

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
June 17, 2010**

PRESENT

Ms. Mary Brown
Mr. Rick Clawson
Mr. Bryant Conant
Mr. Gary Perkins
Ms. Mara Perry, Senior Planner
Mr. Shawn Seymour, Senior Planner
Mr. Justin Wyse, Project Planner
Ms. Kathy Juergens, Recording Secretary

ABSENT

Mr. Matt Adams
Mr. Bud Gruchalla
Mr. David Whitfield

I. CALL TO ORDER

Chair Gary Perkins called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS

- A. River Crossings, Lot E3 (Auto Tire):** Amended Architectural Elevations for a 1.106 acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road and east of Arnage Rd.

Justin Wyse, Project Planner, presented the project request to paint the existing 48" E.I.F.S. banding to Cardinal Red and paint the 6" E.I.F.S. color accent stripe School Bus Yellow. There are no changes proposed to the materials used on the building. Material samples were provided.

Items Discussed

- It is assumed that signage will be reinstalled, however, the petitioner will have to apply for sign permits at that time.
- The change in color is a corporate decision. The Chesterfield location is the only one in the St. Louis area that has not been changed yet.

Rick Clawson made a motion to forward the project to the Planning Commission for approval as presented.

**Bryant Conant seconded the motion.
Motion passed by voice vote of 4-0.**

II.

B. Spirit of St. Louis Air Park (Tac Air): Amended Site Development Plan, Architectural Elevations, and Architect's Statement of Design for a 2.128 acre tract of land zoned "M3" Planned Industrial District located south of the Edison Avenue and Spirit of St. Louis Boulevard intersection (17V120242 & 17V110243).

Shawn Seymour, Senior Planner, presented the project request to revise exterior facades to include the addition of two canopies to the building. The first canopy is located at the front of the building providing shelter to the main entrance and the second is at the rear of the building providing shelter to those boarding and de-boarding aircraft. In conjunction with the canopy located at the main entrance, the driveway is proposed to be modified to better facilitate vehicle navigation along this area of the site. An addition of 1,171 sq. ft. of building space is also being proposed at the rear of the existing structure. Through the course of the improvements, seven trees will be removed and replaced. The existing materials are essentially painted brick. This will be covered with E.F.I.S. Stone veneer will cover the pillar for the canopies. Material samples were provided for review. The north elevation will be visible from Edison Avenue and Spirit of St. Louis Boulevard and the south elevation will be visible as passengers are boarding and de-boarding aircraft.

Items Discussed

- The proposed E.F.I.S. color is sandstone. The current color is gray painted brick.
- The red and blue signage complements the building.
- This will be a definite improvement to the building.
- It was pointed out that the State of Missouri now requires a round seal. The seal used by the landscape architect is rectangular. Staff will inform the architect of the new requirements.
- There are 135 parking spaces but they are only required to provide 37.

Bryant Conant made a motion to forward the project to the Planning Commission as presented.

**Mary Brown seconded the motion.
Motion passed by voice vote of 4-0.**

III. APPROVAL OF MEETING SUMMARY

A. May 13, 2010.

Rick Clawson made a motion to approve the meeting summary as written.

Bryant Conant seconded the motion.

The motion passed by voice vote of 3-0 with Mary Brown abstaining.

IV. OLD BUSINESS

A. Architectural Review Standards

Mara Perry stated that the link to the new Architectural Review Board Standards was sent out by email and the City's website has been updated to reflect this. From now on, any new projects submitted will be reviewed under the new standards.

V. NEW BUSINESS

None.

VI. ADJOURNMENT

Rick Clawson made a motion to adjourn the meeting.

Mary Brown seconded the motion.

The motion passed by voice vote of 4-0 and the meeting adjourned at 6:48 p.m.