to move the building as far away from the residents as possible. From that work, the proposed carwash is 21 feet in length and is to be located on a diagonal. This orientation puts the exit with the dryers closer to the intersection of Clayton and Baxter Roads, which means further away from the residents.

The applicant also pushed the building as close to the intersection as possible while still being able to meet other UDC standards, such as landscape buffers and access management.

The carwash will have vacuum stations on the western side that utilize a central vacuum system, so no vacuum canisters will be present on the site.

Site Circulation System & Access

Proposed ingress and egress from the site will be from two right-in/right-out access points, one on Clayton Road and one on Baxter Road. Parking is proposed at the vacuum stations and north of the drive aisle along Clayton Road. Vehicles will enter the carwash from the northwest corner and exit at the southeast corner; customers can then turn left to access the vacuum stations.

A sidewalk is already in place along both Clayton and Baxter Roads to provide pedestrian access.

Architectural Elevations

Ms. Harashe compared the previous elevations that were presented during the zoning process to the proposed elevations noting that they are significantly similar.

- There are two (2) tower elements to be located on opposing sides of the carwash tunnel. One on the Baxter side and one on the Clayton side. The northeast tower will be 22' 5" tall and the southwest tower will be 25 feet tall.

Materials

Materials planned for this proposal include EIFS, brick veneer, stone base, a clear acrylic roof system, metal fascia, exposed steel ribbing, clear glass windows, limestone coping, aluminum gutters and downspouts. The EIFS, brick veneer, and stone base will be in shades of tan with metal fascia accent pieces in Pantone 23, Blue.

Landscape Design

The landscape design provides both deciduous and evergreen trees throughout the site, along with preserving many existing trees along the north and west property lines.

Due to the presence of existing overhead utility lines and large sight distance triangles along Clayton Road and Baxter Road, the applicant is proposing a wide variety of low growing species in a meandering pattern to provide a wide variety of textures and colors.

Screening

The site will have an artisan concrete screen wall along the western edge of the vacuum station that continues to wrap around the northern side of the drive aisle around the development. There will be an additional wall along most of the western property line.

The wall will continue northward into the common ground of the Woodfield Subdivision where it will then continue eastward on a berm in the common ground to provide additional sound buffering to the residents.

Trash Enclosure

A trash enclosure is planned to be located at the northeast corner of the building. The enclosure is proposed to be the same material as the artisan concrete screening wall with sight-proof doors in a similar color.

Lighting

The Governing Ordinance has some specific requirements for lighting that restrict the height and hours of operation for the development. To meet compliance, the applicant is utilizing 16 foot pole standards on the south and east sides of the development and 8 foot pole standards on the north and west sides of the development. No architectural or decorative lighting fixtures are proposed for the site.

Ms. Harashe pointed out that the building has a clear roof, but Staff is working with the applicant to minimize the amount of sky glow from the tunnel after operating hours. The applicant has submitted a plan indicating they will be utilizing three (3) lights as security after hours lighting only.

Material samples were provided and the applicant explained the design, color palette, and materials.

DISCUSSION

Interior Lighting and Roof Material

Board Member Clawson had concerns of the interior lighting and the translucent roof material for the potential sky glow effect. In his opinion, he felt that the use of this type of material could be considered an attention-getting device that may set a precedent for future development.

Applicant Comment

The applicant replied that they are utilizing three (3) lights within the tunnel for security purposes only and these lights will be the only illumination in the carwash tunnel during off hours. The applicant further explained the purpose, durability of the roofing material, and confirmed the lighting foot candle levels will adhere to the proposed lighting plan.

Ms. Harashe responded that the governing ordinance restricts hours of operation from 7:00 a.m. to 8:00 p.m. and all non-security lighting can only operate 30 minutes after closing hours.

Landscape Plan

Board Member DeLong felt that the overall landscaping was a good selection, but questioned the density of the pine trees located at the northern property line.

Board Member Clawson firmly suggested that the applicant provide night-time images of existing installations prior to Planning Commission review. The applicant replied that there are two (2) other locations that use the same acrylic roofing material.

