

**CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD AGENDA
THURSDAY, NOVEMBER 8, 2007 6:30 P.M.
CITY HALL – 690 CHESTERFIELD PARKWAY WEST**

CONFERENCE ROOM 101

I. CALL TO ORDER

II. PROJECT PRESENTATIONS:

- A. Outdoor Equipment Lot 1 (17485 N. Outer 40):** Amended Site Development Plan, Landscape Plan, Lighting Cut Sheet, Architectural Elevations, and Architect's Statement of Design for an existing warehouse buildings in a "PI" Planned Industrial District located east of Boone's Crossing on the north side of North Outer Forty Road.

III. APPROVAL OF MEETING SUMMARIES

- A. October 11, 2007**

IV. OLD BUSINESS

V. NEW BUSINESS

VI. ADJOURNMENT

Note: The Architectural Review Board will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time. Notice is hereby given that the Architectural Review Board may also hold a closed meeting for the purpose of dealing with matters related to one or more of the following: legal actions, cause of action, litigation or privileged communications between the City's representatives and its attorneys. (RSMo 610.021 (1) 1994).



II.A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

November 2, 2007

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: Outdoor Equipment Lot 1 (17485 N. Outer 40): Amended Site Development Plan, Landscape Plan, Lighting Cut Sheet, Architectural Elevations, and Architect's Statement of Design for an existing warehouse buildings in a "PI" Planned Industrial District located east of Boone's Crossing on the north side of North Outer Forty Road.

Dear Board Members:

HDA Architects has submitted, on behalf of MPD Investments, L.L.C. an Amended Site Development Plan, Landscape Plan, Lighting Cut Sheet, Architectural Elevations, and Architect's Statement of Design for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

Submittal Information

The request is for amended architectural elevations for an existing 30,600 square foot warehouse building to become a retail, office, and warehouse use. Exterior materials will match the existing 8" scored CMU, 8" Glass block and storefront glazing. Roof materials are the existing fully adhered TPO membrane. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines, the draft governing ordinance currently before the City Council under P.Z. 32-2007, the City of Chesterfield Tree Manual and the City of Chesterfield Lighting ordinance. Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual. Lighting is being addressed through site plan review for adherence to the Lighting Ordinance. Signage is not reviewed during this part of the process and will be reviewed by the Department of Planning.

Actions Requested

The Department of Planning requests action by the Architectural Review Board on the information presented.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is fluid and cursive, with the first name "Mara" being more prominent.

Mara M. Perry, AICP
Senior Planner of Plan Review

Attachments

1. ARB Design Review Checklist
2. Architectural Review Application and Packet Submittal

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Outdoor Equipment (17485 N. Outer 40)
Date of Review: 11-02-07

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation			Currently addressing landscape in site plan review. Additional requirements are placed on the site due to the location of the seepage berm and future improvements to be made to the site.
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		
II. Residential Structures:			
A. General Residential Architecture	NA		
B. Multiple-Family Architecture	NA		
III. Non-residential Structures:			
A. General	X		
B. Building Equipment Service	X		
C. Fast Food Restaurant Guidelines	NA		
D. Auto Service Station Guidelines	NA		
E. Shopping Center Guidelines	NA		
F. Chesterfield Valley Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			Landscape is currently being addressed through site plan review for adherence to the City of Chesterfield Tree Manual.
CHAPTER FOUR: Miscellaneous			
A. Signage			Signage is not being reviewed at this time.
B. Lighting	X		Lighting is currently being addressed through site plan review for adherence to the Lighting Ordinance.
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	X		

Notes:

- (1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.
- (2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.



ARCHITECTURAL REVIEW BOARD
Project Statistics Application

Project Title: Outdoor Equipment Lot 1
Developer: MPD Investments Architect: HDA Architects Engineer: Civil - Stock & Associates
Landscape - Loomis & Associates
Location: 17485 N. Outer Forty Road, 2,900 feet west of Boone's Crossing

PROJECT STATISTICS:

Size of site (in acres): 4.018 acres Total Square Footage: 30,600 sq ft Building Height: 22'-8"

Proposed Usage: Retail/Office/Warehousing

Exterior Building Materials: Existing: 8" scored CMU, 8" glass block, storefront glazing, fabric awnings

Construction Type: 2B

Roof Material & Design: fully adhered TPO membrane roofing

Screening Material & Design: Continuous parapets provide screening on east, south & west side.

Landscape Guidelines: ☒ Commercial ☐ Institutional ☐ Valley ☐ Residential

Building Setbacks: 50' (south) 40' (west) 165' (north)
Front Side Rear Max Bldg Ht. Min. Lot Req.
5' (east)

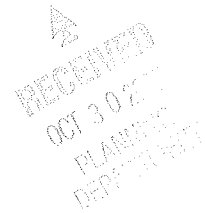
Description of art or architecturally significant features (if any): Curved glass block elements on east & west elevation. New fabric awnings & new exterior accent lighting.

