

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
OCTOBER 12, 2006**

PRESENT

Mr. Matt Adams
Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Dave Whitfield
MS. Lu Perantoni, PC Liaison
Ms. Mara Perry, Senior Planner
Mr. Charlie Campo, Project Planner
Mr. Jarvis Myers, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Jerry Right

- I. **CALL TO ORDER:** Bud Gruchalla, Chair, called the meeting to order at 7:00 p.m.
- II. **PROJECT PRESENTATIONS:**

- A. **Manors at Schoettler Valley: A Site Development Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for an 8.85 acre lot of land located Approximately 600' NE of the intersection of Squires Way Drive and Schoettler Valley Drive.**

Project Planner Charlie Campo presented the project for 9 detached single family homes. Building materials will consist of brick, stone, vinyl siding, and 20 year architectural shingles on roof. After review of the project, the Department of Planning found no outstanding issues, but is currently working on the landscape plan for compliance.

Item(s) Discussed:

- Extension to an existing subdivision street; different developer
- Area through detention has a UE easement running through site
- Sidewalks on both sides
- Tree layout (AmerenUE has restrictions on the type of tree underneath power lines)
- Mixed tree types

Area(s) of Concern:

❖ None

Site Issue

Staff to address the following recommendation during site plan review:

1. **Grouping of tree types down the subdivision street**

**Bryant Conant made a motion to forward the project for approval
Matt Adams seconded the motion.**

The motion passed by voice vote 5-0

- B. Chesterfield Commons East Lot 3 (Ethan Allen): A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 1.995 acre lot of land located at Chesterfield Airport Road and 4,902 feet east of Boone's Crossing.**

Project Planner Jay Myers presented the project request for a retail store. Building materials will consist of brick, stone, glass, EIFS, wood veneer, and single membrane EPDM flat roof. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

Building Issues

- Substantially more EIFS panels on building side and rear than any other neighboring development (corporate look)
- Simple building

Site Issues

- Sidewalk right up against parking area on East drive

Area(s) of Concern:

- ❖ Rear of building has warehouse look
- ❖ Quality level of materials
- ❖ Durability of materials

Two motions were made as follows:

Building Issue

Matt Adams made a motion to forward the project for approval with the following recommendations:

1. Restudy/revisit the façade from the bottom of the columns down to the landscape at bottom
 2. Alternative material to the EIFS
- Dave Whitfield seconded the motion.
The motion passed by voice vote 5-0

Site Issue

Rick Clawson made a motion for staff to address the following recommendations during site plan review:

1. Maintain existing hedge along curbside on eastern border of property or replace if damaged during construction.
2. Have enough distance between curb and sidewalk so parked cars do not encroach on sidewalk.

Matt Adams seconded the motion.
The motion passed by voice vote 5-0

III. APPROVAL OF THE SEPTEMBER 14, 2006 MEETING SUMMARY

IV. OLD BUSINESS

- Senior Planner Mara Perry informed the Board that the ARB Guidelines have now been reviewed by the ARB Committee.

V. NEW BUSINESS

None

VI. ADJOURNMENT

Meeting adjourned at 7:30 p.m.