Board Member Weber made a motion to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Brite Worx (14905 Clayton Road) to the Planning Commission **with a recommendation for approval with the following conditions:**

- *Address the tree grouping along the northern property line.*
- *Applicant provide night-time images of similar installations.*
- *The foot candle levels not to exceed the proposed lighting plan.*

Board Member DeLong seconded the motion. **The motion passed by a voice vote of 5 - 0.**

- B. Chesterfield Commons, Lot 13 (St. Louis Bread Co.) Amended Architectural Elevations:** Amended Architectural Elevations and Project Narrative for a 1.3 acre tract of land zoned "C-8" Planned Commercial District located on the south side of Chesterfield Airport Rd., west of Chesterfield Commons Drive.

STAFF PRESENTATION

Cassie Harashe, Project Planner explained that the request is to modify the existing elevations as part of a rebranding effort for Panera Bread Company, specifically changing two paint colors and the fabric awning covers. Ms. Harashe then provided background history of the site further explaining that the subject site is located between Chesterfield Airport Rd. and THF Blvd., west of Chesterfield Commons Drive.

Design

The applicant is proposing to change the yellow accent banding near the top of the building, the green accent panels, and the fabric canopies.

Proposed Architectural Elevations

The existing brick utilized throughout the development will remain on the building. The proposed color palette for the building includes the existing red brick, repainting the existing green EFIS accent panels to Berber White, and the yellow EFIS accent band near the top of the building will be repainted a Rocky Coast Grey.

The patterned fabric canopies will be replaced with a solid green fabric canopy. There are no changes to the landscaping or lighting.

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

DISCUSSION

The Board did not have any concerns with the project and felt that the overall plan was an improvement. In response to Chair Gruchalla's question, the applicant clarified that there are no graphics to the proposed awning.

Board Member Clawson made a motion to forward the Chesterfield Commons, Lot 13 (St. Louis Bread Co.) Amended Architectural Elevations **to City Staff with a recommendation for approval as presented.**

Board Member Weber seconded the motion. **The motion passed by a voice vote of 5 - 0.**

- C. **Insituform Lots A & B (580 Goddard Avenue)**: A Site Development Section Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.8 acre tract of land located northeast of the intersection of Goddard Avenue and Edison Avenue.

PROJECT PRESENTATION

Mike Knight, Project Planner explained that the applicant is proposing to upgrade its training center building located northeast of the intersection of Goddard Avenue and Edison Avenue.

Materials, Scale and Design

The footprint of the training building itself will not be altered, but the portion which was originally a metal warehouse is proposed to be replaced with split-face concrete block to match the existing front office portion of the building. Due to the quantity and expansive nature of the changes, the Amended Architectural Elevations as proposed must be re-submitted to the Architectural Review Board (ARB).

Mr. Knight provided color renderings of the north, south, east, and west elevations noting the following changes that are proposed:

- **Match existing pavement elevations** - a new sidewalk is proposed to the east of the existing building on Lot A. The sidewalk will match the existing pavement elevations and virtually mimic the sidewalk that currently exists to the west of the building.
- **New grass / landscape area** - to be added directly to the north and east of the building.
- **New rear 4" thick concrete walk** – this will enhance pedestrian circulation throughout the site and directs an individual to the rear of the building.
- **New 8'x8'x6' high trash enclosure to be made of scored CMU to match the building** – the trash enclosure will fully screen the container on all sides. This will be constructed from the same building materials as the building front façade. A concrete pad will be constructed for the trash enclosure.
- **Relocate existing fence and gate** – from Lot A to Lot B to allow for additional parking on Lot A.
- **New trees to be installed** - three new trees are to be planted near the parking area.

Material samples were provided and the applicant explained the design, color palette, and materials.

DISCUSSION

In response to Board Member Weber's question as to the bright blue color of the man door located on the north elevation, the applicant stated that the door will be painted the corporate branding "Aegion" blue. Board Member Weber suggested that the color of the door match the field color of the proposed building.