ADDITIONAL PROJECT INFORMATION:

This is an existing warehouse that we intend on providing a number of items to update its look & feel in relation to the surrounding architecture. These items include new paint for the entire building, accent paint bands, fabric awnings, and new storefront openings on east & west elevations.

October 31, 2007

Ms. Mara M. Perry, AICP
Senior Planner of Plan Review
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



RE: Outdoor Equipment Building
HDA Project No.: 07.052

Dear Mara,

The following is being submitted to assist your understanding of the proposed work at the former Outdoor Equipment Building.

City of Chesterfield Design Guidelines

Chapter One: Site Layout

- Changes to the existing "flat" Valley topography were minimized. Existing topography was only modified to provide minimum positive drainage for the paved areas and appropriate drainage ditches necessary. Several existing trees along the Eastern area will be maintained. No retaining walls were utilized to achieve any of the revised grades required for drainage. Cast in place concrete retaining walls are to be installed in the rear of the site to create a truck dock access point.
- As indicated above, several existing trees along the Eastern area will be maintained. An extensive Landscaping plan around the site will restore removed landscaping and enhance the front and both sides of the parcel. No landscaping is permitted in the rear of the site due to restrictions imposed by the Monarch-Chesterfield Levee District regarding planting within the Seepage Berm easement area. The new trash enclosure area was placed as far towards the rear of the site and was controlled by the Seepage Berm easement. Existing and proposed landscaping will effectively screen the new trash enclosure area.

- All "unattractive" project elements (i.e. - Dock area, trash enclosure, relocated propane tanks) are pushed towards the rear of the site and the rear of the Eastern area. These areas will be out of public site or will be effectively screened by existing and proposed landscaping.
- In addition to the proposed landscaping, the existing two entrances from North Outer Forty Road will be enhanced with a new curb & gutter system and will be "used in place". They will allow easy access of both pedestrian and delivery vehicles exiting North Outer Forty Road. Straight through aisles will direct delivery vehicles towards the rear of the site where loading spaces and dock areas are available. Pedestrian vehicle parking is provided along the front and both sides of the site. A new concrete sidewalk along the entire existing building front will provide safe, pedestrian circulation to the front access doors of the tenants. This sidewalk will also delineate the drive aisle while providing a clean, front elevation for pedestrians to determine location of respective tenant they are visiting. The front parking varies in it's orientation to North Outer Forty Road (i.e. - Is not simply parallel along the entire length) which helps to vary the visual aspect of the front parking area. Disabled parking is located on the front portion of the West side and has direct access to the new front sidewalk. Both entrances, as well as the parking areas and proposed monument sign locations are to receive extensive landscaping to provide a "natural" appearance to this site.
- Again, a new concrete sidewalk along the entire existing building front will provide pedestrian circulation to the front access doors of the tenants. This sidewalk will also delineate the drive aisle while providing a clean, front elevation for pedestrians to determine location of respective tenant they are visiting. The proposed monument sign has been properly placed with respect to the existing entrances. Extensive landscaping has been provided along the frontage of this site and the undulating front parking / drainage ditch will provide a "natural" appearance to this site.

Chapter Two: Buildings

Section One- All Structures

- The project is an existing warehouse facility which will be converted into a multi tenant facility encompassing retail, office and small warehouse storage. The existing aged look will be replaced by updated design features, exterior lighting pleasing to the eye, and new paint on the exterior to bring it into context with the surrounding developments.

- In regards to scale, we are introducing some design features that will help break down the large expanse of 8" scored CMU on the west and east elevations. These design features include a number of storefront window openings strategically placed along either side of the building that will allow views into and out of the future tenant spaces. Breaking down the existing proportions further, we are introducing an accent color band on the south elevation that will complement the new building color, as well as the addition of fabric awnings and decorative exterior light fixtures that will soften the existing warehouse look, making it more aesthetically pleasing to look at from Highway 40.
- Any changes to the overall building design will be minimal. The intent is to update the outside appearance of the building while providing multiple tenant spaces inside. Existing areas that will be left in tact include the protected entry areas on the east and west elevations leading into the building. 8" glazed block screen walls provide a sound barrier for those occupying the outside space from the vehicular sounds from Highway 40. Additional sheltered entrances to future tenant spaces will be added along the south elevation. The existing building already provides adequate screening of roof top equipment. The colored elevations explain the universal look and continuity we wish to achieve from one side of the building to the other.
- The color schemes and design elements introduced were brought about in a response to the motifs and characteristics of the surrounding developments to ensure that the building will look timeless & not require excessive maintenance.
- Leaving the building materials in tact, our intent is to introduce new high performance paints on all exterior walls to minimize excessive maintenance of the facility in the future. Other materials have been introduced on the south elevation to breakdown the expanse of exposed CMU, and help soften the look of the building from Highway 40. All proposed new storefront openings will have frame colors and glazing to match existing so that the buildings continuity will not be sacrificed.

