THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
October 10, 2013

PRESENT	**ABSENT**
Mr. Matt Adams	Ms. Mary Brown
Mr. Rick Clawson	Ms. Carol Duenke
Mr. Bud Gruchalla	
Mr. Gary Perkins	
Mr. Mick Weber	

Ms. Debbie Midgley, Planning Commission Liaison
Mr. Mike Watson, Planning Commission
Ms. Aimee Nassif, Planning and Development Services Director
Mr. John Boyer, Senior Planner, Planning Department Liaison
Ms. Purvi Patel, Project Planner
Ms. Kathy Juergens, Recording Secretary

I. CALL TO ORDER

Vice-Chair Bud Gruchalla called the meeting to order at 6:32 p.m.

II. APPROVAL OF MEETING SUMMARY

A. September 12, 2013

Board Member Gary Perkins made a motion to approve the meeting summary as written.

Board Member Mick Weber seconded the motion.

Motion passed with a voice vote of 3-0 with Board Members Rick Clawson and Bud Gruchalla abstaining.

III. PROJECT PRESENTATION

A. Spirit Valley Business Park, Lot 9A: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 1.48 acre tract of land zoned "PI" Planned Industrial District located on the east side of Spirit Valley East Drive, south of Olive Street Road.

Ms. Purvi Patel, Project Planner, presented the project request for a 17,400 square foot office/warehouse building located on the eastern perimeter of the Spirit Valley Business Park development. The site proposes one access point off Spirit Valley East Drive which serves as a shared access drive for Lots 9A and 9B. Parking is located off the shared access drive. The loading dock entrance and trash enclosure are also accessed from the shared drive. Running along the eastern boundary of the lot, there is a Chesterfield Valley Stormwater Master Channel which includes a 50 foot building line with restrictions to structures and landscaping adjacent to that channel.

The landscape plan meets the City's tree preservation requirements. After packets had been distributed, the applicant submitted a revised landscape plan that includes additional landscaping along the eastern building line.

The main entrance to the building is to the west. The building will be primarily comprised of tilt-up concrete panels with an accent canopy on the western elevation. The building will utilize two earth tone colors with gray tinted glass and clear anodized aluminum window frames. The proposed development is similar to other nearby buildings in both materials and design. A parapet wall will screen the rooftop equipment. The trash enclosure will be constructed of concrete to match the building.

Discussion:

Board Member Mick Weber questioned if there would be additional screening for the rooftop equipment besides the parapet wall. Ms. Patel stated the parapet wall would be the only screening used. Board Member Weber questioned whether the parapet would adequately screen the equipment on the east elevation. The applicant stated that a sight line study was taken from Spirit Valley Drive and then further down approaching the building. In each instance, the rooftop equipment would be adequately screened. Board Member Rick Clawson suggested the applicant provide the sight line study to staff before the project is forwarded to the Planning Commission. If the equipment is located properly, it is very well possible the parapet could fully conceal the equipment. Board Member Bud Gruchalla had some concern about screening on the east elevation along the shorter section of the roof and requested a sight line study be submitted for that area also.

Regarding the west/front elevation, Board Member Clawson asked if there were any horizontal reveals above the accent canopy. The applicant stated there were not any reveals. Board Member Clawson expressed his concern about there being only one color of tilt-up concrete with no shadow line or anything to break it up. He would like to see something added to break up the monotony of one color of concrete on the upper portion of the front façade and maybe including a panel or two on each side elevation or just the south side. It would not be necessary to

wrap the whole building. The applicant pointed out the building design blends in with other buildings within the park. Board Member Clawson stated other buildings in the park have used different colors and windows to break up the mass.

Board Member Gary Perkins encouraged the applicant to add a sidewalk from the additional 3 parking spaces on the south side that connects to the front walkway thereby improving pedestrian circulation. Otherwise, pedestrians would have to share the access drive with delivery truck traffic. The landscaping around the patio can be shifted a little bit to make the patio even more private and to discourage pedestrian access from the parking area.

Board Member Clawson asked for clarification on the location of the trash enclosure as the site plan and landscape plan show it at two different locations. Ms. Patel stated the location on the site plan is the correct placement.

Board Member Mick Weber made a motion to forward to the Planning Commission the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Spirit Valley Business Park, Lot 9A, as presented with the following recommendations:

1. **Ensure the rooftop equipment is completely screened by the parapet and provide staff with the sight line studies from all property lines.**
2. **Add a sidewalk from the parking spaces located on the southern internal drive to the main walkway on the west side of the building. Additionally, relocate the proposed landscaping along the parking stalls to the patio area to provide additional landscaped screening for the patio.**
3. **Add a reveal or other architectural features to break up the mass of the building on the west elevation and along part of the southern elevation closest to the entrance.**

Board Member Rick Clawson seconded the motion.
The motion passed with a voice vote of 5-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

A. 2014 Meeting Schedule

Board Member Rick Clawson made a motion to approve the 2014 meeting schedule.

Board Member Gary Perkins seconded the motion.
Motion passed with a voice vote of 5-0.

VI: ADJOURNMENT

Board Member Mick Weber made a motion to adjourn the meeting.

Board Member Matt Adams seconded the motion.
Motion passed with a voice vote of 5-0 and the meeting adjourned at 6:55 p.m.