

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
OCTOBER 20, 2005**

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

PRESENT

ABSENT

Mr. Matt Adams
Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Jerry Right
Mr. Dave Whitfield
Ms. Vickie Sherman, PC Liaison
Mr. Dan Hurt, Councilmember
Ms. Teresa Price, Director of Planning
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Mr. Nick Hoover, Project Planner
Mr. Dan Kaline, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

II. PROJECT PRESENTATIONS:

- A. Claddagh Irish Bistro/Westfield Shoppingtown Chesterfield:** Amended Architectural Elevations for a regional shopping center in a "C-8" Planned Commercial District located south of Highway 40/Interstate 64.

Assistant Director of Planning Annissa McCaskill-Clay presents amended elevations for a previously reviewed and approved project for the redevelopment area of the Westfield Shoppingtown. This project is for an Irish Pub in the space east of The Cheesecake Factory. Materials consist of stone, brick, and EIFS. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Building scale
- Architectural theme
- Character of mall development
- The Highlands precedence
- Design and color palette change
- Previously approved façade
- Cohesiveness of building

Area(s) of Concern:

- ❖ Survival of business; what becomes of building if demise of business occurs
- ❖ Setting “potpourri of developments” precedence for future developments
- ❖ Inappropriate blend with adjacent development
- ❖ High scale; castle-type towers (crenellation)

Rick Clawson makes a motion to forward the project for approval with the following recommendations due to time constrictions; however, ARB will have no problem reviewing the project again if requested by Planning Commission:

- 1.) Overall castle concept and additional detailing to meld with other imaging for the proposed mall additions (not bland).
- 2.) Revamped castle theme with toned down details.

Bryant Conant seconds the motion.

Motion passes by voice vote 5-0

B. Pfizer/Monsanto: Architectural Elevations, Landscape Plan, Lighting Plan and Site Development Plan for a 200.51 acre parcel zoned C-8. The site is located west of Chesterfield Parkway north of the intersection with Swingley Ridge Road.

Project Planner Nick Hoover presents the project for a six-story (6) 322,500 sq.ft. building continuing in the same pattern and form as the existing building. After review of the project, the Department of Planning found no outstanding issues, but noted that the curtain wall design connecting the buildings will be determined at tonight’s meeting.

Item(s) Discussed:

- Compatibility

Area(s) of Concern:

- ❖ None

Bud Gruchalla makes a motion to forward the project as presented for approval.

Bryant Conant seconds the motion.

The motion passes by voice vote 6-0

The Board commended the design of the building.

C. Brooking Park Village/Willows at Brooking Park: Architectural Elevations, Landscape Plan, Lighting Plan and Site Development Plan for a

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14.7 acre parcel zoned R-1, R3 CUP. The site is located west of Woods Mill Road at the intersection with Brooking Park Drive.

Project Planner Nick Hoover presents the project for three (3) new multi-family buildings (73,698 sq.ft.) identical to the existing structures. Materials will consist of the same brick, veneer, wood balcony, and asphalt shingle roof. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Landscaping

Area(s) of Concern:

- ❖ None

Bryant Conant makes a motion to forward the project as presented for approval.

Rick Clawson seconds the motion.

The motion passes by voice vote 6-0

The Board complimented the ample landscaping.

D. Wings of Hope: Architectural Elevations, Landscape Plan and Site Development Plan for a 4.5 acre leased area, located on the south side of Aviation Museum Road, west of Spirit of St. Louis Blvd.

Project Planner Dan Kaline presents the project for a proposed 19,808 sq.ft. hangar near the Spirit of St. Louis Airpark. Materials will consist of aluminum, pre-cast concrete, metal, and steel. After review of the project, the Department of Planning found no outstanding issues and noted that proposed signage will be reviewed in a separate process.

Item(s) Discussed:

- Existing hangar located on Edison Avenue
- Middle concrete base
- Flat lens lighting

Area(s) of Concern:

- ❖ None

Rick Clawson makes a motion to forward the project as presented for approval.

Bryant Conant seconds the motion.

The motion passes by voice vote 6-0

III. APPROVAL OF THE SEPTEMBER 15, 2005 MEETING SUMMARY

The meeting summary was accepted as written.

IV. OLD BUSINESS

None

V. NEW BUSINESS

❖ ARB Policy - Approved and Signed

VI. MISCELLANEOUS

- ✓ Guideline issues (i.e., enclosures, screenings, etc.) should be pointed out during project discussion in the interest of brevity/conciseness
- ✓ Consistent level of discussion during review of project
- ✓ Draft of ARB Meeting Minutes should be made available for review at following PC meetings
- ✓ PC to provide feedback to ARB regarding controversial projects
- ✓ ARB representative to be present during PC especially during complicated projects

VII. ADJOURNMENT

Meeting adjourned at 8:30 p.m.