Section Two

- Residential Architecture - Not applicable
- Multiple Family Architecture - Not applicable

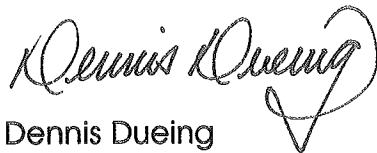
- Non-residential architecture
- Service vehicles will utilize existing sheltered entrances on the east and west elevations, as well as overhead doors on the north elevation that will be utilized by larger deliveries. Additional parking has been added so that delivery traffic can be diverted to the rear of the site, and not congest vehicular or pedestrian traffic along the sides or front of the building. A new trash enclosure has been indicated on the exterior elevation sheet, to be located on the site by the civil engineer. Building materials and colors of the enclosure to match that of the existing building.
- Fast Food Restaurant Guidelines- Not applicable
- Auto Service Station Guidelines- Not applicable
- Shopping Center Guidelines- Not applicable
- Chesterfield Valley Guidelines. The primary facade of the existing warehouse facility is along Highway 40. Due to its vacancy for a number of years, the facility looks dated, and in need of exterior maintenance to bring it to a level comparable to that of the surrounding architecture. The new look will be aesthetically pleasing to the eye, uniform in color scheme and design, with additional features that will represent a more commercial and retail feel. Existing parking, as well as newly provided parking is primarily along the east and west facades as well as at the rear of the building.
- Additional decorative exterior lighting has been added to accent the facade and the new entrances to future tenants of the facility.
- New monument signage has been proposed and located on the civil drawings. Material & color will match those of the existing building.
- All existing and proposed parking will be located on the east, west and north facade, away from the main elevation facing Highway 40.
- The only truck parking that will occur will be delivery trucks that can deliver at the entrances on the east and west elevations, as well as the proposed delivery area on the north side of the building. Depending on the final location of the proposed trash enclosure, screening will be provided in the form of a masonry wall with color and scoring pattern to match the existing building.
- Street Lighting - refer to civil drawings.

- Sidewalks - refer to civil drawings.
- Utilities are existing to remain
- Landscaping - refer to landscape drawings.

Section Three: Landscape Design

- The landscape plan for this site was prepared in a way to comply with both the Chesterfield Tree Manual and the Landscape Design Guidelines. Existing trees (River Birch, Bald Cypress, Pear) will be saved along the eastern property line to provide a buffer between this property and the site to the east. A landscape buffer has been provided along the southern property line (street frontage), concentrated on the corners of the property and at the entrances. Deciduous and Evergreen trees are used, as well as large shrubs to provide a landscape cushion between the road and the building.
- Five varieties of canopy trees are used – this will provide a diverse landscape, as well as a variety of fall color. Two colorful landscape beds will be added on the two front corners of the building. These landscape areas will have flowering trees, flowering shrubs, and perennial beds. This area will have a big impact in the spring when the flowering plant material is in full bloom.
- Evergreen trees were added to provide screening for the trash enclosure. Existing trees were also saved in this area to provide additional screening.

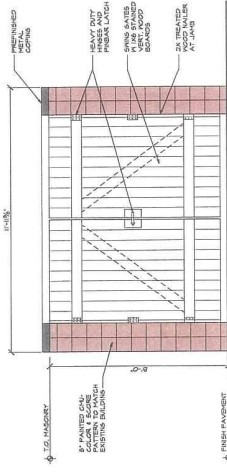
Respectfully submitted,
HDA Architects



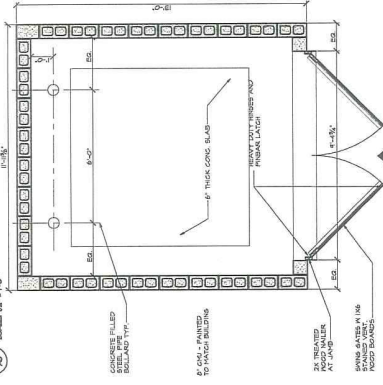
Dennis Dueing
Associate

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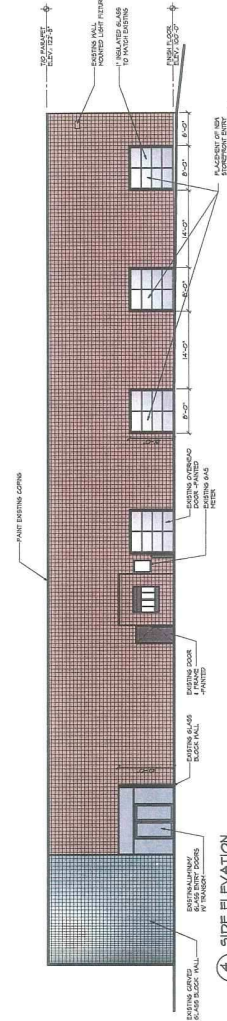
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Sheet No:	L-1
Date:	10/26/07
Job #:	007.006



