

III. A.

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
JULY 12, 2007**

PRESENT

Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Dave Whitfield
Ms. Lu Perantoni, Planning Commission Liaison
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Mr. Charles Campo, Project Planner

ABSENT

Mr. Matt Adams

I. **CALL TO ORDER:** Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m.

II. **PROJECT PRESENTATIONS:**

A. **St. Luke's Rehabilitation Hospital: A Site Development Plan, Architectural Elevations and Landscape Plan for a rehabilitation hospital via Conditional Use Permit (CUP) in an R1A Residence District located at 14701 Olive Boulevard, east of the intersection of Ladue Road and Olive Boulevard.**

Assistant Director of Planning Annissa McCaskill-Clay presented the project requesting a 23,403 sq. ft. rehabilitation hospital located on a 10.751-acre parcel at the current Surrey Place Development. Proposed exterior materials will consist of brick and horizontal siding to match the existing Surrey Place building; roof materials will be architectural shingles, also to match the existing structure on the site. The Department of Planning is also currently reviewing landscaping and lighting for the site.

Item(s) Discussed:

- Adequacy/sufficiency of parking
- Landscape buffering
- Compatibility with the existing Surrey Place Development

Area(s) of Concern:

❖ None

Staff's Review:

- ✓ Ensure parking meets all requirements
- ✓ Lighting and landscape buffering

Motion was made by Rick Clawson to forward the project for approval with request that staff review parking per ordinance and code and continue to review the site lighting and the landscape buffer.

Bryant Conant seconded the motion.

The motion passed 4-0

B. Friendship Village of West County: A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for a 34 acre tract of land zoned "NU" Non-Urban District, located at the Northwest corner of Olive Blvd and Arrowhead Estates Ln.

Project Planner Charles Campo presented the project, requesting a multi-purpose building and 7 attached villas as an expansion of the 34-acre Friendship Village of West County. Proposed exterior building materials are brick veneer, vinyl-framed windows. Roofing is proposed to be gabled roof with composite shingles. After review of the project, the Department of Planning found no outstanding issues

Item(s) Discussed:

- Compatibility of the proposed structures with existing structures on the site
- High quality of the materials being utilized

Area(s) of Concern:

- ❖ None

Staff's Review:

- ❖ None

Rick Clawson made a motion to forward the project with the comment that it was "well done."

The motion was seconded by Dave Whitfield.

The motion passed 4-0

C. Wings Corporate Estates Lot 20 (Natoli Engineering): A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for a 3 acre tract of land zoned "PI" Planned Industrial District, located on the North side of Paul Haglin Dr.

Project Planner Charles Campo presented the project, which is a request for 35,000 square foot office/warehouse building in Wings Corporate Estates. Exterior building materials are proposed to consist of tilt up concrete panels, glass and granite. The roof is proposed to be a flat/low slope, single ply membrane.

The Department is reviewing the landscaping and open space for the site.

Item(s) Discussed:

- Sufficiency of landscaping
- Building materials
- Location/visibility of rooftop equipment
- Trash enclosure materials
- Utilization of landscaping to screen parking

Area(s) of Concern:

- ❖ Deficient landscaping on the north side of the building be added
- ❖ Other buildings in the area as they develop
- ❖ Site Lighting
- ❖ Trash Enclosure location and the quality of its screening
- ❖ Roof equipment screening
- ❖ Mixture of landscape variety

Staff's Review:

- ❖ Careful review of the greenspace and landscape requirements.
- ❖ Consideration of a landscape hedgerow along the parking.

Rick Clawson made a motion to forward the project, referencing the above-listed areas of concern and suggestions for Staff's review.

Bryant Conant seconded the motion.

The motion passed 4-0

III. APPROVAL OF MEETING SUMMARIES

A. JUNE 14, 2007

It was noted that the summary omitted lighting of the display areas facing Highway 40 were an area of concern during the Saturn of West County discussion.

The meeting summary was approved as amended.

IV. OLD BUSINESS

- ARB Guidelines are going to be forthcoming for review by the Board.
- Discussion was held with Commissioner Perantoni regarding the role of the Board and accurate translation of meeting discussions to the Planning Commission. Commissioner Perantoni advised that she would start attending meetings to assist with this.
- Attendance of members and the need to fill vacancies on the Board was also discussed.

V. NEW BUSINESS

VI. ADJOURNMENT

Meeting adjourned at 7:03 p.m.