

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – OCTOBER 14, 2021

CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Mr. Kristopher Mehrtens

ABSENT:

Ms. Susan Lew
Mr. Doug DeLong

ALSO IN ATTENDANCE:

Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, Nathan Roach
Mr. Mike Knight, Assistant City Planner, Staff Liaison
Ms. Shilpi Bharti, 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. **September 9, 2021**

Vice-Chair Starling motioned to amend with the following revisions shown in green:

- Board Member Lew **commented personally felt** that the front and rear facades of the existing building on Lot 1H lacked cohesiveness and the “Prairie-style” design of the Chesterfield Blue Valley Development. **Also, She also felt that** potential consideration should be made to the removal of the timers.

The Board concurred with the comments. The motion, as amended, passed by a voice vote of 4 - 0.

III. **UNFINISHED BUSINESS - None**

IV. **NEW BUSINESS**

A. **Proposed 2022 Meeting Schedule**

Vice-Chair Starling made a motion to approve the 2022 Meeting Schedule. Board Member Mehrtens seconded the motion. The motion passed by a voice vote of 4 - 0.

- B. Dierbergs The Market Place, Outlot Building 1772 Clarkson Road (Billy G's): Amended Site Development Plan, Landscape Plan, and Amended Architectural Elevations for a restaurant on 11.35-acre tract of land located on east of Clarkson Road and north of Baxter, zoned "C8" Planned Commercial District.

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the applicant is proposing changes to the existing landscape plan, a new trash enclosure, and updating the exterior façade of the existing outlot building for a new restaurant use.

Proposed changes include:

- Updating to exterior façade of tenant space
- Placing of new trash enclosure
- New landscaping
- Updated outdoor seating

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

Elevations - Materials and Color

- *North elevation* – new metal gate, low brick wall with cast stone cap is painted to match the existing Dierbergs accent brick.
- *South elevation* - new black metal parapet cap, new black metal gutter and downspouts. Existing brick wall is to match existing Dierbergs accent brick.
- *East elevation* - new raised covered patio painted with the existing color, concrete delivery ramp, new storefront window, and new painted metal gate.
- *West elevation* - new entrance vestibule, awning, and new storefront are proposed changes on the west side of the building.

Lighting

The project is replacing existing exterior light fixtures with Brownlee lighting.

Trash Enclosure Landscaping

The proposed landscaping will be located behind the new trash enclosure, along the east and northeast side of the building. The trash enclosure is screened from Baxter Road by a series of evergreen trees and shrubbery.

Color and material samples were provided and the applicant was available to answer any questions related to the project.

DISCUSSION

During discussion, the following information was provided:

- Removal of total four (4) parking spaces to accommodate an additional trash enclosure and landscaping. Minimum parking space requirements have been met.
- Intent to reseal and restripe the parking areas. The applicant indicated that those improvements were not scheduled at this time. However, they will continue to monitor the pavement conditions.

- Ms. Bharti pointed out the areas of stained brick. In 2017 Dierbergs underwent a major renovation with stained upgrades to the centralized portion of the grocery store. The outparcel color will match the center portion of the existing Dierbergs.
- Green standing seam metal roof tiles to remain but accented with dark brown stain.
- Awning to be replaced.
- Existing tenants to remain with no changes to sign bands to minimize any business disruption.
- No intent to paint the center sign bands.
- New outdoor seating along the east elevation. The continuous sign band will project outward to provide adequate patio coverage. Board Member Mehrtens had concerns of the view of the rear of the tall front entry element from the north (Dierbergs entrance/parking area). Applicant to provide a sight-line study to review what is viewable.
- Consistency to the front and rear “snow” color architectural wall panels of the new entrance vestibule. In his opinion, Vice-Chair Starling felt that the vestibule created a strong sense of entry.
- The applicant explained that any additional roof-top mechanical equipment would be fully screened by the parapet walls.
- No new exhaust is proposed.

Landscaping

Although Board Member DeLong was unable to attend the meeting, the following comments were provided:

- The proposed landscape plan is an improvement over the existing plantings.
- The continuous plantings provide a buffer from the sidewalk and the raised dining areas. The trash enclosure has been screened with the arborvitae.

Motion

Vice-Chair Starling made a motion to forward the Amended Site Development Plan, Landscape Plan, Amended Architectural Elevations for Dierbergs The Market Place, Outlot Building 1772 Clarkson Road (Billy G’s) to Planning Commission with a recommendation of approval with the following conditions:

- Provide a rooftop screening diagram confirming that the proposed parapet walls will completely screen the visibility of the roof-top equipment from the site perimeter.
- The rear material color of the projecting wall element (Nichiha Miraia series “snow”) will be of a similar color as the front.

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

- C. 18626 Olive Street Road (New Vault, Inc.): Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for self-storage facility on a 2.39-acre tract of land, zoned “PI” Planned Industrial District.

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the applicant is proposing a self-storage and outdoor storage facility located at 18623 Olive Street Road.

Proposed development includes:

- 4,045 square feet of self-storage building

- Outdoor storage
- Landscaping
- Screen fence for outdoor storage
- Lighting Plan

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

Circulation System and Access

The site is accessed through Spirit Valley East Drive. Site can be accessed through Spirit Valley Business East Drive. There are two gates proposed for the development. It was noted that there are no occupied spaces or employees.

Retaining Wall

The site is proposing a 4' high retaining wall on the east side of the property.