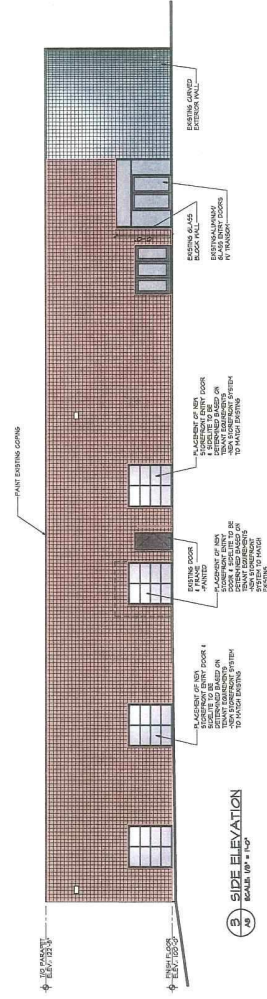
5 TRASH ENCLOSURE FRONT ELEVATION



6 TRASH ENCLOSURE PLAN

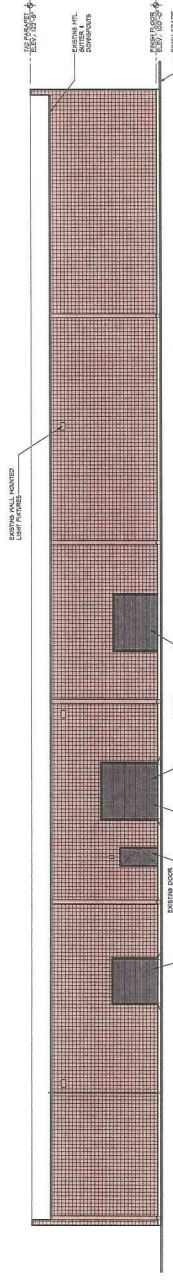


4 SIDE ELEVATION

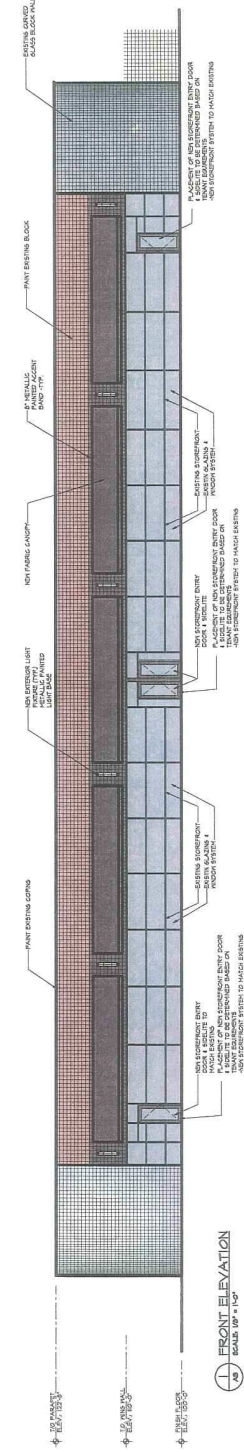


③ SIDE ELEVATION

EXTERIOR FINISH LEGEND	
ANNIS	 SIRELLA 4633 GRANITE
BUILDING ACCENT PAINT	 SHERWIN WILLIAMS - TRIGGON BLACK 1235
BUILDING	 BURLAKE-HOOD - BISON BROWN
EXTERIOR LIGHTING	 VISTA LIGHTING - CH336 -AGE 037 BUILT
GLAZING	 MAZER BOSTON 64216
PAVING	 MAZER BOSTON STURMANT

