

**THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD  
MEETING SUMMARY  
NOVEMBER 13, 2003**

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- I. CALL TO ORDER:** Mr. Bob Boland, Chairman, calls the meeting to order at 7:00 p.m. No quorum was found, therefore only recommendations will be made by the Board at this meeting.

**PRESENT**

Mr. Bob Boland, Chairman  
Mr. Bryant Conant  
Mr. Bud Gruchalla  
Ms. Lu Perantoni  
Ms. Teresa Price, Director of Planning  
Ms. Christine Smith Ross, Project Planner  
Mr. David Bookless, Project Planner  
Mr. Michael Hurlbert, Project Planner  
Ms. Joyce Collins-Catling, Executive Secretary

**ABSENT**

Ms. Anne Lewis  
Mr. John Langa  
Mr. Dave Whitfield

**II. PROJECT PRESENTATIONS:**

- A. Tara Estates (formerly Royal Oaks Estates):** Site Development Plan, Design Statement, Architectural Elevations and sample building materials for a 12.4 acre tract of land in an "E-One-Acre" Estate District.

Project Planner, Christine Smith Ross presents the project. Project requires a continuation of design and materials.

**Due to there not being a quorum, three members unanimously agree on a positive recommendation to forward the project to Planning Commission.**

- B. Spirit Plaza:** Architectural Elevations and the Architect's Statement of Design for a retail building on Lot 2B of the Chesterfield Industrial Park development, zoned "PI" Planned Industrial District located south of Chesterfield Airport Road and west of Chesterfield Industrial Boulevard.

Project Planner, Michael Hurlbert presents the project. Ordinance requirements are met; dumpster location has been moved from original plan, and there will only be one instead of two.

Discussion items:

- 1) Utility brick wall
- 2) Back wall will match brick
- 3) Screened units
- 4) Landscape

**Due to there not being a quorum, three members unanimously agree to forward the project to Planning Commission with the following recommendations:**

- a.) additional landscape material (including a hedge) on the street side of the parking lot giving a winter look;
- b.) screened HVAC unit on back side of building; and
- c.) masonry block color similar to brick on the rear of the building.

**C. Walgreen's - Parkway:** Revised Architectural Elevations for a 14,145 square foot building located on a 2.08-acre tract of land within a "PC" Planned Commercial District on Chesterfield Parkway East between Swingley Ridge Road and Olive Boulevard.

Project Planner, David Bookless presents the project. Petitioner requests approval to change the color of the wall immediately behind the mortar pestal to white.

**Due to there not being a quorum, three members unanimously agree they had no issues with the project as presented, and recommended it be forwarded to Planning Commission.**

### **III. APPROVAL OF THE OCTOBER 16, 2003 MEETING SUMMARY**

**Due to there not being a quorum, three members unanimously agree to recommend approval of the October 16, 2003 Meeting Summary.**

### **IV. OLD BUSINESS – None**

### **V. NEW BUSINESS – None**

### **VI. ADJOURNMENT**

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