

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
SEPTEMBER 14, 2006**

PRESENT

Mr. Matt Adams
Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Dave Whitfield
Mr. Dave Asmus, PC Liaison
Ms. Mara Perry, Senior Planner
Mr. Charlie Campo, 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. **Bridgestone Firestone Auto Service Center:** A Site Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 2.6 acre lot of land located on the south side of Chesterfield Airport Rd. and to the East of Chesterfield Commons Dr.

Project Planner Charlie Campo presented the project for a 7,500 sq. ft. automotive center. Building materials will consist of brick, stone, EIFS, flat membrane and architectural shingles on roof. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Typical iron spot brick
- Compatible materials as neighboring developments
- Ground level mechanical equipment behind an enclosure shared with the trash dumpster
- Built up roof at entry area

NOTE: Dumpster may be relocated slightly to address Fire Department requirements; will remain screened but not attached to the building.

Area(s) of Concern:

❖ None

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

The motion passed by voice vote 5-0

**B. Ascension School (Pre-School Addition) Amended Site Development Plan:
An Amended Site Development Plan, Architectural Elevations and
Architect's Statement of Design for an approximately 20 acre lot of land
located north of Wildhorse Creek Road and east of Baxter Road.**

Senior Planner Mara Perry presented the project requesting a pre-school addition to an existing school. Building materials will consist of face brick and siding matching the existing building; roof will consist of asphalt and fiberglass shingles on a gable roof also matching the existing; and propose to replace existing trees. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- HVAC equipment located at back of building (condensing units are at ground level with low screening; mechanical units located in basement).
- Ramp provided to side entrance

Area(s) of Concern:

❖ None

**Rick Clawson made a motion to forward the project for approval
Bryant Conant seconded the motion.**

The motion passed by voice vote 5-0

C. Downtown Chesterfield (HOK1) Site Development Section Plan: A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 15.96 acre lot of land located on the northwest corner of Chesterfield Parkway West and Lydia Hill Road.

Senior Planner Mara Perry presented the project requesting a 100,600 sq. ft. office building and one-level parking garage in back of building. Building materials will consist of brick veneer, aluminum panel, glass, and membrane roof. Currently addressing landscaping and lighting levels.

Item(s) Discussed:

- Loading area and trash dumpster visible from Parkway
- Garage materials at corner
- Screening of loading dock
- More discreet area for dumpster
- Architectural fence has considerable drop off
- Oval terrace for tenant activity
- Possibility of artwork or water feature on corner
- Stormwater detention area (two large lakes)
- Sidewalks around cul de sac to connect to building from main road
- Upper level of garage is street level; no ramp in garage

Area(s) of Concern:

- ❖ Loading dock is visible; loading dock and dumpster location needs to be reviewed
- ❖ Fence materials and type
- ❖ Sidewalks should connect to building from the main road
- ❖ Loading and dumpster landscaping
- ❖ Garage materials

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

- 1.) **Landscaping to minimize visibility of loading area and dumpster location**
- 2.) **Additional sidewalks with pedestrian connections to the building**
- 3.) **Define/show proposed architectural fence**
- 4.) **Additional information of what garage looks like especially adjacent to building**

Dave Whitfield seconded the motion.

The motion passed by voice vote 5-0

The Board applauds the basic design.

III. APPROVAL OF THE AUGUST 10, 2006 MEETING SUMMARY

The meeting summary was approved as amended.

IV. OLD BUSINESS

None

V. NEW BUSINESS

- ARB Guidelines

The ARB Committee of the Planning Commission will review guidelines at the next meeting, and those guidelines will be brought back to this Board.

VI. ADJOURNMENT

Meeting adjourned at 7:30 p.m.