

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
FEBRUARY 12, 2015
Room 101

ATTENDANCE:

Mr. Matt Adams
Ms. Mary Brown
Mr. Bud Gruchalla, Chair
Mr. Gary Perkins
Mr. Mick Weber, Vice-Chair

ABSENT

Mr. Rick Clawson

ALSO IN ATTENDANCE:

Planning Commission Chair, Mike Watson
Planning Commission Liaison, Steve Wuennenberg
Planning Commissioner, Merrell Hansen
Mr. John Boyer, Senior Planner, Planning Division Liaison
Ms. Jessica Henry, Project Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Gruchalla called the meeting to order at 6:30 p.m.

II. APPROVAL OF MEETING SUMMARY

A. January 8, 2015

Board Member Weber made a motion to approve the meeting summary as written. Board Member Brown seconded the motion. The motion passed by a voice vote of 5 - 0.

III. PROJECT PRESENTATION

- A. Forum Apartments:** An Amended Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 6.9 acre tract of land zoned "R-6A" and "R-7" Residence District located north of the intersection of Coliseum Drive and Woods Mill Road.

STAFF PRESENTATION

Ms. Jessica Henry, Project Planner explained that because the project is for an Amended Site Plan located within a Residential District, it will go back to Staff for approval and not have to go before the Planning Commission per the requirements of the Unified Development Code.

Site Relationships

The proposed clubhouse building is approximately 3,222 square feet in size and will be sandwiched between two residential buildings in the space previously occupied by the original clubhouse. Ms. Henry pointed out that a demolition permit was issued for the original clubhouse in 2014.

Circulation System and Access

Access to the pool and clubhouse is facilitated via well-lit concrete sidewalks per ADA requirements and connect with the existing sidewalks and common areas. No changes are proposed to the existing accesses or vehicular site circulation.

Landscape Design

All existing landscaping is to remain and additional landscape beds will be planted along the northeastern perimeter of the pool and along the sidewalk that is proposed along the western elevation of the clubhouse.

Retaining Walls

Modular block walls are proposed along the western elevation of the clubhouse and along the northern perimeter of the in-ground pool deck.

Materials and Color

The exterior building materials of the clubhouse will be comprised of EIFS and, brick to match the existing architecture of the development. Ms. Henry pointed out that although the applicant initially intended to use clay roof tile to match the existing developer, an alternative stone coated metal tile has been presented with a request for substitution. As described by the applicant, this metal tile is designed to look like clay tile, but it is more durable, cost effective, light weight and is considered a more sustainable alternative to traditional clay tiles.

Lighting

The plan proposes two pole-mounted light fixtures along the eastern perimeter of the pool deck and eleven wall-pack style light fixtures attached to the proposed clubhouse building. All lighting is fully-shielded and utilitarian in nature as required by the Unified Development Code.

DISCUSSION

In response to Board Member Weber's comments, Ms. Henry reiterated that all the proposed materials were selected to match the existing buildings within the development. Because of the age of the building, the proposed brick material name/color may be slightly different. All roof-top mechanical equipment will be fully screened by the parapet walls. The proposed fencing around the pool will be constructed of black metal material.

Applicant Response

Mr. Nick Telowitz, Architect for NOVA Group explained the details to the design, color palette, and materials. He added that due to budget and sustainability, the contractor proposed the new recycled roof materials presented earlier for consideration.

There was additional discussion of the proposed roofing material color and how it will match the existing. The applicant explained that additional colors are available, but felt that what is being presented will better match the existing roof color.

Due to the interior location of the site, no additional parking or trash enclosures are required. In response to Chair Gruchalla, Mr. Telowitz then explained that the building will include a leasing office, business center, fitness center, and laundry room for tenant use, along with restrooms and shower facilities for pool users.

Board Member Weber made a motion to recommend Staff approval of the Amended Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for the Forum Apartments, *with the amended roofing material as presented.*

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

IV. OLD BUSINESS

Chair Gruchalla stated that earlier in the day, Planning and Development Services Director, Aimee Nassif contacted him to provide a progress update on the Four Seasons Plaza West AAE project as presented during the January meeting. As explained, the applicant has listened to the concerns raised and will proceed according to the Board's recommendations.

V. NEW BUSINESS

VI: ADJOURNMENT

Board Member Brown made a motion to adjourn the meeting. Board Member Weber seconded the motion. The motion passed by a voice vote of 5 – 0 and the meeting adjourned at 6:49p.m.