

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MEETING SUMMARY
DECEMBER 11, 2003**

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

PRESENT

Mr. Dave Whitfield, Acting Chairman
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. John Langa
Mr. Bud Wardlaw
Ms. Christine Smith Ross, Project Planner
Mr. David Bookless, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Ms. Anne Lewis
Mr. Bob Boland

II. PROJECT PRESENTATIONS:

- A. Chesterfield Business Park, Outlot 2 (Cambridge Daycare):** Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design Intent for a child care center building, zoned "PI" Planned Industrial District, located on a 1.732-acre tract of land on Chesterfield Business Parkway, south of Chesterfield Airport Road.

Project Planner, David Bookless, presents the project. Planning Commission approved project previously in April 2003; developer would like to change architectural design of building giving the daycare a more residential look, and add a little more landscaping to entrance.

Discussion Items:

- 1) Matching materials
- 2) Screening rooftop units
- 3) Traffic circulation
- 4) Additional curb cut
- 5) In/Out building accessibility
- 6) Ground planting

Bud Gruchalla makes a motion to pass the project onto the Planning Commission with the following recommendations:

- 1) Serious consideration be given to a second curb cut
- 2) Screening HVAC units, if located on roof; or additional planting, if units are located on the ground.

Bryant Conant seconds the motion.

The motion passes by a voice vote 4-0.

B. Towne Centre – Site Development Section Plan: Revised Architectural Elevations for a two-story retail commercial center zoned “PC” Planned Commercial District, located on Long Road south of Edison Road.

Project Planner, David Bookless, presents the project. Proposal requests aluminum framing be added to 10 existing shop awnings. There are no overhangs for these particular shops to keep rain water out of entrance doors.

Discussion Items:

- 1) Concealed framing
- 2) Fabric match

John Langa makes a motion to pass the project onto the Planning Commission.

Bud Conant seconds the motion.

The motion passes by a voice vote 4-0.

C. Amini’s Galleria (Chesterfield Commons Six, Outparcel Six): Site Development Section Plan, Landscape Plan and Architectural Elevations for a 4.64 acre parcel of land within a C-8 Commercial District, located on Chesterfield Airport Road, west of Boone’s Crossing.

Project Planner, Christine Smith Ross, presents the project. Project is approximately 54,000 square foot retail store that sells furniture, rugs, tables, etc. Site Plan is currently under review; may not need as much parking spaces as shown on existing plans. Developer is willing to add more green space.

Discussion items:

- 1) Color palette and materials match existing developments
- 2) Enclosed dumpster
- 3) Single tenant
- 4) Ground lighting
- 5) Parking
- 6) Green space

Bud Gruchalla makes a motion to pass project onto the Planning Commission with the following recommendations:

- 1) Put hedge along private driveway**
- 2) Incorporate green space reducing number of parking spaces without disrupting parking ratio**
- 3) No parked cars parallel to Highway 40**
- 4) Additional Evergreen trees**

John Langa seconds the motion.

The motion passes by a voice vote 4-0.

III. APPROVAL OF THE NOVEMBER 13, 2003 MEETING SUMMARY

Bryant Conant makes a motion to approve the November 13, 2003 Meeting Summary.

John Langa seconds the motion.

The motion passes by a voice vote 4-0.

IV. OLD BUSINESS – None

V. NEW BUSINESS – None

VI. ADJOURNMENT

Meeting adjourns at 8:10p.m.