

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, MAY 13, 2021

MEETING HELD VIRTUALLY VIA ZOOM PLATFORM

ATTENDANCE:

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

ABSENT:

ALSO IN ATTENDANCE:

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

I. CALL TO ORDER

Chair Weber called the meeting to order at 6:00 p.m.

Mr. Knight informed the committee that this will be the last virtual meeting.

II. APPROVAL OF MEETING SUMMARY

A. April 8, 2021

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 4 - 0.**

III. UNFINISHED BUSINESS - None

IV. NEW BUSINESS

Due to a conflict of interest, Board Member DeLong recused himself from the discussion and vote on the first item.

- A. Chesterfield Commons Outlot 1 (Shake Shack):** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.05-acre tract of land zoned "C8" Planned Commercial District located east of RHL Drive and south of its intersection with Chesterfield Airport Road.

STAFF PRESENTATION

Ms. Natalie Nye explained that the proposal includes the renovation of the existing building, formerly occupied by Steak n Shake, and modifying the site for a new fast food restaurant user.

Ms. Nye then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the Chesterfield Commons development.

Building Scale and Design

The proposed renovations will reduce the size of the building to approximately 3,275 square feet with a 380 square foot outdoor patio. A new canopy will cover the entrance and the outdoor patio.

Circulation, Access and Parking

The project will include the addition of a second drive-through lane, which will impact the existing parking along the western property line. With the addition of a second drive-through lane, the parking will be modified to parallel parking spaces.

Mechanical Equipment

The parapet wall will be raised two (2) feet to screen the roof-top equipment.

Materials and Color

The proposed building is primarily comprised of thin brick, thin brick tile and cementing porcelain tile. The proposed building also includes dark gray steel on the entrance and outdoor patio canopy.

Landscape Design and Screening

The applicant is proposing to add six (6) new trees around the perimeter of the site. New foundation plantings are proposed along each of the building's facades.

Trash Enclosure

The new trash enclosure is comprised of brick and metal gates to match the building. The trash enclosure will be fully screened by the existing landscaping.

Lighting

The existing parking lot lighting on the site will remain unchanged. New wall-mounted light fixtures are proposed on the renovated building.

DISCUSSION

In response to Vice-Chair Starling, Ms. Nye stated that it is her understanding that the change to the building footprint is a result of the outdoor patio area; she then further identified the building entrance area.

Material

The applicant confirmed that the front entrance façade panel tiles are approximately 48" x 96" matte finish with stone appearance.

Pavement

Vice-Chair Starling had concerns with the deteriorated concrete pavement. The applicant explained that the existing concrete will be maintained with modifications to accommodate the second drive-thru lane then added that the lot will be sealed and restriped.

MOTION

Vice-Chair Starling made a motion to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for

Chesterfield Commons Outlot 1 (Shake Shack) to the Planning Commission, **with a recommendation for approval with the following condition:**

- **Ensure the pavement will be adequately maintained, sealed, and restriped.**

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

- B. 13426 Olive Blvd. (Total Access Urgent Care):** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 3.19-acre tract of land zoned “PC” Planned Commercial District located south of Olive Boulevard and east of North Woods Mill Road.

STAFF PRESENTATION

Ms. Natalie Nye explained that the subject property is the former site of a Steak n Shake and is currently vacant. The proposal includes a new 5,080 square foot building, parking lot and associated landscaping.

Ms. Nye then provided a brief history of the site and the surrounding area along with the “Neighborhood Center” Land Use Designation.

Parking

The parking will be significantly reduced in size. The proposed project includes 23 parking spaces, two of which are ADA spaces.

Materials and Color

The proposed building is primarily comprised of brick veneer, stone veneer and EIFS. The building also incorporates aluminum storefronts and metal canopies. The color palette emphasizes the red tones of the brick with neutral colors for the stone, EIFS and canopies.

Landscape Design

The applicant is proposing a variety of trees and shrubs in the 30’ landscape buffer along Olive Blvd.

Trash Enclosure

The new trash enclosure will be fully screened by new landscaping.

Mechanical Equipment

The roof-top mechanical equipment will be completely screened by the parapet walls.

Lighting

Three LED, flat lensed, fully shielded parking lot lights are proposed and 13 wall-mounted fixtures are proposed to shine light over the doorways and windows, but will not spill beyond the canopies’ overhead.

