

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
FEBRUARY 9, 2006**

- I. CALL TO ORDER:** Dave Whitfield, Chair, calls the meeting to order at 7:00 p.m.

PRESENT

Mr. Bryant Conant
Mr. Rick Clawson
Mr. Bud Gruchalla
Mr. Jerry Right
Mr. Dave Whitfield
Ms. Teresa Price, Director of Planning
Ms. Annissa McCaskill-Clay, Asst. Director of Planning
Ms. Mara Perry, Project Planner
Mr. Nick Hoover, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Matt Adam

II. PROJECT PRESENTATIONS:

- A. CVAC-Parks Administration and Maintenance Building:
Architectural Elevations for a new Parks administration and maintenance building at the City's Chesterfield Valley Athletic Complex located on the north side of North Outer Forty Road, west of Long Road.**

Dale Houdeshell, Special Projects Manager of Public Works, presented a project for an 11,900 sq. ft. Administration Building at Athletic Complex east of Spirit Airport. Building materials will consist of a concrete screen wall, clay masonry, and metal roof. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Proposed structure matches existing unit
- Expansion building (Concessions) with gabled roof
- Chiller outside in main yard
- Landscaping for ground level equipment and maintenance building
- Screening of outdoor storage yard

Area(s) of Concern:

- ❖ Different type of landscaping for change of season

Bryant Conant made a motion to forward project for approval with the following recommendation:

- 1. Additional evergreen for highly visible sports area**

Bud Gruchalla seconded the motion

The motion passed by voice vote 5-0

- B. Mobil Mart (Clayton and Baxter): Architectural Elevations and Landscape Plan for a gas station/convenience store in a "PC" Planned Commercial District located on the Northwest Corner of Baxter and Clayton Roads.**

Assistant Director of Planning Annissa McCaskill-Clay presented a project for a 3,925 sq. ft. store and car wash to an existing gas station. Materials consist of split face block, brick veneer, and EIFS. She pointed out that certain recommendations made at a prior ARB meeting have been done. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Re-grading along back side
- Sodding and/or replanting at sloped area facing residential side
- Non-prefab materials
- Concrete wall all around
- Non-matching color tone on residential side

Area(s) of Concern:

- ❖ Downspouts - stormwater detention basin draining down hill into residential area; engineers should review.
- ❖ Inadequate landscaping facing residential (behind the building).

Bud Gruchalla made a motion to forward project for approval with the following recommendations:

- 1. Brick color be revisited in keeping with the neighborhood brick color**
- 2. Additional evergreen plant materials be planted on North side of store to help screen residential side**

Rick Clawson seconded the motion.

The motion passed by voice vote 5-0

- C. Wapango Restaurant by Cozymel's/Westfield Shoppingtown Chesterfield: Amended Architectural Elevations for a restaurant located in a regional shopping center in a "C-8" Planned Commercial District located south of Highway 40/Interstate 64.**

Assistant Director of Planning Annissa McCaskill-Clay presented a project for a proposed new restaurant in the redevelopment area of the Mall. Proposed changes deal with additional screening, with the name of the restaurant and light boxes built within, along the wall of the EIFS and an additional red canopy with metal features at entryway. Materials consist of wood resin, metal, and copper infill. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Illuminated Spheres
- Screen materials
- Wall height
- Colored light boxes

Area(s) of Concern:

- ❖ Light boxes should be a part of signage

Bryant Conant made a motion to forward project for approval

Bud Gruchalla seconded the motion

The motion passed by voice vote 5-0

The ARB commended the design of the building.

D. Chesterfield Commons West, Hardees: Amended Architectural Elevations for a 1.02 acre parcel located Southeast corner of Chesterfield Airport Rd. and Chesterfield Commons West Dr.

Project Planner Nick Hoover presented a project to repaint the existing blue canopy and awning to reflect the new corporate color. Color change of red is due to a corporate change of style and color. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Paint to match new corporate color

Area(s) of Concern:

- ❖ None

Bud Gruchalla made a motion to forward project for approval.

Bryant Conant seconded the motion.

The motion passed by voice vote 5-0

E. Chesterfield Industrial Park Lot 2 (National Wood Flooring): A Site Development Section Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 2.75 acre lot of land located southwest of the intersection of Chesterfield Airport Road and Chesterfield Industrial Boulevard.

Project Planner Mara Perry presented a project for a warehouse addition to an existing warehouse building. Materials consist of tilt up concrete and glass; roof material is consistent with connecting building; additional parking and landscaping. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- No public use; used for storing work site materials
- Rooftop unit and trash enclosure screens

Area(s) of Concern:

- ❖ Trash enclosure shows concrete block

Bud Gruchalla made a motion to forward project for approval with the following recommendation:

- 1. Paint the trash enclosure to match color of the building**

Rick Clawson seconded the motion.

The motion passed by voice vote 5-0

F. St. Luke's Hospital: A Site Development Section Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for one parcels totaling 22.21 acres of land located on the northwest corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

ARB member Rick Clawson recused himself from the discussion and voting of this project.

Project Planner Mara Perry presented a project for a new 88,500 sq. ft. office medical building. Proposed two (2) story building with the option of one part of the building becoming a five (5) story. Materials will consist of brick veneer, glass, and metal. Issues found by the Department of Planning are currently being addressed.

Item(s) Discussed:

- St. Lukes recently acquired adjacent residential parcel
- Landscaping

Area(s) of Concern:

❖ None

**Bryant Conant made a motion to forward project as presented for approval.
Jerry Right seconded the motion.**

The motion passed by voice vote 4-0

III. APPROVAL OF THE DECEMBER 15, 2005 MEETING SUMMARY

The meeting summary was accepted as amended.

IV. OLD BUSINESS

None

V. NEW BUSINESS

ARB Design Standards – Director of Planning, Teresa Price, explained that the guidelines follow Ordinance formatting and style. The Planning Commission request the ARB input before their review. The guidelines have been reviewed by the second City Attorney and are now ready for ARB's review.

The Board reviewed a draft of the new design standards; pleased with the new formatting, agreed to forward to Planning Commission with changes.

VI. MISCELLANEOUS

VII. ADJOURNMENT

Meeting adjourned at 9:30 p.m.