

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – DECEMBER 14, 2023

5:30 PM

CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Mr. Doug DeLong
Mr. John Lavrich
Ms. Susan Lew
Mr. Kris Mehrtens

ABSENT:

Mr. Mick Weber, Chair

ALSO IN ATTENDANCE:

Councilmember Merrell Hansen
Councilmember Mary Ann Mastorakos
Planning Commission Liaison, Khalid Chohan
Ms. Petree Powell, Assistant City Planner/Staff Liaison
Ms. Alyssa Ahner, Planner
Ms. Shilpi Bharti, Planner
Mr. Isaak Simmers, Planner

I. CALL TO ORDER

Vice-Chair Starling called the meeting to order at 5:30 p.m.

II. APPROVAL OF MEETING SUMMARY

A. November 9, 2023

Board Member Lavrich made a motion to approve the meeting with the following *change to page 4, Item IV.D Gateway Studios*:

- Under Discussion - first bullet point "***and screening material***" has been inserted between the existing words "equipment" and "concerns."

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

III. UNFINISHED BUSINESS

- A. Clarkson Square Adj. Lot 1:** Amended Architectural Elevations, Landscape Plan and Architect's Statement of Design for a retail building, zoned "C-8" Planned Commercial located on the northwest corner of Baxter Road and Clarkson Road.

STAFF PRESENTATION

Isaak Simmers, Planner explained that the request is for for a proposed exterior renovation to an existing stand-alone multi-tenant retail building in Clarkson Square Subdivision. The project was reviewed by ARB on November 9, 2023 and the main points of concern raised by the Board were the massing of the sign band and the overall cohesiveness of the standalone structure with the rest of the strip mall.

Changes since November ARB:

The applicant has addressed the Boards concerns by reducing the massing of the sign band to expose more of the original architecture of the building. The applicant has ensured that the massing of the sign band was necessary for customer visibility and critical to the overall success of the new retail tenants.

DISCUSSION

During discussion the following information was provided.

- It was confirmed no changes to color or material. Board Member Lew suggested color variation to the proposed sign banding.
- Vice-Chair Starling felt that the changes clearly provide a better connection with the surrounding buildings, yet maintains a separate identity. He thanked the applicant for listening to the Board's concerns.
- Removal of the two front pilasters will not cause structural damage because the entire front porch/façade is going to be removed and the new pilasters will support the new front porch/facade.

Motion

Board Member Lavrich made a motion to forward Clarkson Square Adj. Lot 1 to Planning Commission, as presented, with a recommendation of approval. Board Member Adams seconded the motion. **The motion passed by a voice vote of 6-0.**

IV. NEW BUSINESS

- A. Clarkson Square, Lot B (Black Salt): Amended Site Development Section Plan, Landscape Plan, and Amended Architectural Elevations for a restaurant located on a 1.29-acre tract of land located west of Clarkson Road and south of Lea Oak Drive, zoned "C8"- Planned Commercial District.

STAFF PRESENTATION

Shilpi Bharti, Planner explained that the request is for changes in the existing landscape plan, and provides outdoor dining for tenant "Black Salt Indian Restaurant". The 700 square foot outdoor dining area will be open during the summer, and will be covered by vinyl walls during the winter.

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

Materials and Color

The outdoor dining will be covered with wood fascia canopies with prefinished metal coping. The edge will have a 6' X 6' wood planter and a 36" high ornamental fence.

DISCUSSION

During discussion the following information was provided.

- Flat fixed roof with retractable side panels for use during inclement weather.
- Internal roof drainage.
- Access to the outdoor dining area from within the restaurant.
- Supplemental HVAC unit. Will not be visible.
- No landscape concerns.

Motion

Board Member Lew made a motion to forward Clarkson Square, Lot B (Black Salt) to Planning Commission, as presented, with a recommendation of approval. Board Member Adams seconded the motion. The motion passed by a voice vote of 6-0.

- B. TSG Chesterfield Airport Road, Lot B (MOrganic Ventures, LLC): A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 1-acre tract of land located north of Chesterfield Airport Rd., west of Jaguar Land Rover Way, and south of Arnage Rd.

STAFF PRESENTATION

Alyssa Ahner, Planner explained that the request is for for a proposed one-story retail sales building with drive-thru and bypass lane to undeveloped land along Chesterfield Airport Road.

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

Materials & Design

The proposed retail sales building is predominantly brick masonry in a "Coal Matte" color. A second brick color in "Pewter" is incorporated to create horizontal stripes on each elevation.

Trash Enclosure

A 6' tall trash enclosure located in the northwest corner of the site is proposed in the same materials and color scheme as the building. The proposed trash enclosure will be surrounded by evergreen trees for year-round screening.

Other components

Downspouts, metal doors, and metal coping are intended to be a similar color to one of the two proposed brick colors. The entrance of the building will feature an aluminum storefront system and black metal canopy.

Landscape Design & Screening

Street trees will be provided along Chesterfield Airport Road in the required 30' wide landscape buffer. 35% open space required; 47% open space provided.

Mechanical Equipment

The roof-top mechanical equipment will be adequately screened entirely via parapet.

Lighting

There will be four (4) light poles incorporated around the site and six (6) wall packs will be mounted on the building. All code compliant.

DISCUSSION

During discussion the following information was provided.

- Proposed dispensary use.
- Clear anodized aluminum storefront canopy.
- Proposed corporate signage location.
- Size and locations of the proposed roof-top mechanical equipment.
- Sight-proof metal panel gate.
- No concerns with the proposed landscaping.
- Sidewalk connectivity.
- Adequate drainage into the "C" shaped bioretention basin.

Motion

Board Member Mehrtens made a motion to forward TSG Chesterfield Airport Road, Lot B (MOrganic Ventures, LLC) to Planning Commission, as presented, with a recommendation of approval. Board Member Adams seconded the motion. **The motion passed by a voice vote of 6-0.**

V. **OTHER**

VI. **ADJOURNMENT 6:12 p.m.**