

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MEETING SUMMARY
OCTOBER 16, 2003**

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

PRESENT

Mr. Bob Boland, Chairman
Mr. Dave Whitfield
Ms. Anne Lewis
Mr. John Langa
Mr. Bud Hirsch
Ms. Teresa Price, Director of Planning
Mr. David Bookless, Project Planner
Ms. Aimee Nassif, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Bryant Conant
Mr. Bud Gruchalla

II. PROJECT PRESENTATIONS:

- A. Walnut Grove, Lot B (Saltwater Cowboy):** Amended Site Development Plan and Architectural Elevations for an 8,865 square foot building on a 2.375-acre tract of land, zoned "C-8" Planned Commercial District and "FPC-8" Flood Plain/Planned Commercial District, located on Long Road north of Wildhorse Creek Road.

Project Planner, David Bookless presents the project. Project originally approved by Planning Commission. Petitioner proposes to put in vestibule; change shingle siding from vinyl to cedar.

Discussion items:

- 1) Palette compatibility
- 2) Cedar finish
- 3) Illuminated sign

Dave Whitfield makes a motion to pass the project onto the Planning Commission with recommendation:

- 1) Cedar finish should be softer color
- 2) Illuminated sign is acceptable

John Langa seconds the motion.

The motion passes by a voice vote 4-0.

- B. Chesterfield Commons West, Lot 1 (Applebee's Restaurant):** Site Development Section Plan, Architectural Elevations, Landscape Plan, and Architect's Statement for a 1.44-acre tract of land, zoned "PC" Planned Commercial District, located on Chesterfield Airport Road east of Public Works Drive.

Project Planner, David Bookless presents the project. The building is next door to the Old Spaghetti Factory. The materials are compatible with the rest of the Commons style, color. The previous landscape design did not have enough trees; this has since been updated.

Discussion items:

- 1) Differences in materials
- 2) Hedgerow inclusion
- 3) Large efface area
- 4) Palette compatibility
- 5) HVAC screen on top of building
- 6) Trash dumpster enclosure

Dave Whitfield makes a motion to pass the project to Planning Commission with recommendations:

- 1) **Materials and palette be compatible with Chesterfield Commons**
- 2) **Articulate large efface area with compatible materials**
- 3) **HVAC screen be complementary to the building**
- 4) **Dumpster enclosure be same material as building**
- 5) **Landscaping is acceptable with hedgerow inclusion**

Anne Lewis seconds the motion.

The motion passes by a voice vote 4-0

- C. Shops at Clarkson Corner (formerly Davis Street Land Company):** Revised Elevations for two retail buildings on a 1.983 acre tract of land, zoned "PC" Planned Commercial District, located between Clarkson Road and Old Baxter Road, south of Chesterfield Parkway East

Project Planner, David Bookless presents the project. Bob Boland, Architect for project, excused himself. Petitioner was asked to revise awning, changing the color.

Discussion items:

- 1) Sign color changed to red & black

Due to there not being a quorum, three members unanimously agreed that the revision was acceptable; forwarded project to the Planning Commission.

D. River Crossing Lot 6 (Modern Homes by Dolnick): Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a retail building in a Planned Commercial District located south of Missouri State Highway 40 and north of Arnage Road.

Project Planner, Aimee Nassif presents the project. Project has been reviewed for compliance. Landscape buffering does not meet the 30 foot dense landscape buffer. Amendment to site development.

Discussion items:

- 1) Material compatibility
- 2) Display case lighting
- 3) Interstate view of building
- 4) Landscape buffer
- 5) Sign palette
- 6) Dumpster enclosure
- 7) Screening on roof addition

John Langa makes a motion to pass the project to Planning Commission with recommendations:

- 1) **Larger pods of landscaping in front**
- 2) **Adequate HVAC screen**
- 3) **Trash enclosure**
- 4) **Meets overall style of park**
- 5) **Increase dividing property line to add on East & West buffer deflectors without interfering with ordinance requirement**

Dave Whitfield seconds the motion.

Motion passes by a voice vote 4-0.

III. Approval of August 14, 2003 Meeting Summary.

John Langa makes a motion to approve the Meeting Summary as presented.

Dave Whitfield seconds the motion.

Motion passes by a voice vote 4-0.

IV. Old Business – None

New Business – Comment:

Bud Hirsch recommended that the ARB make explicit and direct recommendations.

Dave Whitfield makes a motion to adjourn the meeting.

**John Langa seconds the motion
Motion passes by a voice vote 4-0.**

V. Meeting adjourned at 8:30p.m.