The project team was available to answer questions; however, the Board expressed their reservations and concerns that material samples were unavailable.

DISCUSSION

Canopies

Chair Weber noticed the differences to the brown color depicted on the elevations versus the preferred dynamic blue color of the renderings. The applicant clarified that the canopies are a “dark bronze” color that will have a bluish hue during daylight hours.

As part of the requirements, the Board expressed their desire to have materials and color samples available prior to Planning Commission review. In response to Vice-Chair Starling, the applicant confirmed that the proposed materials and colors will match those of the TAUC facilities throughout the area.

Landscaping

Board Member DeLong recommended that the “northern red oak” be omitted from the parking lot islands.

MOTION

Vice-Chair Starling made a motion to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for **13426 Olive Blvd. (Total Access Urgent Care)** to the Planning Commission, ***with a recommendation for approval with the following condition:***

- ***Physical color and material samples be available for review at City Hall prior to Planning Commission.***
- ***Change out the “norther red oak” for another species from the parking lot islands.***

Board Member DeLong seconded the motion. **The motion passed by a voice vote of 4 - 0.**

- C. **Spirit of St. Louis Corporate Center, Lot 1 (Gateway Studios):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 23.8-acre tract of land zoned “PC” Planned Commercial District located on the north side of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard.

STAFF PRESENTATION

Ms. Natalie Nye, Planner explained that the request is for a three-story, 329,000 +/-square foot building with music and film studio space and supporting offices located north of Chesterfield Airport Road and east of Spirit of St. Louis Blvd.

Ms. Nye then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the development.

Circulation System and Access

The larger Gateway Studios development will be served by three access points; two off of Chesterfield Airport Rd. and one off of Spirit of St. Louis Blvd. Lot 1 within the development, which will contain the Main Building and Studio 2, will have six different entry points from the internal drive. All of the access points to the Main Building and Studio 2 from the internal drive will have sliding security gates.

Sidewalks

Sidewalks are proposed around the perimeter and throughout the site for safe pedestrian circulation. A plaza is proposed at the entrance of the Main Building. There are two additional private plazas that serve users of the site.

Parking

The parking lot serving the Main Building is located to the west of the building. The parking lot will contain 192 parking spaces, 12 of which are handicap spaces. The large parking lot will include pedestrian walkways to guide pedestrians to the main entrance and plaza.

Retaining Walls

A retaining wall is proposed along the southern property line in front of the Main Building. This retaining wall will be located behind the 30-foot landscape buffer along Chesterfield Airport Rd. and includes a black decorative fence guardrail.

Building Design

The Main Building has three different design components:

- The first showcases the three-story office space. The office is designed as the entry way to the building, facing the plaza and parking lot. The office is all glass with steel wood panel accents and recessed metal canopies at the entrance points.
- The second type of design serves the three studio spaces. These are large, private studios for recording, rehearsing and filming. The studio spaces will consist of light gray exposed concrete panels.
- The third design type houses the supporting spaces and will be constructed from dark gray concrete panels.

The Studio 2 building utilizes similar design elements and materials as the Main Building. The office area of the Studio 2 building is all glass with steel accents connecting to the studio area which uses both the tilt-up gray concrete panels and the dark gray concrete walls.

Materials and Color

The primary materials for both the Main Building and Studio 2 are showcased in both the renderings and elevations. The primary material used for the studio spaces is a light gray, tilt-up concrete panel with form liner panel.

Landscape Design

Several different areas of landscaping are proposed. A 30-foot landscape buffer with a variety of tree species and shrubs is proposed along Chesterfield Airport Rd. There are also fifteen appropriately landscaped bioretention areas throughout the site.

Trash Enclosures

The trash enclosures will be constructed of the same concrete materials as the buildings and include matching black metal gates and canopies.

Loading Dock

The loading dock areas are screened with a wall 20 feet in height and 60 feet in length and built using the similar concrete panel walls as the building.

Mechanical Equipment

Mechanical units will be placed on the roof tops of the buildings and screened by the proposed parapet walls. The mechanical units will not be visible from the property lines or from within the site itself.

Lighting

An Architectural Specialty Lighting Package is currently under review and will be discussed later under Item IV.E. All fixtures are utilitarian in nature and feature fully-shielded, flat lens, enclosed luminaires.

Color and material images were provided and the architect and development team were available to answer any questions.