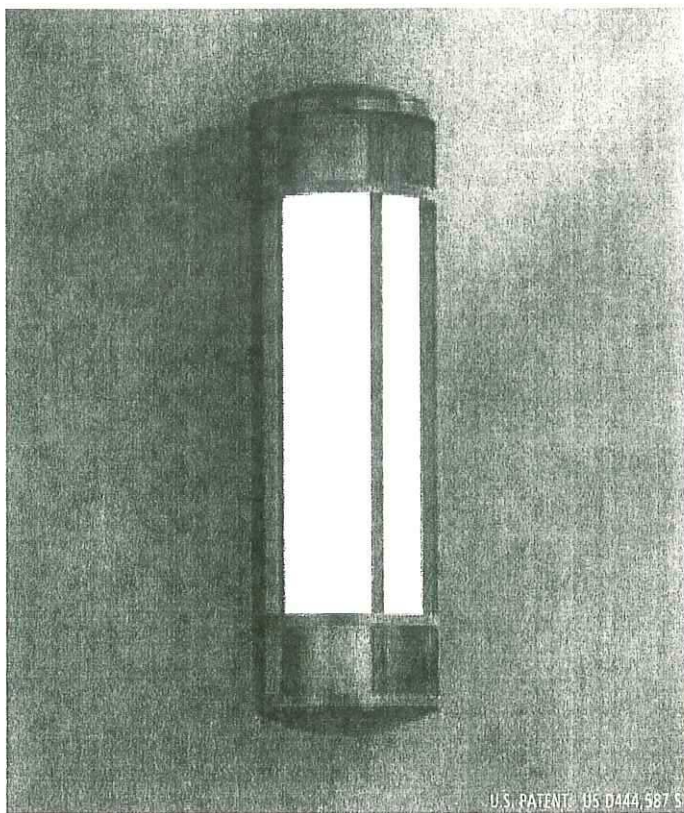


② REAR ELEVATION



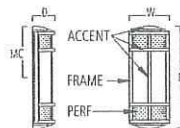
① FRONT ELEVATION

METRO™

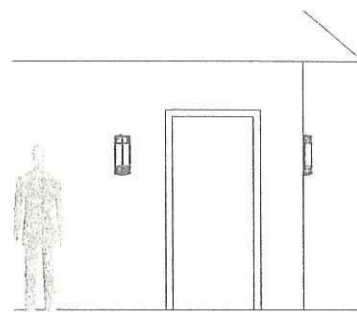


U.S. PATENT US D444,587 S

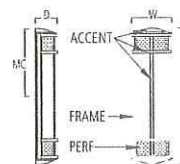
OW1330



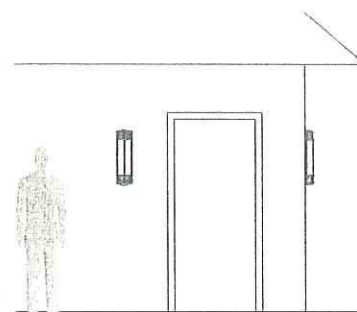
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7-1/4"	18-1/4"	4"	9-1/8"
184mm	464mm	102mm	232mm



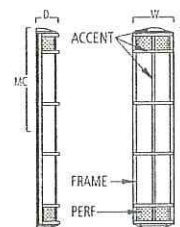
OW1332



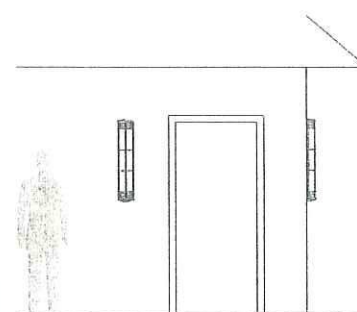
W	H	D	MC
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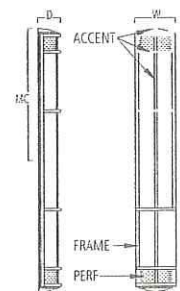
OW1334



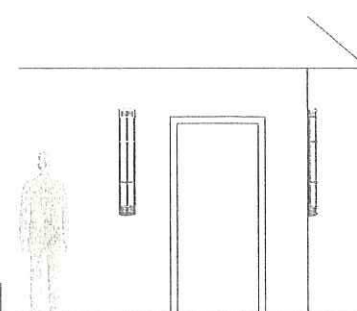
W	H	D	MC
7-1/4"	36"	4"	18"
184mm	914mm	102mm	457mm



OW1336



W	H	D	MC
7-1/4"	47-3/4"	4"	23-7/8"
184mm	1213mm	102mm	606mm



Sample Catalog Number

OW1332	1F50(120V)	CAL	GAL	FU
Model	Lamp (Voltage)	Frame and Perf Finish	Accent Bars and End Cap Finish	Option

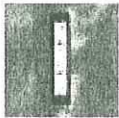
Model	Lamp (Voltage)	Frame and Perf Finish	Accent Bars and End Cap Finish	Options
OW1330	1F39 39w long twin tube, 2G11 base (Voltage) 120V 277V	PTD Painted - specify color code, see page 519 (ex. WHT for White)	PTD Painted - specify color code, see page 519 (ex. WHT for White) BSS Brushed Stainless Steel PSS Polished Stainless Steel • PVD Zirconium Nitride Outdoor Polished Brass	FU Fusing XPS Express 10 day shipment • Option is not available with XPS program



Model	Lamp (Voltage)	Frame and Perf Finish	Accent Bars and End Cap Finish	Options
OW1332	2F514 14w T-5, mini bi-pin base 1F40 40w long twin tube, 2G11 base 1F50 50w long twin tube, 2G11 base (Voltage) 120V 277V	PTD Painted - specify color code, see page 519 (ex. WHT for White)	PTD Painted - specify color code, see page 519 (ex. WHT for White) BSS Brushed Stainless Steel PSS Polished Stainless Steel • PVD Zirconium Nitride Outdoor Polished Brass	FU Fusing XPS Express 10 day shipment • Option is not available with XPS program



