

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MEETING SUMMARY
JULY 15, 2004**

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

PRESENT

Mr. Matt Adams
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Dave Whitfield
Ms. Lynn O'Connor, PC Liaison
Mr. Bud Hirsch, Planning Commissioner
Ms. Teresa Price, Director of Planning
Ms. Christine Smith Ross, Project Planner
Mr. Michael Hurlbert, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Bob Boland

II. PROJECT PRESENTATIONS:

- A. Fox & Hound Restaurant, Chesterfield Commons Four:** Architectural Elevations, Landscape Plan and Site Development Section Plan for a 1.911 acre parcel located south of Chesterfield Airport Road at its intersection with Public Works Drive.

Project Planner Christine Smith Ross presents the project. The Department of Planning has reviewed the project and found no outstanding issues.

Bryant Conant makes a motion to forward the project as presented for approval.

John Langa seconds the motion.

The motion passes by voice vote of 5-0

The Committee commends the developer on the design of the building.

- B. Chesterfield Commons Four Outparcel B (Restaurant and Retail):**
Architectural Elevations, Landscape Plan and the Architect's Statement of Design for a restaurant/retail development in Chesterfield Commons Four Outparcel B, zoned "PI" Planned Industrial and located south of Chesterfield Airport Road, east of Public Works Drive

Project Planner Christine Smith Ross presents the project. Plans have changed per Planning Commission adding one additional parking space due to the number of seats expected to be utilized. There is a shared access between neighboring development. The Department of Planning has reviewed the project and found no outstanding issues.

Bud Gruchalla makes a motion to forward the project as presented for approval, with a note that parking is tight and should be considered when tenant are ready to occupy the building even though there is shared cross access between developments.

Bryant Conant seconds the motion.

The motion passes by voice vote of 5-0.

- C. King of Kings Lutheran Church:** Architectural Elevations and the Architect's Statement of Design for a building addition on a 7.27 acre tract of land, zoned "R-2" Residential District, located at 13765 Olive Boulevard.

Project Planner Michael Hurlbert presents the project. The Department of Planning has reviewed the project and found no outstanding issues.

Bryant Conant makes a motion to forward the project as presented for approval.

Matt Adams seconds the motion.

The motion passes by voice vote of 5-0.

- D. Chesterfield Grove, Lot 3 (Maack Medical Office Building):**
Architectural Elevations and the Architect's Statement of Design for a medical office building on Lot 3 of Chesterfield Grove, zoned "C-3" Shopping District, located west of Baxter Road and east and south of Chesterfield Airport Road.

Project Planner Michael Hurlbert presents the project. The Department of Planning has reviewed the project and found issues pertaining specifically to the difference in building design in relation to adjacent developments.

The Committee commented on the following:

- Secondary entrance on south side of building
- Paved area up to entry way
- Absence of a door on north side of building for trash pickup service
- Additional planting at south entry

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

- **Additional planting at secondary entry on south side of building, commensurate with front door plantings**
- **Sidewalk is to continue through plantings as shown in Site Plan**

John Langa seconds the motion.

The motion passes by voice vote of 5-0

- E. Montgomery First National Bank:** Architectural Elevations and the Architect's Statement of Design for a bank/office building on a 1.38 acre tract of land, zoned "PC" Planned Commercial District, located at the northwest corner of Olive Boulevard and River Valley Drive.

Project Planner Michael Hurlbert presents the project. Request is for a new 5,000 sq.ft bank building with a residential look. Building materials will mostly consist of brick, cast stoning, and glass. Project was previously submitted with shortened clock tower, and has since been revised adding the residential look, modified landscaping, and entrance/exit in accordance to Monarch Fire District's guidelines. Additional lanes will also be added. The Department of Planning has reviewed the project and found no outstanding issues.

Bryant Conant makes a motion to forward the project for approval.

John Langa seconds the motion.

The motion passes by voice vote of 5-0

- F. Joe's Crab Shack (McBride and Son Center, Lot 4A):** Amended Site Development Section Plan and Architectural Elevations for a restaurant building on Lot 4A of the McBride and Son Center development zoned "PC" Planned Commercial District located north of Chesterfield Airport Road and east of McBride and Son Corporate Center Drive.

Project Planner Christine Smith Ross presents the project. Prior approval of the Site Development Section Plan was given 6/2003. Due to an unexpected required to add a family restroom, an Amended Site Development Section Plan is being presented. The Department of Planning received this project only days before this

meeting. The proposed amended site plan includes a 60 sq.ft. addition on the east side of the building rather than a complete redesign of the building to accommodate the family restroom requirement, and a handicap parking space. The planting area will also be shortened as a result of the proposed site plans. The Section Plan is currently in review. An additional request by the petitioner for the addition of two (2) false windows (glass appearance) on the west elevation of the add-on.

The Developers (Landry's) added more than required (above code) restroom fixtures to the restaurant building, thus St. Louis County requested the family restroom.

John Langa makes a motion to forward the project for approval of both the add-on (bump out) for the required restroom, and the addition of two (2) false windows with the following recommendation:

- **The sidewalk path should continue around the bump out**

Matt Adams seconds the motion.

The motion passes by a voice vote of 5-0

Bud Gruchalla makes a motion that the City of Chesterfield Department of Planning becomes involved with St. Louis County in order to prevent similar occurrences with future developments.

Bryant Conant seconds the motion.

The motion passes by a voice vote of 5-0

Commissioner Hirsch suggests the Department of Planning investigate the situation.

III. APPROVAL OF THE JUNE 17, 2004 MEETING SUMMARY

John Langa makes a motion to approve the minutes of the last meeting as revised.

Bryant Conant seconds the motion.

The motion passes by voice vote of 5-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI. ADJOURNMENT

Meeting adjourned at 8:00 p.m.