

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
FEBRUARY 15, 2007**

PRESENT

Mr. Matt Adams
Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Dave Whitfield
Mr. Dave Asmus, PC Liaison
Ms. Mara Perry, Senior Planner
Mr. Charlie Campo, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

- I. CALL TO ORDER:** Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS:

- A. Pfizer PGM Biopharma Building: A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architects Statement of Design for a 200.51 acre lot of land located at the Northwest corner of 700 Chesterfield Parkway West.**

Project Planner Charlie Campo presented the project requesting a 46,000 sq.ft. building with two levels used for office, third level to contain mostly equipment, and the laboratory will be at the rear of the building. Exterior materials will consist of brick, metal pane, and glass. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Matching materials
- Metal panel used for laboratory at rear of building
- First floor is underground

Area(s) of Concern:

❖ None

Bryant Conant made a motion to forward the project for approval as presented.

Rick Clawson seconded the motion.

The motion passed by voice vote 5-0

B. Sentrus Office Building (Sentrus Place): Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for an office building and research facility in a "PI" Planned Industrial District located in the northeast corner of the Sentrus Place development, north of Chesterfield Airport Road across from the intersection with Cepi Drive.

Senior Planner Mara Perry presented the project requesting 100,000 sq.ft. for an office building and research facility in the new Sentrus development. Building materials will consist of granite composite panels and glass. There will be underground parking and pneumatic bollards on site. The Department is currently working with the petitioner regarding re-zoning, landscape issues resulting from the drainage area, and their site plan.

Item(s) Discussed:

- Bollards will come out of the ground after the building is closed; Fire Department can operate bollards by remote control whenever access is necessary
- Screened rooftop mechanical units
- Trash enclosures will have similar building materials and landscape buffer
- Elevation does not show entrance to parking garage
- Drop-off/walkway is too far away from building entrance
- Good mix of evergreen and deciduous trees
- No continuing lights
- Good quality of materials

Area(s) of Concern:

❖ Issues with sidewalk and pedestrian connections.

Staff's Review:

- ✓ Staff is to address the issue of additional pedestrian connections during site plan review.

Dave Whitfield made a motion to forward the project for approval with the following recommendation:

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- 1.) Addition of a sidewalk/pedestrian area from turnaround in front of main entrance.
- 2.) Extend the south sidewalk further south to the driveway of the parking area

Matt Adams seconded the motion.

The motion passed by voice vote 5-0

The Board complimented the landscaping and parking lot design.

III. APPROVAL OF THE DECEMBER 14, 2006 MEETING SUMMARY

The meeting summary was approved as written.

IV. OLD BUSINESS

- ARB Guidelines
 - The section is still being worked on by staff along with the rest of the Unified Development Code

V. NEW BUSINESS

- Online Packets
 - Packets are now available online for viewing and/or printing
 - Department will continue to have hard copies available as usual

VI. ADJOURNMENT

Meeting adjourned at 7:40 p.m.