

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MEETING SUMMARY
OCTOBER 14, 2004**

- I. CALL TO ORDER:** Mr. Dave Whitfield, calls the meeting to order at 7:00 p.m. stating that in the absence of a full quorum, the Board would review projects presented

PRESENT

Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Dave Whitfield
Mr. Bud Hirsch ARB Committee
Ms. Teresa Price, Director of Planning
Mr. David Bookless, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Matt Adams
Mr. Bob Boland
Mr. John Langa

II. PROJECT PRESENTATIONS:

- A. Taco Bell (Chesterfield Commons, Outlot 15):** Amended Site Development Section Plan, Architectural Elevations, Landscape Plan, and Architect's Statement for a 1.50-acre tract of land, zoned "C-8" Planned Commercial District, located on the south side of Chesterfield Airport Road east of Chesterfield Commons Drive.

Project Planner David Bookless presents the project for a proposed 3200 square foot building consisting of brick, stucco elements around the entrance, EFIS, peach and cream coloring on the tower and cap, with a drive-thru. Landscaping is compatible to other developments in the Commons. The Department of Planning reviewed the project and have concerns regarding the corporate/standard overall design; possibly color adjustments could be recommended.

Items Discussed

- Trash Enclosure materials
- Color Palette/Scheme
- Shoebox lighting

The Board commented that the color palette, and appearance of the building is acceptable. The Board recommended that the color be made clearer on the renderings that will be presented to the Planning Commission.

B. Xanadu Restaurant (Walnut Grove)---Amended Elevations:

Architectural Elevations for an 8,865 square foot restaurant building on a 2.375-acre tract of land in the Walnut Grove development, zoned “C-8” Planned Commercial and a “FPC-8” Flood Plain Planned Commercial and located on Long Road south of Edison Road and north of Wild Horse Creek Road.

Project Planner David Bookless presents the project for a proposed restaurant in space previously occupied by Saltwater Cowboys. The developer is proposing a New England style building with wrap around blue/gray color to all three (3) sides. The Department of Planning reviewed the project and found no outstanding issues.

Bud Gruchalla excused himself from the discussion due to his prior involvement on this development with the previous owner, but commented that the color change is nice.

Items Discussed

- Oversized columns
- Architectural style change
- Style compatibility
- Color palette/scheme

The Board commented that the proposed color is acceptable, but that the style is not appropriate. Amendments per this Board’s comments should be made before submitted to the Planning Commission for approval.

C. Towne Centre Lot 5 -- Retail: Architectural Elevations, Landscape Plan and the Architect’s Statement of Design for a retail development in the Towne Centre development, zoned “PC” Planned Commercial and located at 17708 Edison Avenue; 400 feet west of Long Road and Edison Avenue.

Project Planner David Bookless presents the project for a proposed building consisting of brick, metal, EFIS, and aluminum storefront. Same architectural and landscaping design used in the center. The Department of Planning reviewed the project and found no outstanding issues.

Items Discussed

- Ground level mechanical equipment screen
- Trash dumpster position
- Color palette and materials
- Continuation of center
- Entrance parking spaces
- Handicap parking
- Paved/unpaved ratio

The Board complimented the building as being handsome and consistent with other development. The Board commented that the drawings to be presented to the Planning Commission for approval should show that this space is mostly an interior parking lot. It should also include more information regarding curves, traffic flow, adjacent site area, and the distance of the trash dumpster. The Board further commented that the dumpster should be surrounded by like materials.

III. APPROVAL OF THE SEPTEMBER 16, 2004 MEETING SUMMARY

The Board commented that the meeting summary be accepted as written.

IV. OLD BUSINESS

Bud Hirsch updated the Board concerning Montessori School in Green Trails. The Planning Commission denied them approval due to the materials, but the developer continued to use those materials, and they are now facing fines as a result.

The ARB Guidelines is work in progress by staff. Board recommendations are already included in the draft that the Planning Commission is currently reviewing.

V. NEW BUSINESS

None.

VI. ADJOURNMENT

The Board thanked David Bookless for his service to the City of Chesterfield, and congratulated and wished him well at Webster Groves.

Meeting adjourned at 8:00 p.m.