



**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
DECEMBER 14, 2006**

PRESENT

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

ABSENT

Mr. Jerry Right

I. CALL TO ORDER: Bud Gruchalla, Chair, called the meeting to order at 7:00 p.m.

II. PROJECT PRESENTATIONS:

A. Wings Corporate Estates Lot 4-American Piping Products: A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architects Statement of Design for a 1.24 acre lot of land located on the north side of Wings Corporate Dr.

Project Planner Charlie Campo presented the project requesting an office warehouse facility. Building materials will consist of tilt up concrete panel, glass, flat T.P.O. white roof slope to gutter. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- First projects to be reviewed in this new development
- Mechanical equipment will be screened (most likely in the rear)
- Downspouts (not currently shown on elevations)
- Matching material type and color
- Planting on rendering and landscape plan differ
- Canopy

Area(s) of Concern:

- ❖ Planting should be at the base of building as shown on the rendering
- ❖ Two or three trees seem to be omitted; rendering and landscape plans show differences
- ❖ Parking faces the street and should have a hedge/planting screen across the front

Staff's Review:

- ✓ Ensure that white roof will not present problems with the Airport and/or is within Airport guidelines.

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

- 1.) Add a hedge at front edge of the parking lot

Dave Whitfield seconded the motion.

The motion passed by voice vote 5-0

The Board commented that this is a good project for it's location, and the aesthetics of the building are quite good.

B. Wal-Mart Supercenter Expansion (Chesterfield Commons): Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design Intent for an expansion into a supercenter located in a "C-8" Planned Commercial District within the Chesterfield Commons development, west of Chesterfield Commons Drive on the south side of Chesterfield Airport Road.

Senior Planner Mara Perry presented the project requesting an expansion to an existing building. The area in front of building is being removed and the existing small stores to the west. Expansions in the front will allow for new entries and planters, and in the rear will allow for loading. Building materials will match existing building materials. The Department of Planning is working with petitioner regarding lighting, as well as signage. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Additional landscape in rear, series of new planters in front
- Walk/drop-off area concrete material and theme will remain the same (opportunity exists use something other than stripes matching existing)
- New islands with new landscaping
- Same ornamental fencing for 20' high rack system (storage area for bagged goods ---- rocks, mulch, etc.)
- Shade canopy in front for storage area of live goods

Area(s) of Concern:

- ❖ Rack in between fence and parking lot is highly visible; need additional screening (a 5'-6' wall with pilaster on top)
- ❖ Substantial material should be proportionally set in between base and pilaster
- ❖ Consistent theme along the front

Staff's Review:

- ✓ Work with PW regarding traffic flow

Rick Clawson made a motion to forward the project for approval with the following recommendation:

- 1.) **Two outdoor storage areas need like building materials with possible pilasters to break it up.**

Bryant Conant seconded the motion.

The motion passed by voice vote 5-0

III. APPROVAL OF THE NOVEMBER 16, 2006 MEETING SUMMARY

The meeting summary was approved as amended.

IV. OLD BUSINESS

- **Board member deficiencies and terms**
 - **Currently being reviewed**
- **ARB Guidelines**
 - **Guidelines are a part of the UDC currently work in progress**
 - **Expect to be discussed as a public hearing sometime after the beginning of 2007**

V. NEW BUSINESS

- **2007 Meeting Schedule**
 - **Dates were accepted; meeting time changed from 7:00 p.m. to 6:30 p.m. in consideration of travel for out of town petitioners. This time could change back to 7:00 p.m. if the earlier time is not practical.**

VI. ADJOURNMENT

Meeting adjourned at 7:40 p.m.