Model	Lamp (Voltage)	Frame and Perf Finish	Accent Bars and End Cap Finish	Options
OW1334	2F521 21w T-5, mini bi-pin base 2F39 39w long twin tube, 2G11 base (Voltage) 120V 277V	PTD Painted - specify color code, see page 519 (ex. WHT for White)	PTD Painted - specify color code, see page 519 (ex. WHT for White) BSS Brushed Stainless Steel PSS Polished Stainless Steel • PVD Zirconium Nitride Outdoor Polished Brass	FU Fusing HM Express 10 day shipment XPS • Option is not available with XPS program



Model	Lamp (Voltage)	Frame and Perf Finish	Accent Bars and End Cap Finish	Options
OW1336	2F528 28w T-5, mini bi-pin base 2F40 40w long twin tube, 2G11 base 2F50 50w long twin tube, 2G11 base (Voltage) 120V 277V	PTD Painted - specify color code, see page 519 (ex. WHT for White)	PTD Painted - specify color code, see page 519 (ex. WHT for White) BSS Brushed Stainless Steel PSS Polished Stainless Steel • PVD Zirconium Nitride Outdoor Polished Brass	FU Fusing XPS Express 10 day shipment • Option is not available with XPS program



Features

- ▼ ADA compliant
- ▼ Removable cam-action, hinged frame for ease of maintenance
- ▼ Extruded aluminum backplate and die cast end caps
- ▼ Extruded aluminum frame side rails
- ▼ Solid, rolled aluminum accent bars and perf accents
- ▼ Gasketed and sealed construction
- ▼ Thermoset acrylic powder coat finish
- ▼ Extruded 1/8" thick white virgin 45% DR high impact acrylic diffuser, F1 rated, UV stable
- ▼ Easy relamping
- ▼ Fluorescent lamping
- ▼ High power factor, -20° C starting temperature, electronic ballast
- ▼ Vertical or horizontal mounting
- ▼ Mounts to all standard electrical junction boxes (by others) with hardware provided. Requires auxiliary mounting fasteners (provided)
- ▼ Includes compressible gaskets to seal fixture to junction box on surfaces that have a peak to valley distance of 1/4" within the mounting area of the fixture
- ▼ UL wet location listed for mounting 3' above grade
- ▼ 5 year product warranty

Variations

- ▼ Specialty finishes to match architectural detail
- ▼ Increase/decrease fixture length
- ▼ Eliminate center bar
- ▼ Add roll bars or rearrange roll bar locations
- ▼ Addition of perforated metal overlay
- ▼ Alternate lamping up to rated wattage



Materials and Finishes

New Alternative Finishes

Visa Lighting continuously strives to develop alternatives to increase product value, without degrading performance or quality. In this catalog, three such finishes have been added:

SNA - Satin Nickel Alternative

BCA - Brushed Chrome Alternative

This process utilizes a dye application within a UV resistant clear coating over an aluminum substrate. The end results are finishes with a natural metal appearance that closely match Satin Nickel and Brushed Chrome Plating - at a fraction of the cost. There is no impact to lead time, and none of the environmental impact associated with conventional plating. Additionally, these new finishes can be applied to product designs not well suited to plating.

ABA - Alabaster Alternative

This process utilizes multi-layered hand painting, over an acrylic substrate to produce a luminous diffuser with the character and natural appearance of alabaster at a fraction of the cost and with less fixture weight. This finish can also be applied to designs that cannot be produced in real marble materials.

New Standard Matte Acrylic Diffuser Finish

All luminous acrylic diffusers used indoors include a matte finish to enhance softness of illumination, and to produce a more glass-like appearance. This scratch resistant surface is specifically designed to be durable and easily cleaned using mild cleansers during routine building maintenance.

RAL Color System

The RAL color system is a worldwide color standard which assures that product finishes from diverse manufacturers match each other when installed on the job. The most recognized samples set is the RAL Classics, a collection of 210 colors used widely in architecture. Visa Lighting surface finishes are satin surface, which closely match the RAL K-5 series of color samples.

Visa recognizes the use of the RAL standard, and provides color matching to any of the Classic series colors at a lower premium than matching custom colors. In those instances which a Visa standard color matches an RAL standard, the RAL color reference is included in the color description in this catalog.