Landscaping

Board Member DeLong did not have any concerns to the overall landscape selection, but suggested the addition of low foundation plantings near the east entry.

Board Member Weber made a motion to forward the Site Development Section Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Insituform Lots A & B (580 Goddard Avenue) **to city Staff with a recommendation for approval with the following conditions:**

- *Additional landscaping within the east entry.*
- *Painting of the proposed man door accent color grey or to match the field color.*

Board Member DeLong seconded the motion. **The motion passed by a voice vote of 5 - 0.**

- D. **New Spirit Energy Convenience Store (Circle K) 3rd Amended Architectural Elevations:** Amended Architectural Elevations and Project Narrative for a 0.84 acre tract of land zoned "PC" Planned Commercial District located on the southeast side of the intersection of Clayton Rd. and Wildwood Pkwy.

STAFF PRESENTATION

Cassie Harashe, Project Planner explained that the request is to modify the Architectural Elevations on the car wash of the Circle K. As part of a rebranding effort, the applicant is remodeling the façade of the carwash with new paint colors and signage.

Ms. Harashe provided a color aerial further explaining that the site is located on the southeast side of the intersection of Clayton Road and Wildwood Parkway.

The application is for the carwash tunnel only. No changes to the gas canopy or convenience store are proposed at this time.

Materials and Color

The applicant is proposing to remove the painted red brick band approximately 30" from the ground and repainting the area to Nuthatch Brown.

Additionally they are proposing to utilize red vinyl appliques along the sides of the carwash entrance, exit and banding at the top of the building.

During a site visit, Staff found the changes to the exit signage and that some repainting work had already commenced. The applicant has been working with Staff to get all necessary approval and permits resulting with a work stoppage on the site. Signage will be reviewed by a separate process.

Material color samples were provided and the applicant explained the design, color palette, and materials.

DISCUSSION

Board Member Clawson questioned whether improvements will be considered for the convenience store. The applicant explained that improvements will be submitted separately for the car wash and convenience store. The Board did not have any concerns and felt that the proposed changes were an overall improvement.

Board Member Weber made a motion to forward the New Spirit Energy Convenience Store (Circle K) 3rd Amended Architectural Elevations and Project Narrative to the Planning Commission ***as presented by Staff.***

Board Member Adams seconded the motion. **The motion passed by a voice vote of 5 – 0.**

- E. **Residence Inn (16875 North Outer 40 Road):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for A 3.7 acre tract of land located north of North Outer 40 Road and East of Boones Crossing.

PROJECT PRESENTATION

Mike Knight, Project Planner explained that the request is to allow for development of a new Residence Inn hotel within Lot A of the Summit-Topgolf subdivision. The hotel is four (4) stories in height to accommodate 128 guest rooms and has an indoor pool.

Mr. Knight then outlined the applicable policies and how the Site Development Section Plan relates to those policies.

Proposed Site Plan

The subject site is located north of North Outer 40 Road and east of Boone's Crossing in what is classified as the Chesterfield Valley Area. Currently the Topgolf facility is under construction directly to the east and the Taubman Outlet Malls are to the west.

Circulation and Access

Vehicle circulation can be seen throughout the site with two access points on the east and west. There is an area for drop off near the front entrance and a cul-de-sac at the northern edge of the site to circulate the vehicles back to the front.

Parking

A parking modification was provided and approved for the site to be reduced from 154 spaces to 130 spaces and the loading space requirement was also removed.

Topography

The site is relatively flat with a couple of feet of grade change. A considerable amount of fill will be brought in to raise the elevation, but the site will remain overall flat. The existing topography slopes from the north to the south. As previously mentioned, there is a large drainage channel along the southern edge of the site.

Building Scale and Design

This request is to allow for development of a 4 story, 56' above finish floor plan to accommodate a 128 guest room hotel including an indoor pool and outdoor sport court. The hotel is 86,199 square feet and the sport court is 1,044 square feet with a total square footage of 87,243 square feet.

Materials and Colors

The building will use a combination of stone veneer, fiber cement siding, and asphalt shingles.

