THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
JULY 13, 2006

PRESENT
Mr. Matt Adams
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Jerry Right
Mr. Dave Whitfield
Ms. Wendy Geckeler, PC Liaison
Ms. Mara Perry, Senior Planner
Mr. Charlie Campo, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT
Mr. Rick Clawson

I. CALL TO ORDER: Bud Gruchalla, Chair, called the meeting to order at 7:00 p.m.

II. PROJECT PRESENTATIONS:

A. Chesterfield Commons North (Chick-fil-A): A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 1.28 acre lot of land located at Chesterfield Airport Road and 1,450' west of Boone's Crossing.

Senior Planner Mara Perry presented the project requesting a restaurant use on 1.28 acres of land. The building will face Chesterfield Airport Rd. and the rear facing an internal drive, with a drive-through facing the adjacent parcel. Landscaping will include trees and low level plantings; building materials consist of brick, stone, and metal accent. After review of the project, the Department of Planning found no outstanding issues, and will continue to work on Lighting and Landscaping.

Item(s) Discussed:

- HVAC units screened behind building with low planting
- Bump outs on front and back
- Ample sidewalk connecting parking
- East elevation panels are herringbone brick (rendering does not show the herringbone panel)
- Electrical panels match

Area(s) of Concern:

- Not enough evergreen trees to screen electrical panels

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

1.) **Plant additional evergreen (6' – 8' tall) to shield electrical panels**

Jerry Right seconded the motion.
The motion passed by voice vote 5-0

B. <u>**NE Interchange CVBBA & CVPBA III Site Development Plan**</u>**: A Site Development Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 6.172 acre lot of land located at the Northeast Quadrant of Boones Crossing and Highway 40 Interchange.**

Senior Planner Mara Perry presented the project requesting a bank/ general office in the 1st building, and medical offices in the 2nd building on 6.172 acres of land. Building materials consist of brick, glass, metal accent, and a flat roof with EPDM membrane; lighting will be addressed during site review. After review of the project, the Department of Planning found no outstanding issues.

<u>Item(s) Discussed:</u>

- Two separate lots to be sub-divided with easement agreement in place
- Parking agreement is not needed, will be addressed in site plan
- Mirrors existing building directly across the highway

<u>Area(s) of Concern:</u>

- Single lane in/out access

Matt Adams made a motion to forward the project for approval.
Bryant Conant seconded the motion.
The motion passed by voice vote 5-0

The Board commended the design of the building.

C. <u>**Chesterfield Commons East (Dick's & Inline Shops E Amendment 2)**</u>**: An Amended Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 61.984 acre lot of land located at THF Boulevard and Chesterfield Commons Drive.**

Project Planner Charlie Campo presented a previously approved project being presented again due to a missing section of the building. The request is for an amended site development section plan for retail/restaurant uses on a 61.9 acre lot. Building materials consist of brick, EIFS, glass and stone accent, and flat membrane roof. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- ➢ Same design
- ➢ Additional real estate

Area(s) of Concern:

- ❖ None

Bryant Conant made a motion to forward the project for approval.
Jerry Right seconded the motion.
The motion passed by voice vote 5-0

The Board commented that this project will be a contribution to the Commons.

D. <u>Fox Hill Farms Site Development Plan</u>: A Site Development Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 40.08 acre lot of land located 1700 feet South of Wildhorse Creek Road and 250 feet West of Wilson Road.

Senior Planner Mara Perry presented a project request for single family detached residential uses on a 40.8 acre lot. Building materials will consist of masonry, stone, and stucco owens corning shingles. The distributed packets contain two inadequacies and are corrected as follows: all are three-car garages; and, all are 4000 – 5700 square foot buildings. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- ➢ Same material types to be used on all buildings
- ➢ Anderson windows on all buildings
- ➢ Side entry garages only
- ➢ Sidewalks on both sides of street
- ➢ Trees are proposed to be planted (City will maintain if within tree lawn; Subdivision Association will maintain if not)

Area(s) of Concern:

- ❖ Landscape Plan is still under review; trees need to adhere to guidelines.

Dave Whitfield made a motion to forward the project for approval as presented.
Jerry Right seconded the motion.
The motion passed by voice vote 5-0

E. **St. Luke's Hospital - CV-ICU Addition Site Development Section Plan: A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 55 acre lot of land located at the southwest corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.**

Senior Planner Mara Perry presented a project requesting a CV-ICU addition to the corner of an existing structure. Building materials will match as well as a matching roof. The Heliport is to be relocated. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Excellent contribution to the existing building
- Consistent materials and comparable design
- Parking enhancement included in future concept plan

Area(s) of Concern:

- None

Bryant Conant made a motion to forward the project for approval.
Matt Adams seconded the motion.
The motion passed by voice vote 5-0

III. APPROVAL OF THE JULY 13, 2006 MEETING SUMMARY

The meeting summary was approved with one deletion.

IV. OLD BUSINESS

None

V. NEW BUSINESS

VI. ADJOURNMENT

Meeting adjourned at 7:45 p.m.