

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
SEPTEMBER 15, 2005**

- I. **CALL TO ORDER:** Mr. Bud Gruchalla calls the meeting to order at 7:00 p.m. stating that due to there not being a quorum, the Board will make comments on each project presented at tonight's meeting.

PRESENT

Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Ms. Christine Smith Ross, Project Planner
Mr. Kyle Dubbert, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Matt Adams
Mr. Dave Whitfield

II. **PROJECT PRESENTATIONS:**

- A. **Spirit of St. Louis Airpark (Stone Technologies):** Architectural Elevations and the Architect's Statement of Design for an office/warehouse building at 550 Spirit of St. Louis Blvd in the Spirit of St. Louis Airpark Subdivision, zoned "M3" Planned Industrial located on the east side of Spirit of St. Louis Blvd, south of Chesterfield Airport Road and North of Edison Ave.

Project Planner Kyle Dubbert presents the project for a 3,371 sq. ft. addition to an office warehouse in the Spirit Airpark Facility. Materials will consist of metal, block, and EIFS; rooftop is membrane. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Compatible materials
- Landscaping
- Rooftop screening
- Front Façade

Area(s) of Concern:

- ❖ Durability/appearance of vinyl materials used for rooftop screen resulting from atmospheric changes.

The Board commented that the project be forwarded for approval with the following recommendations:

- 1.) **Study/consider more weatherproof materials for rooftop screen**
- 2.) **Add a more detailed landscape plan for submittal**

The Board complimented the attractiveness of the building.

- B. River Crossings Lot 5:** Architectural Elevations and the Architect's Statement of Design for a retail/restaurant building on Lot 5 of River Crossings, zoned "P-C" Planned Commercial located on the north side of Chesterfield Airport Road and east of Public Works Drive.

Project Planner Kyle Dubbert presents the project for 20,000 sq. ft. restaurant in the River Crossings development in Chesterfield Valley. Building will be constructed of brick, stone and EIFS; rooftop material will be copper Mansard style. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Architectural style
- Gutters
- Landscape Screen
- Asphalt abundance
- Concrete crosswalks
- Parking
- Lighting accents

Area(s) of Concern:

- ❖ No barrier to keep snow and ice from sliding onto parked cars
- ❖ Expanse of pavement
- ❖ No landscape screening for visible building back
- ❖ Crosswalk pattern/color

The Board commented that the project be forwarded as presented for approval with the following recommendations:

- 1.) **Additional landscaping or screen to conceal back of building**
- 2.) **Incorporate materials to soften the concrete all around building**
- 3.) **Pick up a colored striping or decorated pavement to break up sea of asphalt**
- 4.) **Provide cut sheets for fixtures**

The Board complimented the design of the building.

- C. **Herman Stemme Office Park, Lot 2B (Waterway Gas & Wash):**
Architectural Elevations and Architect's Statement for a 1.28-acre parcel located east of Olive Blvd., north of its intersection with Swingley Ridge Road.

Project Planner Christine Smith Ross presents the project proposing to relocate a door to the entry facing Olive, add a parapet cap to the existing building, install vacuum stations, additional landscaping and sidewalks along Olive. Materials will consist of new EIFS, brick, and aluminum. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Parapet materials
- Façade Rehab
- Increased Landscaping

Area(s) of Concern:

- ❖ Pedestrian exit of building
- ❖ Vacuum station aesthetic relating to Olive traffic

The Board commented that the project be forwarded as presented for approval with the following recommendation:

- 1.) **Additional landscaping in front of monument sign on Olive side**

The Board complimented the improvements of the building.

III. APPROVAL OF THE AUGUST 11, 2005 MEETING SUMMARY

The meeting summary was accepted as amended.

IV. OLD BUSINESS

None

V. NEW BUSINESS

- ❖ ARB Policy to be reviewed by full quorum

V. MISCELLANEOUS

Suggestion(s) to be considered for all Board motions/recommendations to Planning & Zoning:

- ✓ Clear/concise motions and concerns to adequately assist Commissioners in their project decision-making
- ✓ Include architectural lighting and safety in the checklist to become a part of the submittal
- ✓ Develop a voting policy
- ✓ Require full quorum to review projects
- ✓ Board concern items should be noted in meeting minutes
- ✓ The Board prefers staff to make project presentations, and Architects be available to answer questions

VI. ADJOURNMENT

Meeting adjourned at 8:30 p.m.