For more information on the RAL color system, or to obtain a color collection, see the RAL website at: www.ral.de

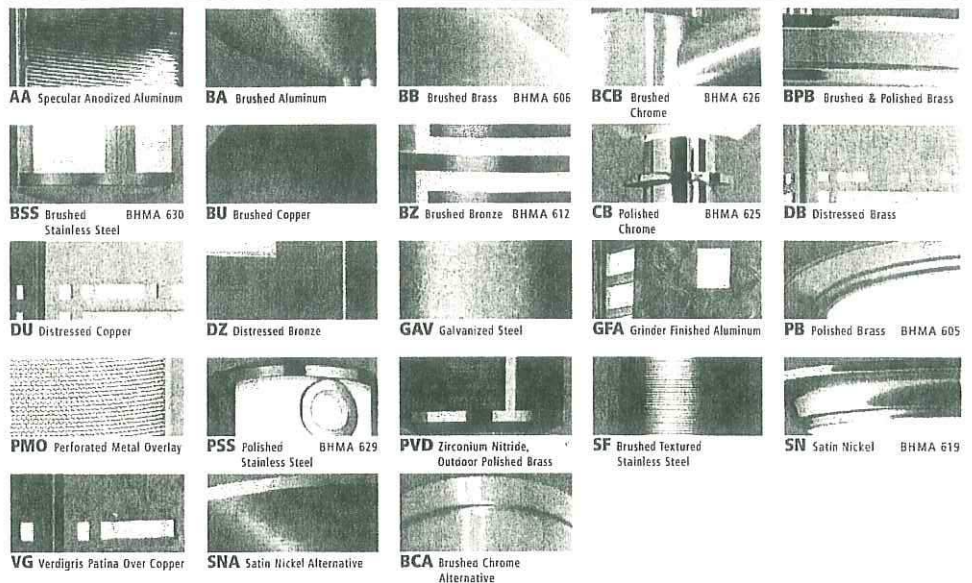
ANSI/BHMA Material Finish Standards

The ANSI/BHMA finish standard, which has replaced the original US standards for metal finishing in building hardware, establishes a broad standard for color and surface finishing of metalwork within architecture.

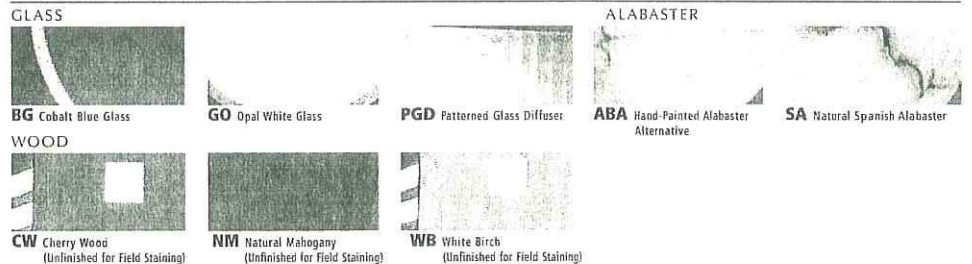
Visa recognizes the use of ANSI/BHMA standard as a method of communicating a desired finish treatment during product specification. Where Visa metal finishes match an ANSI/BHMA finish standard, the reference number is provided in the finish description. All Visa finishes are grade level 1. Visa also utilizes this standard as a means for specifiers to communicate a desired surface treatment, should one be desired that is not offered as a standard finish.

For more on the ANSI/BHMA standard, or to obtain a complete color samples kit, see the BHMA website at: www.buildershardware.com

Metal Finishes



Other Materials



Painted Finishes



Slight variation in color and luster may be present in these examples due to limitations in the reproduction process. For accurate color verification, actual finish samples are available upon request.

III. A.

THE CITY OF CHESTERFIELD ARCHITECTURAL REVIEW BOARD October 11, 2007

PRESENT

Mrs. Mary Brown
Mr. Rick Clawson
Mr. Bud Gruchalla
Mr. Gary Perkins
Mr. Dave Whitfield
Ms. Lu Perantoni, Planning Commission Liason
Mr. Wendy Geckeler, Planning Commission Liason
Ms. Aimee Nassif, Senior Planner
Ms. Jennifer Yackley, Project Planner
Councilmember Bruce Geiger, Ward 2
Councilmember Dan Hurt, Ward 4

ABSENT

Mr. Matt Adams
Mr. Bryant Conant

I. **CALL TO ORDER:** Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m.

II. **PROJECT PRESENTATIONS:**

A. **Conway Point Office:** A Site Development Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 1.49 acre parcel located at the southwest corner of Chesterfield Parkway and Conway Road.

Project Planner Jennifer Yackley presented the project requesting approximately 27,000 square foot office building at the southwest corner of Chesterfield Parkway and Conway Road. The exterior building materials will be comprised of brick, cast stone and low "E" glazing. The roof will be light gauge, multiple truss and architectural shingle. After review of the project, staff is currently working with the petitioner on the landscape plan and the lighting plan. Signage will be reviewed as a separate process.

Item(s) Discussed:

- Color of brick and awning over the parking entrance being monotone.
- Mechanical equipment on the roof.

