

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
August 12, 2010**

PRESENT

Mr. Matt Adams
Ms. Mary Brown
Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Ms. Mara Perry, Senior Planner
Mr. Charlie Campo, Project Planner
Ms. Kathy Juergens, Recording Secretary

ABSENT

Mr. Gary Perkins

I. CALL TO ORDER

Vice Chair Rick Clawson called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS

- A. Logan College of Chiropractic:** An Amended Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 111.8 acre tract of land zoned "NU" Non-Urban and "FPNU" Flood Plain Non-Urban, north of Clayton Road and west of Schoettler Road at 1851 Schoettler Road.

Charlie Campo, Project Planner, presented the project request for a 14,170 square foot addition to an existing building located on the Logan College campus. The building materials will be brick and stone masonry with aluminum panels and glass to match existing materials. The proposed roof will be flat. The addition will be three stories tall which is the same height as the existing building. Access to the addition will be from the interior of the existing building as well as pedestrian access points on the outside. No new parking is being proposed as there is sufficient on-site parking already. A courtyard area will be added along with a fountain and decorative benches. The lighting plan includes the same type of pedestrian lighting fixtures that exist throughout the campus. Material samples were provided.

Items Discussed

- There will be a shallow rooftop parapet. Only an exhaust fan for the restroom will be on the roof. Compressors will be on the basement level.
- The benches are being proposed as depicted in the rendering.
- There will be new landscaping around the addition.
- There are no MSD issues for the plan at this time as MSD is no longer reviewing plans during site development or concept plan review. There is an existing detention pond that has been oversized to handle the addition. If there are requirements brought forth at a later date from MSD that require major changes to the approved plan, they would have to bring something back to the City for approval.
- There is currently an unused courtyard space where the proposed addition will be.
- Proposed use of the addition includes a lower level lecture hall, an assessment center for clinical testing on the middle level and the third floor will consist of offices for admissions and financial aid.
- The proposed addition will match the existing building and will make use of unutilized space.

Bud Gruchalla made a motion to forward the project to the Planning Commission for approval as presented with the understanding that any future MSD requirements will be addressed by staff.

Bryant Conant seconded the motion.

Motion passed by voice vote of 5-0.

III. APPROVAL OF MEETING SUMMARY

A. June 17, 2010.

Mary Brown made a motion to approve the meeting summary as written.

Bryant Conant seconded the motion.

The motion passed by voice vote of 3-0 with Bud Gruchalla and Matt Adams abstaining.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI. ADJOURNMENT

Bryant Conant made a motion to adjourn the meeting.

Bud Gruchalla seconded the motion.

The motion passed by voice vote of 5-0 and the meeting adjourned at 6:40 p.m.