

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
December 17, 2009**

PRESENT

Mr. Matt Adams
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Gary Perkins
Mr. Robert Puyear, Planning Commission Liaison
Mr. Mike Watson, Planning Commission Member
Ms. Mara Perry, Senior Planner
Ms. Annissa McCaskill-Clay, Lead Senior Planner
Ms. Kathy Juergens, Recording Secretary

ABSENT

Ms. Mary Brown
Mr. Rick Clawson
Mr. Dave Whitfield

I. CALL TO ORDER:

Vice-Chair Gary Perkins called the meeting to order at 6:30 p.m.

1. PROJECT PRESENTATIONS:

- A. Wings Corporate Estates, Lot 19:** Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 1.4 acre tract of land zoned PI Planned Industrial District, located at the north side of Paul Haglin Drive, east of its intersection with Eatherton Road.

Annissa McCaskill-Clay, Lead Senior Planner, presented the project request for a 17,000 square foot office/warehouse building to be located on Lot 19 of Wings Corporate Estates. The exterior building materials are proposed to be concrete masonry, brick veneer, tinted glass and architectural shingles. Access to the site will be off of Paul Haglin Drive and cross access will be provided to Lot 18 directly to the west. The landscape plan has been reviewed by the City's arborist and is acceptable within the City's Tree Preservation and Landscape requirements. The site is currently without trees so there is no need for a tree preservation plan. The lighting plan is still under review by the City. It was pointed out that the plans call for decorative wall sconces which are not the typical directed down lighting fixtures that the ordinance requires. However, the City's lighting ordinance does allow that type of fixture to be approved by the Planning Commission when the Project is brought before them. It is noted that staff received information regarding the sconces earlier today so they are not in the packets but are included in the PowerPoint presentation.

Items Discussed:

- HVAC equipment placement is not shown on the plans due to the uncertainty of the tenant's needs but they will be placed on the ground with appropriate landscape screening.
- The building has the quality of an old St. Louis warehouse which was the intent of the owner. The building will have detail similar to a turn of the century building which was their prime directive.
- The building was designed for a single tenant with 3,000 square feet of office space with the office located at the front of the building.
- The screening material for the trash enclosure will be concrete masonry units to match the building materials.
- The Fire District now requires trash enclosures to be a certain distance from the building so that is why it is located in the parking island.
- The site plan includes two water quality basins. One is located on the south side as well as one on the north side.
- Placement of the sconces was discussed. The Board expressed approval of the decorative gas sconces. They add decorative architectural detailing to the building and they like the fact that the owner is trying to pick up the history of the area.
- The building was designed to be a single story, however, it can accommodate a mezzanine level if the tenant so desires.
- The architect does not envision ceilings in the office area. The intent is to have large steel trusses that are the shape of the roof that are 8 to 12 feet apart similar to old warehouses downtown.
- The east elevation depicts high windows to allow for natural lighting in the warehouse portion of the building.

Staff Review

1. Staff is to assure that HVAC units are to be screened properly.

Bryant Conant made a motion to forward the project for approval as presented with a recommendation that the decorative light fixtures be approved by the Planning Commission.

Bud Gruchalla seconded the motion.

Motion passed by voice vote of 4-0.

III. APPROVAL OF MEETING SUMMARIES

A. October 15, 2009

Bud Gruchalla made a motion to approve the meeting summary as written.

Bryant Conant seconded the motion.

The motion passed by voice vote of 4-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

A. Approval of 2010 meeting schedule.

Bud Gruchalla made a motion to approve the 2010 meeting schedule.

Bryant Conant seconded the motion.

The motion passed by voice vote of 4-0.

VI. ADJOURNMENT

Bud Gruchalla made a motion to adjourn the meeting.

Bryant Conant seconded the motion.

The motion passed by voice vote of 4-0 and the meeting adjourned at 6:55 p.m.