

CORRECTED
THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MEETING SUMMARY
JULY 17, 2003

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

PRESENT

Mr. Bryant Conant
Mr. Bud Gruchalla
Ms. Anne Lewis
Ms. Sandy Politte,
Mr. Bud Wardlaw, Planning Commission Liaison
Ms. Teresa Price, Director of Planning
Mr. David Bookless, Project Planner
Mr. Mike Hurlbert, Project Planner
Ms. Hannah Wilhelm, Executive Secretary

ABSENT

Mr. Bob Boland, Chairman
Mr. Dave Whitfield

II. PROJECT PRESENTATIONS:

- A. **Chesterfield Business Park, Lot 5 & 6:** Amended Site Development Section Plan, Architectural Elevations, and the Architect's Statement of Design for two office buildings on an approximately 2.08-acre tract of land, zoned "PI" Planned Industrial District, located on the *west* side of Chesterfield Business Parkway, north of Edison Road.

Project Planner, David Bookless presents the project. The building will be 9,000 sf. building height will be 18'. Exterior building materials include two colors of brick, tinted blue glass in bronze aluminum frames and a coping color to complement the brick.

Discussion items:

1. Sidewalks
2. Most transportation done by car
3. Trees proximity to cars 50'
4. Over the required number of parking spaces per ordinance
5. Change parking spaces for additional landscaping
6. Move the handicap parking space closer to the entrance to the building
7. Landscaping very minimal

Bryant Conant makes a motion to pass the project onto the Planning Commission with recommendations:

- 1) **The project comply with the ordinance.**

Anne Lewis seconds the motion.

The motion passes by a voice vote 4-0.

- B. **Towne Center, Lot 3 (Meineke):** Site Development Section Plan, Architectural Elevations, and the Architect's Statement for a 4,977 square foot building on a 0.737-acre tract of land, zoned "PC" Planned Commercial District, located on Long Road north of Edison Road.

Project Planner, David Bookless presents the project. The building will be 4,500 square feet. Exterior building materials will be brick, stone, tinted insulated glass, pre-finished metal copings.

Discussion items:

- 1) No purple ash trees?
- 2) Hedgerow requirements along main drags?
- 3) Difficult to review what was in the packet vs. what is being presented.
- 4) Can review building but not landscape
- 5) Hold project until next meeting
- 6) Submission is complete but packet changed after submission.
- 7) Building looks fine - no objections.

It was decided by the board to hold this project until the next meeting. When the packet information regarding the project are the same as what is being presented.

- D. **Chesterfield Commons West – Home Depot:** Architectural Elevations for Site Development Concept Plan, specifically a retail building as part of the Chesterfield Commons West development, zoned "PC" Planned Commercial District located south of Chesterfield Airport Road and west of RHL Drive.

Project Planner, Mike Hurlbert presents the project and explains that per the ordinance elevations have to be submitted separate. The 105,600 square foot building with an attached 34,643 square foot garden center. Exterior materials include brick, stone, glass, and EIFS, consistent in design scale, and colors with the surrounding Chesterfield Commons development.

Discussion items:

- 1) 20' fence around the garden center
- 2) Fence screening
- 3) Solid wall rather than a fence with screening
- 4) Home Depot wants to stack merchandise 20' high
- 5) Warehousing outdoors

- 6) Garden center only for garden type products
- 7) Other recommendations for screening wall instead of a fence
- 8) Black wind curtain on back of fence

Bryant Conant makes a motion to forward this project onto the Planning Commission, with recommendations that the wall of the garden center, at the north elevation be a 20' solid wall.

Anne Lewis seconds the motion.

Motion passes by a voice vote 4-0.

C. Chesterfield Commons West – Home Depot: Architectural Elevations and the Architect's Statement of Design for a retail building as part of the Chesterfield Commons West development, zoned "PC" Planned Commercial District located south of Chesterfield Airport Road and west of RHL Drive.

Discussion items:

- 1) Land use parcel
- 2) 50' per car

Bryant Conant makes a motion to forward this project onto the Planning Commission, as submitted with recommendations that the wall of the garden center, at the north elevation be a 20' solid wall.

Anne Lewis seconds the motion.

Motion passes by a voice vote 4-0.

Bud Wardlaw leaves the meeting at 8:03pm.

III. Approval of June 12, 2003 Meeting Summary.

Anne Lewis makes a motion to approve the Meeting Summary as presented.

Byrant Conant seconds the motion.

Motion passes by a voice vote 4-0.

IV. Old Business – Comments:

1. Concerning if the Board was going to consider ~~and of~~ the comments that Bob Boland had submitted regarding the guidelines.
2. Working on getting the Architectural Review Board fully staffed.
3. Anne Lewis had a question about who could certify landscape plans.

New Business – None

Bryant Conant makes a motion to adjourn the meeting.

Anne Lewis Conant seconds the motion

Motion passes by a voice vote 4-0.

V. Meeting adjourned at 8:12p.m.