Landscape Design and Screening

A Landscape Plan has been submitted and is currently under review with Staff. There are street trees and parking area trees provided which are required by code. The street trees are canopy-shade trees with the common names European Hornbeam and Sawtooth Oak.

The parking trees are predominately Armstrong Maple, Green Vase Zelkova, and American Hornbeam. Foundational plantings have been provided at the base of the building to ground where most guest foot traffic will be concentrated. The entryways receive an increase in these foundation plantings.

The sport court has two (2) basketball hoops, a green floor, and is screened on all four sides with a mesh material. An LED light on a pole will shine onto the sport court.

Mechanical Equipment

Mechanical units will be located on the one-story roof area of the building. The mechanical units will be screened by parapet roofs.

Dumpster Enclosure

There is a dumpster located to the north of the cul-de-sac. The screening is 8' tall and made of manufactured stone with a steel double swing gate.

Lighting

Lighting consists of utilitarian and decorative lighting that is still under the review process. The development will utilize several different lighting strategies. For the site lighting, a 20' high pole mounted, metal halide fixtures with full cut features are used. This is for general light levels in the parking and other site spaces.

At the building, the entry has a higher amount of general lighting and decorative lighting to ensure safe passage into the building. Certain features such as a sitting area also has a decorative task lighting.

The building itself has "gatehouse" lights that provide a decorative point light to draw attention to guests. One light is situated in the upper center roof soffit in an area and the other is right above the main entry door. Lights that are not fully shielded flat lensed fixtures that enhance the architecture (decorative) will require separate approval from Planning Commission.

Material samples were provided and the applicant explained the design, color palette, and materials.

DISCUSSION

Board member Weber asked for clarification to the proposed color selection of the pre-finished white siding located on the west elevation. The applicant responded that the bright white finish was strictly an accent feature.

In response to Board Member Clawson's comments, the applicant confirmed that there are no pre-finished canopies around the facility, and the air conditioning units will not be visible.

Landscaping

Board Member DeLong did not have any concerns to the overall landscape selection. Chair Gruchalla suggested that the landscaping continue along the front parking lot near Highway 40 to add screening from the vehicle lights projecting on Highway 40.

Pedestrian Circulation

Board Member Clawson suggested a pedestrian access point to connect with the existing Taubman Outlet Mall. Substantial discussion ensued to allow a secondary artery for pedestrian traffic to the northeast of the site. Staff will work with the applicant for options of a potential connection.

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 Residence Inn (16875 North Outer 40 Road) to the Planning Commission **with a recommendation for approval with the following conditions:**

- *The white siding be substituted with the off-white color similar to the rendering versus the elevation.*
- *Increase the landscaping along the front parking area to provide a continuous hedge along Highway 40.*
- *Staff work with the petitioner to research options for a pedestrian connection.*

Board Member Clawson seconded the motion. **The motion passed by a voice vote of 5 - 0.**

- F. **Shelbourne Senior Living (805 Chesterfield Center):** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for an 8.2 acre tract of land located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center.

Due to a conflicts of interest, Board Member's Clawson and DeLong recused themselves from discussion and vote.

PROJECT PRESENTATION

Mike Knight, Project Planner explained that the request is to allow for development of a 150 unit, 187,263 square-foot senior living facility on the property. The subject site is located northeast of Chesterfield Parkway directly south to what is currently the Chesterfield Village Mall. Mr. Knight then provided background history of the site.

Proposed Site Plan

The proposed facility is three to four stories in height, depending on elevation, and contains a combination of studio apartments, as well as one and two bedroom units. The facility will serve a combination of residents, including those needing independent living, assisted living, and memory care.

Circulation System and Access

The subject site will be served by one (1) dedicated entrance from Chesterfield Parkway and a secondary access point through a shared parking area with the property to the southeast. Access is limited to a right in and right out movement as the Parkway has a manicured center median that separates east and westbound traffic.

Parking is wrapped around the entire site and predominately to the rear and side of the building. Parking is spread evenly throughout the site to alleviate any area with a high concentration or "sea" of parking. Pedestrian circulation is present throughout the site as a sidewalk provides pedestrian access from each parking area.