- Lack of landscaping near foundation of building.
- Usage of split face block vs. cast stone on the building.
- Trash enclosure screening to be of the same material as the building.
- Pedestrian connection through the parking lot to the sidewalk along Conway Road.
- Emergency exits for the building located in parking garage.
- Sidewalks for the emergency exits.
- Attention or accent features to show off entrance to the building.
- Color of metal and mullions.
- Color of glass tinting.
- Color of architectural shingles to be Georgetown Gray.
- Location of monument signs and building signs.
- Parking lot lighting.

Area(s) of Concern:

- ❖ Larger plantings in scale with building and near building.
- ❖ Trash enclosure materials to be of same material as the building.
- ❖ Glass color
- ❖ Metal and mullion color
- ❖ Brick and cast stone to be used. Split faced block is not to be used.
- ❖ Additional landscaping near the building itself.
- ❖ Pedestrian access from the building to the sidewalk on Conway Road.

Staff's Review:

- ✓ Staff is to review the proposed color of metal, mullions and the glass tint for compliance with the Board's recommendation.

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

- 1.) **Trash enclosure to have materials that match building materials.**
- 2.) **Glass color to be gray tint.**
- 3.) **Metal mullions to be champagne color.**
- 4.) **Brick and cast stone building materials.**
- 5.) **Special or additional landscaping around the building.**
- 6.) **Pedestrian connection to sidewalk along Conway Road.**

Mary Brown seconded the motion.

The motion passed by voice vote 5-0

B. Simply Self Storage: A Site Development Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 2.31 acre parcel located east of the intersection of Long Road and Chesterfield Airport Road.

Rick Clausen recused himself from the discussion of this project because he had been contacted by the petitioner as a consultant.

Project Planner Jennifer Yackley presented the project requesting a 103,476 square foot retail and self storage building. The exterior building materials will be comprised of masonry, glass, stucco and granite stone panel. The developer proposes integrated masonry columns, decorative window treatments, arches, finials, colored metal roofing, thick, sculpted trims and lively, colorful canopies. The roof will be standing seam metal, hip and low slope. Staff is currently working with the petitioner on the landscape plan and the lighting plan.

Item(s) Discussed:

- Landscape plan in the packet does not match the site plan.
- Function of the retail and the storage portions of the buildings.
- Firewall between storage portion and retail portion.
- Retaining wall location and height on east side of the property.
- Retaining wall materials and color.
- Masonry up to 14 feet then granite stone above the height of 14 feet.
- Stucco material on the south and west elevations on the storage portion of the building that is stepped back from the retail portion.
- Screening of HVAC units.
- Trash enclosure materials, colors and style to match the columns on the building.
- Number and colors of the canopies.
- Panels on the eastern elevation and the differences between the eastern and western elevations.
- Functionality of the windows in the storage area.
- Building lighting.
- Parking requirements.
- Screening of the pad transformer on the east side of the building.

Area(s) of Concern:

- ❖ Ensure that the rooftop HVAC units are screened.
- ❖ Trash enclosure match building materials.
- ❖ Change east elevation to match north elevation.
- ❖ Screening of automobiles along Chesterfield Airport Road.

Staff's Review:

- ✓ Staff is to review the Landscape Plan to be in compliance with City regulations and the inclusion of automobile screening along Chesterfield Airport Road.
- ✓ Staff is to review pedestrian connection from the sidewalk along Chesterfield Airport Road.

Mary Brown made a motion to forward the project for approval with the following recommendations:

- 1.) Visible rooftop units to be screened.**
- 2.) Trash enclosure to match color and masonry pattern of building.**
- 3.) East elevation to match north elevation.**
- 4.) Low level screening of parking lot along Chesterfield Airport Road.**

Gary Perkins seconded the motion.

The motion passed by voice vote 4-0

III. APPROVAL OF THE MEETING SUMMARY

A. September 20, 2007

Liason was added to Commissioner Grissom's title.

The meeting summary was approved as amended.

IV. OLD BUSINESS

▪ Draft of the ARB Guidelines

- Staff is working on the draft of the ARB Guidelines. Must be reviewed by Mr. Geisel before coming to the ARB for review and comment.**
- Councilmember Hurt discussed a memo to him from Staff regarding the authority of the ARB and establishment of the ARB. Councilmember Hurt clarified that the ARB was established by an ordinance of City Council. The membership of the ARB was approved by the Planning Commission after the establishing ordinance. Planning Commission, at the time of establishment, did not formally approve the technical guidelines for the authority and scope of the ARB.**
- ARB agrees that they have specific guidelines for buildings in Chesterfield Valley. They would like to have specific guidelines for the entire city.**
- The Board discussed their previous comments regarding the Draft ARB Guidelines.**

V. NEW BUSINESS

VI. ADJOURNMENT

Meeting adjourned at 8:08 p.m.