DISCUSSION

Chair Weber commented on the high-quality materials and that the project will be a great addition to the Chesterfield Valley area. However, he commented on the massing to the elevations of the Studio building along Chesterfield Airport Road and questioned as to how the “cube-like” effect could be reduced. Vice-Chair Starling responded that due to the proposed location he did not have any reservations.

Applicant Comment - Architect

Ms. Lani Walker, Architect explained the uniqueness of the project and provided details of the concrete panel style, textures, and variations. She added that concrete test sample images to the Studio building are available.

Considerable discussion ensued regarding the overall project color and material selection.

Loading Dock

Board Member DeLong suggested further landscape screening along the loading dock area. Ms. Walker replied that additional landscaping will be incorporated along with an 8-foot-tall fence. Access was discussed, but it was determined that eliminating an access point would be problematic for maneuvering of the delivery trucks. It was determined that, due to the bio-retention area, additional plantings would be limited. Commissioner Marino noted the impacts of larger plantings to the ingress and egress access points.

Fencing and Gates

Ms. Walker identified the location of the proposed fencing, which will circle around the bio-retention area then return back to the building.

Landscaping

Board Member DeLong pointed out that a detailed landscape plan was not provided. Ms. Nye added that the landscape plan was submitted as part of Staff’s review packet, which identified the proposed species. Staff will provide that information to the Board.

It was noted that special considerations were made for security purposes associated with the proposed landscaping.

Applicant Comment - Engineer

Mr. George Stock, Stock and Associates provided clarification to several points raised;

- Importance of two access drives for truck circulation.

- The linear bio-retention areas will be heavily landscaped.
- The proposed fence will be located along the edge of the access drive with landscaping between the fence and Chesterfield Airport Road.
- Horizontal separation to the loading dock area.
- Pointed out the storm-water drainage channel requirements.

Mechanical Equipment

The roof-top mechanical units will be fully concealed by the parapet walls. Ms. Walker confirmed that the equipment will be positioned on the lower roof-top level, then pushed back to fully shield from the line of sight.

MOTION

Vice-Chair Starling made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for **Spirit of St. Louis Corporate Center, Lot 1 (Gateway Studios) to Planning Commission, *with a recommendation for approval with the following conditions:***

- *Evaluate and consider additional landscaping to screen the eastern elevation from the neighboring property.*
- *A more detailed Landscape Plan is made available for viewing by the ARB prior to Planning Commission.*

Board Member DeLong seconded the motion. **The motion passed by a voice vote of 4 - 0.**

- D. **Spirit of St. Louis Corporate Center, Lot 2 (Gateway Hotel):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 6.9-acre tract of land zoned “PC” Planned Commercial District located on the north side of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard.

STAFF PRESENTATION

Ms. Natalie Nye, Planner explained that the request is for a five-story hotel with 168 rooms located north of Chesterfield Airport Road and east of Spirit of St. Louis Blvd. The subject site is 6.9 acres and is Lot 2 of the Gateway Studios development.

Ms. Nye then provided a brief history of the site and the surrounding area associated with the development.

Sidewalk

An internal sidewalk network connects the sidewalk located along the front of the hotel to the parking lot and to the Main Building and Studio 2 located in Lot 1 of the Gateway Studios development.

Parking

The site is equipped with striped crosswalks and bicycle parking for added safety for pedestrians and cyclists. The number of required parking spaces, per the Unified Development Code for a 168-room hotel and accessory restaurant use occupying 5,400 square feet, is 194 spaces.

Design

The hotel has a porte-cochere with metal canopy for guest drop off. The ground level floor of the hotel is designed with a masonry exterior and aluminum storefront glazing. The exterior of the floors above are mostly glass with aluminum paneling. Guestroom balconies can be visible on all facades of the proposed hotel building.

Materials and Color

The primary materials used on the hotel building are masonry and aluminum paneling surrounding the windows and storefronts. The building will primarily use a Kansas brick and tile veneer throughout with an Endicott Manganese Iron Spot brick around the entryway.

A grey color palette is used for the aluminum and metal paneling throughout, with a bronze colored metal used around the entryway. The glass used on the hotel building will have gray and blue tones.

Landscape Design

Several different areas of landscaping are proposed. Adequate parking lot landscaping, foundation plantings and landscape screening of the proposed loading area to the north of the building are proposed. A mix of deciduous, evergreen and flowering trees total 139 new trees on the site. The proposed landscaping will also include new shrubs, grasses and eight landscaped bioretention areas.