Outdoor Amenities

The outdoor amenities are organized in such a manner that they are accessible for pedestrians without requiring guests or residents to cross vehicular traffic and include the following:

- **The amenities vary from an independent living plaza** - active recreation such as; bocce ball, putting greens, and raised planters for gardening, to a protective and calming garden for the residents in memory care.
- **Integrated among those amenities are four additional garden areas** that relate to the activities within the building. Near the entrance is a proposed area for public art that has a pedestrian walkway that circumnavigates around the piece.
- **A bike rack** will be incorporated near the front entrance.
- **Transit shelter** on the southern portion of the site along the Parkway.

Scale, Design, Materials, and Color

The materials range from masonry bases and stone facades, to composite clapboard siding and composite trim, to a more modern flat composite panel and varying heights of stone façade treatment. The primary roofing material is an architectural wood shake shingle.

The main structure of the senior living building announces the entrance with a central porte-cochere with masonry and stone piers and a front porch. A masonry base extends around the building anchoring it to the site. The mansard and gabled roof lines fluctuate around the building façade as they highlight various functions, such as balcony projections, dormers, and intersection of wings.

Public Art Features

Centered in the plaza is a space for a water/sculpture public art element that highlights the environment. Benches, lawns, and decorative concrete pavers tie the features together for a cohesive outdoor amenity.

Mr. Knight provided details to the specific requirements for multi-family architecture.

- **Provide an on-site pedestrian system with access to common ground areas** – the buildings include sidewalks that circumnavigate the building.
- **Express architecturally the individual dwelling units within the building** – the proposal includes recessed and projecting balconies which help emphasize the individual units within the building.
- **Utilize color, material, and plane changes to articulate facades** – the proposal includes color and material changes to avoid a monotonous design. Terrace level gardens and outdoor gathering areas are included on the first level of the development.
- **Respect the scale, proportion and character of the adjacent or predominant neighborhood** – the site sits between multiple developments and use types.
- **Provide functional recreation areas** – this proposal includes an independent living plaza, which includes active recreation such as bocce ball, putting greens, and raised planters for gardening, to a protective and calming garden for the residents in memory care.
- **Provide outdoor space for each dwelling** –in addition to common areas, balconies are provided.
- **Provide visual transitions between the street and the dwelling units** – sidewalk and landscape areas are provided between the building and parking lot to provide this visual transition.

- **Primary building material** - Primary building material shall be extended and installed so that no more than 12 inches of concrete foundation wall is exposed.

Landscape Design and Screening

Several different areas of landscaping are proposed, these include; street trees along the site's frontage, a 30-foot landscape buffer along Chesterfield Parkway, and landscaping within the parking lot.

Retaining Walls

An engineered block wall is proposed along the steep slope on the northeastern edge to the rear of the building that does not exceed 8' in height. The retaining walls will be highly visible to the residents in the rear of the building, but have low visibility from Chesterfield Parkway as they would be mostly screened by the building.

Mechanical Equipment

The mansards also serve a separate function by providing screening of the mechanical equipment.

Dumpster Enclosure

The dumpster and fencing/trellis are a combination of brick and wood material similar to the building.

Lighting

Lighting consists of utilitarian and decorative lighting that are still under review. Lights that are not fully shielded flat lensed fixtures that enhance the architecture (decorative) will require separate approval from Planning Commission.

Mr. Knight explained that slight modifications to the lighting were provided after the meeting packets were distributed.

Material samples were provided and the applicant explained details to the design, color palette, and materials. The applicant provided further identification to the base material which surrounds the building.

DISCUSSION

Retaining Walls

With the substantial amount of retaining walls to be located throughout the site, Board Member Weber suggested that the applicant provide material samples prior to Planning Commission review. Further discussion ensued on the retaining walls, specifically type, size, and location.

The applicant confirmed that the bulk of the block walls will be located at the rear of the building, and clarified that there were no large retaining walls in the front which Board Member Weber originally understood. Board Member Weber was content with the clarification on the exact placement of the walls and required no additional information.

