

III. A.

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
SEPTEMBER 20, 2007**

PRESENT

Mr. Matt Adams
Mrs. Mary Brown
Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Gary Perkins
Mr. Dave Whitfield
Ms. Lu Perantoni, Planning Commission Liaison
Mr. Elliot Grissom, Planning Commission
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Mara Perry, Senior Planner
Mr. Shawn Seymour, Project Planner
Ms. Jennifer Yackley, Project Planner

ABSENT

I. CALL TO ORDER: Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS:

A. Kramer Commerce Center (Cambridge Engineering Lot 3): A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for a 2.9 acre tract of land zoned "PI" Planned Industrial District, located at the Southeast corner of Long Road Crossing Drive and Spirit Drive North.

Project Planner Shawn Seymour presented the project requesting 28,161 square foot office building in the Kramer Commerce Center development. Exterior materials will consist of concrete tilt up panels with brick in-lay accents and glass and roof materials will be a flat membrane. After review of the project, the staff is currently working with the petitioner on the landscape plan and the lighting plan.

Item(s) Discussed:

- Use of the building

- Pedestrian access from the south side of the building
- Connections from the public sidewalk proposed for Long Road Crossing Drive to the building
- Landscaping where entrances are proposed on the east side of the building
- Lack of handicapped parking on the south side of the building
- Screening of rooftop units by the parapet
- Screening of the trash enclosure and materials of enclosure
- Landscaping including the use of evergreens

Area(s) of Concern:

- ❖ Pedestrian access to the building in particular to the south side of the building
- ❖ Trash enclosure materials
- ❖ Conflict between landscaping and access to building
- ❖ Mix of landscape materials
- ❖ Handicapped accessibility to entrances

Staff's Review:

- ✓ Staff is to address the issue of additional pedestrian connections and access to the building during site plan review.
- ✓ Staff is to review handicapped accessibility to entrances during site plan review.

Rick Clawson made a motion to forward the project for approval with the following recommendations:

- 1.) **Trash enclosure to have materials that match building materials**
- 2.) **Addition of varied evergreens to the landscape plan**
- 3.) **Staff to review access issues to the building and pedestrian connections on the site.**

Bryant Conant seconded the motion.

The motion passed by voice vote 6-1

B. Elliott Data Systems (Spirit Trade Center, Plat 2, Lot 7): An Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and Architects Statement of Design for a 1.176-acre tract of land zoned "M-3" Planned Industrial District located west of the intersection of Trade Center Boulevard and Edison Avenue.

Assistant Director of Planning Annissa McCaskill-Clay presented the project requesting an addition of 3,495 square feet to an existing building. Building materials will match the existing materials. After review of the project, the staff has no outstanding issues.

Item(s) Discussed:

- Matches existing building on the site

Area(s) of Concern:

- ❖ None

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

Bryant Conant seconded the motion.

The motion passed by voice vote 7-0

- C. Jared's Jewelers (Westfield Shoppingtown Chesterfield): A Site Development Section Plan, Landscape Plan, Architectural Elevations and Architects Statement of Design for a free-standing retail building located in 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 presented the project requesting a 6,054 square foot freestanding jewelry store at Westfield Shoppingtown Chesterfield. Building materials will consist of masonry and E.I.F.S. with metal parapet joist roof. Staff is currently reviewing in conjunction with this an Amended Site Development Concept Plan. After review of the project, the staff is currently working with the petitioner on the landscape plan and the lighting plan.

Item(s) Discussed:

- Location of the building within the parking lot of the Mall
- Height of the building
- Sight distance
- Overall plan of the mall – architecturally
- Role of outlots and access to the main mall building
- Pedestrian circulation – crosswalks across the ring road
- Setbacks for the building
- Bollards in front of the windows
- Access to the building – only from the front
- Circulation in parking area – One way traffic

Area(s) of Concern:

- ❖ Conceptual level – pedestrian access across the ring road

Staff's Review:

- ✓ Staff to review pedestrian access on the conceptual level

David Whitfield made a motion to forward the project for approval as presented with the concern about the proximity to the drive aisle to the west side.

Mary Brown seconded the motion.

The motion passed by voice vote 7-0

D. West Valley Plaza (17670 Chesterfield Airport Road): A Site Development Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 2.05 acre parcel located at 17670 Chesterfield Airport Road, west of the intersection of Long Road and Chesterfield Airport Road.

Project Planner Jennifer Yackley presented the project requesting a one story 13,134 square foot retail center on a 2.05 acre parcel. Building materials will be masonry, glass and EIFS. Due to site constraints, they are proposing a sight proof, white vinyl fence for the trash enclosure. The Department is currently working with the petitioner regarding landscape, lighting and signage.

Item(s) Discussed:

- Trash enclosure materials
- Location of trash enclosure setbacks
- No parapet at rear of the building – issue with screening of roof units
- North elevation – level of the aesthetics of the architecture and detailing
- Plantings at the base of the building
- Landscaping in the parking area
- Signage – sign package is required
- Covered walkway – columns not shown on the site plan
- Types of landscape materials
- Material connections between different elevations of the building

Area(s) of Concern:

- ❖ Architectural detailing as compared to adjacent developments
- ❖ Roof parapet with HVAC Screening
- ❖ Trash enclosure materials and location
- ❖ Evergreen trees - variety

Separate motions for the Project and for the Trash Enclosure

Gary Perkins made a motion to forward the project for approval with the following recommendations:

- 1.) Provide a roof parapet that screens the HVAC units**

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- 2.) Addition of varied evergreens to the landscape plan
- 3.) Architectural detailing added to the north elevation more in keeping with precedents set in the surrounding context

Dave Whitfield seconded the motion.

The motion passed by voice vote 6-1

Rick Clawson made a motion to forward the project for approval with the following recommendations:

- 1.) Masonry materials for the trash enclosure should match the building materials per the guidelines

Dave Whitfield seconded the motion.

The motion passed by voice vote 7-0

The Board commended the landscaping and the pedestrian access on the site.

- E. **The Goddard School (1633 Kehrs Mill Road):** An Amended Site Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 10.262 acre parcel located at the northwest corner of the intersection of Kehrs Mill Road and Strecker Road.

Project Planner Jennifer Yackley presented the project requesting to make changes to an existing entrance and an approximately 600 square foot storage area to replace temporary storage trailers. Building materials will match the existing masonry, glass and E.I.F.S. The Department is currently working with the petitioner regarding landscape.

Item(s) Discussed:

- Definition of the front entry

Area(s) of Concern:

- ❖ None

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

Dave Whitfield seconded the motion.

The motion passed by voice vote 7-0

III. APPROVAL OF THE MEETING SUMMARY

A. AUGUST 16, 2007

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It was noted that Rick Clawson had recused himself prior to the presentation.

The meeting summary was approved as amended.

IV. OLD BUSINESS

- **Update on ARB Guidelines**
 - **The guidelines are on hold due to the definition of the authority of the ARB.**
 - **The ARB created the original guidelines.**
 - **Request from Councilmember Hurt to have this issue discussed at the Planning and Zoning Committee.**
- **Welcome to the new members of the Architectural Review Board**
- **ARB minutes are in the Planning Commission report.**

V. NEW BUSINESS

VI. ADJOURNMENT

Meeting adjourned at 7:51 p.m.