Screening

As per the applicant, screening of outdoor storage could be achieved by the landscape buffer and proposed building in the north; 8' aluminum/poly-vinyl fence in the west; and a 6' chain link fence with vinyl slats on south and east of the property.

Materials and Color

Building materials include CMU, metal, cement panels, glass and standing seam metal roof. Metal panels are used at the back of the building. In addition, the building materials used throughout the project are easily recyclable.

Landscaping

The proposed development faces a major arterial roadway (Olive Street Road) and is required a 30' landscape buffer.

Lighting

There are two types of lights proposed for the entire development. The applicant is proposing six (6) pole lights mounted at 20' and wall lights mounted at 12' height.

There are no lights proposed at the front or side of the building. All proposed lights are fully shielded and meet the City Unified Development Code minimum and maximum lighting standard.

Color and material samples were provided and the applicant was available to answer any questions related to the project.

DISCUSSION

During Site discussion, the following comments were provided:

- Retaining wall to span the entire eastern end of the site due to the stormwater channel.
- Transitioning difficulties and basis of the 8' fence to the west and the 6' fence east of the property. Ms. Bharti explained that once the height of the fence is over 6' tall it must meet setback requirements.
- The fence height did not feel appropriate to serve as adequate screening.

- Also, it was noted that the structure setback requirement should not preclude the ability for a taller screening fence, but that the screening should be taller even if that moves it inward to where the zoning regulations allow. Also landscaping could be utilized to supplement the taller heights of the unknown items within the screening areas, especially on the eastern boundary.
- Questions were raised as to the type and height of the potential storage items.
- Concerns of visibility traveling along Olive Street Road.
- Entrance gate screening, and type of material. Rapid growth of Spirit Valley East development with an increase of vehicular traffic.
- Vertical fence elements identified as poly-vinyl aluminum with 8' spacing.
- Adequacy of screening for the outdoor storage area
- The massing of the building especially along the corners.

Applicant Comment

- Intent of the building with an elevated roof line to screen the varying equipment heights.
- Storage items can range from construction equipment to recreational vehicles. Similar to a Self-Storage facility.
- The service is open to the public, but specific type of storage items is undetermined at this time.
- The applicant explained the basis to the structure location, which is situated at the farthest end of the property due to setback limitations as defined by code.

Material Samples

- Concerns that the physical fence material sample does not match the proposed material.
- Unknown material for the fence
- Vinyl infill slats of the chain-link fence material samples were not available. The applicant replied that the color is could be similar to the neighboring adjacent fence.
- Downspout color inconsistency.

During Building discussion, the following comments were provided:

- CMU material and color
- Massing and Scale not compatible with surrounding buildings. Based upon code requirement, the applicant explained that the decision in design is due to the proximity of the adjacent neighboring residential property. Mr. Knight clarified that although neighboring properties, each site is governed by separate ordinances.
- Both the building and screening wall currently have illogical transitions and adjustment should be made.
- The metal roof is not a desired material for the development. The color and detailing of all materials and detailing should also be compatible with adjacent buildings and properties.
- Vertical and horizontal articulation should be integrated into the building to provide depth and shadows.
- Increase vertical landscaping elements along Olive Street Road.
- Front Elevation - Addition of corner façade element facing Olive Street Road.
- Rear Elevation – Transition of corner façade element with the ribbed metal siding material to hide the block veneer mass.
- Style of the overhead doors.
- Storefront windows – glazed, single-pane with clear anodized aluminum frame.
- Franchise blue color selection.
- Unlit shadow box lighting.

Board Member Mehrtens felt that there needs to be more attention to the west elevation. Focus compatibility with the surrounding development; such as, flipping of roof, parapet extension, or relocate the gutters and downspouts within the interior of the site. He had concerns with lack of a long-term plan with the purpose of a temporary structure as stated by the Applicant State of Design – item g.

- *This building can be easily recycled and the lot in which it's on repurposed for other future uses.*

Landscaping

Although Board Member DeLong was unable to attend the meeting, the following comments were provided:

- The plantings in front of the building along Olive Street Road are varied and seem to respond to the architecture. The landscaping in the front of the building lacked the articulation that matched the building and the amount of planting seemed minimal to support the required buffer.
- It would be more interesting if the bed could undulate a little more. Maybe at the three bump outs on the building itself.
- The plantings along Spirit Valley Drive seem adequate given the limited space with the drainage ditch and sidewalk.

There was considerable discussion associated with the site direction & visibility, length of fence, materials, massing, etc. Although a full review was not completed, there was a considerable amount of discussion that took place. The applicant requested a summary of the some of the concerns that were previously mentioned.

Below is a series of discussion items stated again for the applicant. It was stated that this is not a comprehensive list but items to assist the development team on the Board's discussion of the submittal presented to them.

Summary of Concerns:

- The Board pointed out several submittal inconsistencies and lack of material samples; such as, glass material, fencing, etc.
- Massing components in relation to the surrounding buildings.
- Fence height, and material.
- Massing of the building elements to screen the views from Olive Street Road.
- CMU along with the metal roof materials.
- Expand and wrap the corner around the entire building to blend and provide depth.

Again, this is not a comprehensive list but items noted to assist the development team on a potential resubmittal.

After some procedural discussion, the applicant requested to hold the project to allow time to address the numerous concerns raised from the Board.

No action will be taken at this time.

V. **OTHER**

VI. **ADJOURNMENT - 7:15 p.m.**