

**THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD  
MEETING SUMMARY  
JANUARY 13, 2005**

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

**PRESENT**

Mr. Rick Clawson  
Mr. Bryant Conant  
Mr. Bud Gruchalla  
Mr. John Langa  
Mr. Dave Whitfield  
Mr. Bud Hirsch, Planning Commissioner  
Ms. Christine Smith Ross, Project Planner  
Mr. Kyle Dubbert, Project Planner  
Mr. Nick Hoover, Project Planner  
Ms. Joyce Collins-Catling, Executive Secretary

**ABSENT**

Mr. Matt Adams

**II. PROJECT PRESENTATIONS:**

- A. Chesterfield Commons Four, Outlot E:** Architectural Elevations, Landscape Plan and Site Development Section Plan for a 1.1 acre parcel located south of THF Boulevard, east of its intersection with Public Works Drive.

Project Planner Christine Smith Ross presents the project for a proposed 6,600 sq. ft. retail/restaurant, traditional Chesterfield Commons appearance consisting of brick, iron, EIFS materials, and aluminum storefront. The Department of Planning reviewed the project and found no outstanding issues.

**Discussion:**

- Hedge along THF Blvd.
- Screened rooftop (3 ½' parapet wall) for HVAC units
- Materials
- Landscape
- Parking lot lighting

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

- 1. Hedge added along THF Blvd. to shield car bumpers/grills**

**John Langa seconds the motion.**

**The motion passes by voice vote 5-0**

- B. Chesterfield Commons West - Outparcel D:** Architectural Elevations, Landscape Plan and Site Development Section Plan for a 1.0 acre parcel located on the Southeast corner of Public Works Drive and THF Boulevard.

Project Planner Nick Hoover presents the project for a proposed 5,400 sq. ft. retail/restaurant building consisting of brick, stone, EIFS, and glass materials. The Department of Planning reviewed the project and had issues regarding pedestrian circulation on the East and West sides of the building. There are no sidewalks and it would be difficult for drivers to see pedestrians.

Discussion:

- Landscape
- Sidewalks
- Pattern of pedestrian traffic

The Petitioner noted that a pattern of pedestrian traffic will be determined at a later date, and managed appropriately at that time.

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

1. **Low hedge be added to the North and West side of parking lot between the lot and the street**

**John Langa seconds the motion.**

**The motion passes by voice vote 5-0**

- C. Chesterfield Commons West - Hardees Restaurant:** Architectural Elevations, Landscape Plan and Site Development Section Plan for a 1.01 acre parcel located on the southeast Corner of Chesterfield Airport Road and Chesterfield Commons West Drive.

Project Planner Nick Hoover presents the project for a proposed 3,472 sq. ft. restaurant consisting of brick accent, EIFS, corrugated aluminum, and glass materials. The Department of Planning reviewed the project and had issues concerning the corporate logo on the façade.

Discussion:

- Front entrance contents and illumination
- Corporate Logo (etched in plaster)
- Subtle lighting
- Corrugated metal awning
- Multiplicity of dissimilar materials
- Parking
- Landscape (existing and planned)
- Pedestrian and vehicular flow
- Parking buffers
- Dumpster enclosure
- Wheel stops
- Placement of sidewalk on North side of parking lot

Planning Commissioner Bud Hirsch suggested an overview of pedestrian and vehicular flow-through (study) since the theater has been added to the area.

The Petitioner noted that there is much more traffic than ever anticipated. Sidewalks are being added to areas not originally considered to have them. The infrastructure has been completed, and very few buildings and outlots remain. The area is constantly being reviewed for applicable modifications/changes.

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

1. **Reduce the number of materials**
2. **Alternate material in place of corrugated aluminum**
3. **Diagonal parking with wheel stops**

**John Langa seconds the motion.**

**The motion passes by voice vote of 5-0**

**The Architectural Review Board has no issues with the corporate logo. The Petitioner confirms the Board's question if the logo is etched in EIFS.**

- D. Chesterfield Commons Six, Outlot 7A:** Architectural Elevations, Landscape Plan and Site Development Section Plan for a 1.2 acre parcel located North of Butler Drive, South of Highway 40, and East of Amini's.

