

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
NOVEMBER 16, 2006**

PRESENT

Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Dave Whitfield
Mr. Bud Hirsch, PC Liaison
Ms. Mara Perry, Senior Planner
Mr. Jarvis Myers, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Matt Adams
Mr. Jerry Right

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

II. PROJECT PRESENTATIONS:

A. Wildhorse Child Care Center: A Site Development Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for 2.26 acres of land located on the north side of Wildhorse Creek Road and 5,200 feet west of Long Road.

Project Planner Jay Myers presented the project for a child care center zoned in an E-1/2 acre. Building materials will consist of brick, architectural shingles, fiber cement siding, and glass; asphalt shingles on roof. After review of the project, the Department of Planning found no outstanding issues.

Commissioner Hirsch explained that this is the first piece to be developed in the Wild Horse Creek Road Overlay (Bow Tie) area, and is an allowed use. He further noted that neighborhood office developments will be coming in for review in the future. This proposed development complies with the ordinance and the Wildhorse Overlay. It's intended to maintain a residential as well as a neighborhood office "feel". A future internal road through the subdivision looping through the Greystone subdivision will be developed.

Item(s) Discussed:

- Exterior materials are maintenance free and durable; residential windows
- Berm adjacent to Wild Horse Creek Road
- 30' setback (presented to BOA on 11/29/2006)
- Future access off secondary road
- Mechanical screening on three sides; visible only on one side, open for air only

- Back entrance will become front door at a future date; would need a re-location of trash dumpster at that time
- East side queuing drive for child drop off/pick up turnaround (plans for future cul de sac)
 - ❖ Public Works has made numerous comments regarding the through-way; have addressed this and an amended Site Plan is underway.
- Plan on planting trees on adjacent property

Area(s) of Concern:

- ❖ None

Staff's Review:

- ✓ Possible re-location of dumpsters once back entrance becomes the front entrance
- ✓ Queuing through-way

The Board commended the architect for the good job in transitioning to residential.

Bryant Conant made a motion to forward the project for approval

Dave Whitfield seconded the motion.

The motion passed by voice vote 4-0

III. APPROVAL OF THE OCTOBER 12, 2006 MEETING SUMMARY

The minutes were approved as amended.

IV. OLD BUSINESS

None

V. NEW BUSINESS

- ❖ **2007 Meeting Schedule to be presented at the December meeting.**

VI. ADJOURNMENT

Meeting adjourned at 7:20 p.m.