Parking

Mr. Knight explained the parking requirements for Senior Living facilities and shared parking will be utilized.

Pedestrian Connection

Chair Gruchalla suggested an elevated walkway to Chesterfield Mall. The applicant explained that a pedestrian connection was discussed, but not feasible at this time with the uncertainty to the redevelopment of the mall.

After further discussion, the Board suggested that the applicant further research whether an ADA walkway connection is possible.

Balcony Railing

Board Member Weber asked for clarification to the balcony railing material and style. The applicant explained that the railing will be constructed of powder-coated black aluminum.

Board Member Adams made a motion to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Shelbourne Senior Living (805 Chesterfield Center) to the Planning Commission **with a recommendation for approval with the following condition:**

- The applicant provide cut sheets showing details of balcony railing prior to Planning Commission review.

Board Member Weber seconded the motion. **The motion passed by a voice vote of 3 – 0. As previously stated, Board Member's Clawson and DeLong recused themselves from the vote.**

- G. Spirit Valley Business Park Lots 16 & 17 (Chesterfield Fence & Deck):** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 6.183 parcel of land zoned "PI" Planned Industrial District located on the south side of Olive Street Road, west of Spirit Valley East Drive.

STAFF PRESENTATION

Cassie Harashe, Project Planner explained that the request is for a new 57,600 square foot warehouse and office building. The proposed building is to be constructed as a tilt-up concrete building system. Accents include paint and glass windows. Ms. Harashe then provided background history and a color aerial of the site.

Proposed Site Plan

The applicant is proposing a 57,600 square foot building to the south of the existing building. This site will have a plaza area between the two buildings to help provide safer pedestrian access from the east side of the site to the west side.

Circulation System and Access

The project will be served by two full access points on Spirit Valley East and from two gated access points from Sprit Valley Central Dr. There is an existing gate along the northern drive aisle to prevent the public from accessing the work yard portion on the site.

Parking

Parking is proposed to be dispersed on three sides of the property with customer parking located on the eastern portion of the site and commercial parking and loading areas on the north and west sides of the site.

Scale, Design, Materials and Color

The new warehouse building is approximately 35' tall. The north and east office portions of the building are articulated with glass, reveals, level changes, and paint colors.

Materials planned for this proposal include treated concrete, tinted glass, and aluminum. Two colors are proposed, a light tan and a dark brown. While the color scheme is very similar, the proposed building is much larger and the applicant is carrying similar design elements over to the new building to result in a cohesive development.

Architectural Elevations

The north and south elevations bring around the color scheme and tall window features from the east side of the building.

Landscape Design and Screening

The landscape design provides a variety of deciduous and evergreen trees along with shrubs and annual ground cover at the plaza entrance. The site screening will match the material and color of the existing 8' slated chain-link fence on Lot 16.

Lighting

The applicant is proposing utilitarian site and wall lighting. No decorative lighting is proposed.

Material samples were provided and the applicant explained the design, color palette, and materials.

DISCUSSION

Trash Enclosure

Ms. Harashe explained that a trash enclosure is already existing on Lot 16 and will be shared for the site, therefore, no additional trash enclosure is proposed.

Mechanical Equipment

The applicant confirmed that the rooftop mechanical equipment will be fully screened by the parapet wall.

Landscaping

Board Member DeLong suggested the proposed six (6) evergreen trees located along the eastern portion of the site might be too close to the slope of the retention area. Staff will work with the applicant to determine if the plantings should be moved. Staff will inspect current landscaping conditions of the site.

Board Member Weber made a motion to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Spirit Valley Business Park Lots 16 & 17 (Chesterfield Fence & Deck) to the Planning Commission as presented by Staff with the following ***recommendation for approval as presented by Staff with the following condition:***

- *Relocation of the evergreen trees near the retention basin.*

Board Member Clawson seconded the motion. **The motion passed by a voice vote of 5 - 0.**

IV. **UNFINISHED BUSINESS** - None

V. **NEW BUSINESS** - None

VI: **ADJOURNMENT** - 7:45 p.m.