Mechanical Equipment

Mechanical equipment will be located on the roof of the hotel building and screened by a masonry-look screen wall. The roof-top mechanical units will not be visible from any of the property lines or from within the site.

Loading Dock

The loading dock area to the north of the building will be screened by a masonry wall and additional landscaping.

Ms. Nye gave a brief explanation of the Chesterfield Valley Sub-Area Policy and Chesterfield Valley Design Policies that are relevant to this development.

Lighting

An Architectural Specialty Lighting Package is currently under review and will be discussed next on the agenda.

All parking lot fixtures are utilitarian in nature and feature fully-shielded, flat lens, enclosed luminaires. A total of 16 parking lot and street light fixtures are proposed. The proposed building light fixtures include a mix of downward fixtures and accent lighting. No light will trespass past the coping of the building.

DISCUSSION

Chair Weber noted the similarity of the materials and color samples to the first proposal of Lot 1. He complimented the architecture of the proposed building, which creates a cohesive four-sided structure.

In response to Vice-Chair Starling's question regarding glass similarities, the applicant replied that the glass materials will match both buildings. The overall intent of the project is that both buildings work in tandem to create the total campus feel.

Mechanical Equipment

The proposed restaurant will have a separate roof-top exhaust system housed on the lower west side of the building and is fully screened.

Canopies

The canopies will be a cantilever design with vertical drainage.

Planning Commission Chair Hansen emphasized the importance that material and color samples be provided to the Planning Commission for review.

MOTION

Vice-Chair Starling made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Spirit of St. Louis Corporate Center, Lot 2 (Gateway Hotel) to Planning Commission, *with a recommendation for approval with the following conditions:*

- *A more detailed Landscape Plan is made available for viewing by the ARB prior to Planning Commission.*
- *Physical color and material samples be provided at City Hall prior to Planning Commission review.*

Board Member DeLong seconded the motion. **The motion passed by a voice vote of 4 - 0.**

- E. **Spirit of St. Louis Corporate Center (Gateway Studios) Lighting Package:** Architectural Specialty Lighting Package for a 30.8-acre tract of land zoned “PC” Planned Commercial District located on the north side of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard.

STAFF PRESENTATION

Ms. Natalie Nye, Planner explained that this is a request for an Architectural Specialty Lighting Package for the Gateway Studios development.

Specifically, this lighting package is seeking approval for lighting on the Main Building and Studio 2 located on Lot 1 of the Gateway Studios development. While the proposed hotel on Lot 2 is not requesting any specialty lighting, the lighting package covers the entire development.

Ms. Nye then provided a brief history of the site and the surrounding area along with a project overview associated with the development.

The Unified Development Code (UDC) allows for Architectural Specialty Lighting Packages: The UDC provides several considerations which can be found below:

- *Architectural specialty lighting should highlight and accentuate traditional building detailing and architectural features. Additionally, precise lighting applications should highlight distinctive architectural features.*

- *The color temperature of architectural specialty lighting should underscore the building materials and character. Any non-traditional colors are limited to one change within a 24-hour time period. Additionally, architectural specialty lighting should be unobtrusive in intensity and should not turn a building into an attention-getting device or blanket signage.*
- *All proposed light fixtures should be permanently mounted.*
- *Architectural specialty lighting shall not interfere with or obscure the public's capacity to receive information, or cause visual confusion by interfering with pedestrian or vehicular traffic. Architectural specialty lighting shall conform to the character of the community, enhance the visual harmony of development, and preserve the public health, convenience, welfare and/or safety within the City of Chesterfield by maintaining the high aesthetic quality of the community.*

DISCUSSION

Chair Weber felt that the proposed illuminated specialty lighting will provide elegance to the building. Vice-Chair Starling concurred with those comments. Ms. Nye noted that the lights are limited to one color in a 24-hour time span, will not flicker, and remain static.

MOTION

Board Member DeLong made a motion to forward the Architectural Specialty Lighting Package for Spirit of St. Louis Corporate Center (Gateway Studios) to Planning Commission, *as presented with a recommendation for approval.*

Vice-Chair Starling seconded the motion. **The motion passed by a voice vote of 4 - 0.**

V. **OTHER**

VI. **ADJOURNMENT 8:07 p.m.**