Project Planner Nick Hoover presents the project for a proposed 10,000 sq. ft. retail/restaurant consisting of brick and stone materials. The Department of Planning reviewed the project and found specific issues and requests the Architectural Review Board's recommendations/comments regarding the rear façade, parking screen along I-40, truck loading/unloading, and storage along I-40.

Discussion:

- Entrance doors
- Rear screening wall
- Consistency/continuity of detail with adjacent development
- Landscaping on North side
- Cross parking agreement
- Trucking loading/unloading requirements
- No parked trucks displaying advertisement

The Petitioner noted that a master plan is currently being developed with MoDOT, as well as additional planting.

**John Langa makes a motion to forward the project, as presented, for approval with the following comments:**

1. **Rear façade --- acceptable; planting on landscape to soften the look of the free standing wall.**
2. **Storage --- no issue; screened wall in rear.**
3. **Trucks loading/unloading ---- two (2) spaces are required by Fire Department; no long-term parked delivery vans/trucks bearing logo and/or advertisement.**
4. **Parking along interstate --- no issue; planting will screen.**

**Bud Gruchalla seconds the motion.**

**The motion passes by voice vote of 5-0**

- E. **Gundaker Office Building, Chesterfield Business Park:** Architectural Elevations, Landscape Plan and Site Development Section Plan for a 4.3 acre parcel located at the southeast corner of Chesterfield Airport Road and Chesterfield Business Parkway.

Project Planner Christine Smith Ross presents the project for a proposed office building consisting of brick, stone, and glass materials. The Department of Planning reviewed the project and found no outstanding issues.

Discussion

- Cross Access
- Pattern pavement
- Trash enclosure location
- Parking lot lighting
- Textured/striped marking for pedestrians

**Bryant Conant makes a motion to forward the project for approval with the following comment:**

1. **Pedestrian crossing at entrances be studied**

**Rick Clawson seconds the motion.**

**The motion passes by voice vote of 5-0**

**The developer is to be commended on the design of the building.**

- F. First Baptist Church of Creve Coeur:** Architectural Elevations, Landscape Plan and the Architect's Statement of Design for an addition to a church zoned "R-2" Residential, located on the west side of Creve Coeur Mill Road, north of Olive Blvd.

Project Planner Kyle Dubbert presents the project for a proposed addition of a 28' tall steeple to the Church, replacing the existing 10-12' steeple. Materials consist of steel frame, EIFS, and asphalt shingles on roof. The Department of Planning reviewed the project and found no outstanding issues.

Discussion

- Pre-finished aluminum material on steeple
- Additional landscape
- Planter Wall
- Versa-Lok Wall

**John Langa makes a motion to forward the project, as presented, for approval.**

**Bryant Conant seconds the motion.**

**The motion passes by voice vote of 5-0**

**The developer is to be commended on the design of the building.**

**III. APPROVAL OF THE DECEMBER 16, 2004 MEETING SUMMARY**

The meeting summary was accepted after the correct spelling of the word "Bollard."

**IV. OLD BUSINESS**

None.

**V. NEW BUSINESS**

**February 17<sup>th</sup> Agenda Items**

Acting Chair Dave Whitfield asked that the following be added to the agenda for the next Architectural Review Board meeting to be held on February 17, 2005 at 6:15 p.m.

- ❖ Training Session on Planning Process
- ❖ Role of Architectural Review Board in Planning Process
- ❖ Architectural Review Board Election of Officers

Planning Commissioner Bud Hirsch commended Christine Smith Ross on her efforts towards the development of the Architectural Review Board Guidelines. They are currently being reviewed the City's Attorney and will be returned to the Architectural Review Board afterwards.

**VI. ADJOURNMENT**

**Meeting adjourned at 8:30 p.m.**