

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MEETING SUMMARY
AUGUST 12 2004**

- I. CALL TO ORDER:** Mr. Bob Boland, Chairman, calls the meeting to order at 7:00 p.m.

PRESENT

ABSENT

Mr. Matt Adams
Mr. Bob Boland
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. John Langa
Mr. Dave Whitfield
Ms. Vickie Sherman, PC Liaison
Ms. Annissa McCaskill-Clay, Senior Planner
Ms. Christine Smith Ross, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

II. PROJECT PRESENTATIONS:

- A. Long Road Crossing (Lot 3A-Walgreen's Retail Center):** Architect's Statement, Architectural Elevations and Landscape Plan for a retail center/pharmacy in a "PC" Planned Commercial District located at the northwest corner of the intersection of Long Road and Chesterfield Airport Road

Senior Planner Annissa McCaskill-Clay presents the project stating that access to the site is off Long Road and is currently right in right out. Access will change to right in "only" should the current access prove to be hazardous. The possibility for the parking lot to surround the building and an additional building exists, but is not proposed at this time. The Department of Planning has reviewed the project and found no outstanding issues.

The following building and site issues were discussed:

- Lighting
- View from highway
- Additional landscaping

- Hedge screening against Chesterfield Airport & Long Roads
- Material and color palette
- Illuminated mortar pestle

Bud Gruchalla makes a motion to forward the project for approval with the following recommendations:

1. Additional planting be used to enhance entrance from Chesterfield Airport and Long Roads.
2. Additional planting to some of the striped area not interfering with the handicap parking area.
3. Landscape enhancements on West side approach
4. Improve facade on West and North sides for highway view (materials and color changes left up to the designer, but should be consistent with adjacent developments).
5. Softer background color (warmer tones – i.e., off-white, tan, etc.)

Dave Whitfield seconds the motion.

The motion passes by voice vote of 6-0

Due to the Petitioner's request for vibrant colors that are compatible with other developments in the Valley area, the Committee determined that neon lighting for Valley developments is appropriate, and non-offensive. The Petitioner is willing to make all other recommendations from this Board.

B. Shenandoah Plat Seven: An Amended Site Development Section Plan and Architectural Elevations for a 3.1 acre parcel zoned R-1A Planned Environment Unit.

Project Planner Christine Smith Ross presents the project stating that the petitioner proposes to build three (3) additional 1 – 1 ½ story homes with side entry garages and brick/stone detailing. It is unsure at this time which lots homes will be built on. Landscaping will be required for the front along with side easements.

The following building and site issues were discussed:

- Retaining Walls
- Side Entry Garage
- Common Egress/Ingress

Dave Whitfield makes a motion to modify the site plan as follows:

1. Minimal tree removal on North side of site
2. Step retaining wall instead of high wall
3. Sufficient landscaping for wall screening
4. 1 ½ story structures instead of 1 story structures

Bud Gruchalla seconds the motion

The motion passes by a voice vote of 6-0

Bryant Conant makes a motion to forward the project for approval with the following recommendation:

- 1. Consistency in total quality, proportion, and general ambience of the adjoining buildings.**

John Langa seconds the motion.

The motion passes by a voice vote of 6-0

III. APPROVAL OF THE JULY 15, 2004 MEETING SUMMARY

Dave Whitfield makes a motion to approve the minutes of the last meeting as presented.

John Langa seconds the motion.

The motion passes by voice vote of 5-0.

(Bob Boland abstains from voting due to his absence at that meeting.)

IV. OLD BUSINESS

- A. Joe's Crab Shack – Letter provided for informational purposes.**

No action was necessary.

V. NEW BUSINESS

None.

VI. ADJOURNMENT

Meeting adjourned at 8:00 p.m.