

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
JUNE 16, 2005**

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

PRESENT

Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. John Langa
Mr. Dave Whitfield
Mr. Bud Hirsch, Planning Commissioner
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Aimee Nassif, Project Planner
Ms. Christine Smith Ross, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Matt Adams
Mr. Rick Clawson

II. PROJECT PRESENTATIONS:

- A. Logan College of Chiropractic (The Logan Center):** An Amended Site Plan, Architectural Elevations, Landscape Plan, Light Plan and Architect's Statement of Design for a 111.2 acre tract of land zoned "NU" Non-Urban and "FPNU" Flood Plain Non-Urban, north of Clayton Road and west of Schoettler Road at 1851 Schoettler Road.

Project Planner Aimee Nassif presents the project for 48,000 sq. ft. foot learning center/lecture hall building comprised of aluminum composite panel, precast concrete, and glass. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Material palette
- Low E Reflective coating on glass (light gray)
- Distance Learning Center
- Landscaping (all inclusive)
- Screen rooftop for mechanical system

- Amphitheater steel door with college crest
- Pedestrian/student union at entrance
- Artwork
- Fountain feature
- Storm water improvements

The Board commended the design, architecture, and landscaping of the building.

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 4-0

B. Hampton Inn, McBride and Sons Lot 2: Amended Architectural Elevations to allow for disguised cell antennae on the roof of the hotel.

Assistant Director of Planning Annissa McCaskill-Clay presents the project for proposed twin cell antennae on the roof of the Hotel. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- No visible equipment

Bud Gruchalla makes a motion to forward the project as presented for approval.

John Langa seconds the motion.

The motion passes by voice vote of 4-0

C. Holiday Inn (Lot 7 of Chesterfield Commons Six): Architectural Elevations and Architect's Statement for a 2.8-acre parcel located north of Chesterfield Airport Road, west of its intersection with McBride & Sons Corporate Center.

Project Planner Christine Smith Ross presents the project for a proposed 4-story adjacent hotel facility comprised of cultured stone, red shingles, and EIFS. After review of the project, the Department of Planning has the following issues:

1. Pedestrian circulation across the front is under review; and
2. The selected color palette is different from neighboring buildings.

Ms. Smith Ross also noted that differences exist between the Seller (THF) and the Developer (Holiday Inn) regarding materials.

Commissioner Hirsch suggested that plans be reviewed by Staff ensuring that the Seller approves renderings before this Board votes to forward for approval.

Item(s) Discussed:

- Roof materials
- Compatible color palette
- Base proportion
- Screenings for mechanical units (existing landscaping & buildings) and trash enclosure (same materials as pump station)
- Mixture of tree species
- Lighting (low wattage)

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

- 1. Buyer and Seller shall both be satisfied with materials and colors.**
- 2. Landscaping for mechanical units**
- 3. Hedges, trees (mix of deciduous and evergreens), and shrubbery added to side facing Highway**
- 4. Signage on building should comply with City of Chesterfield and Planning & Zoning requirements**

Bryant Conant seconds the motion.

The motion passes by voice vote of 4-0

III. APPROVAL OF THE MAY 12, 2005 MEETING SUMMARY

The meeting summary was accepted as written.

IV. OLD BUSINESS – Status of ARB Guidelines

Currently being reviewed by City Attorney Doug Beach. Planning Staff will review and then submit to the Board for final review.

V. NEW BUSINESS

- ❖ Stephanie Macaluso – Newly elected Planning Commission Chair
- ❖ Bow Tie Area (Wild Horse Creek Road) - The Master Plan calls for an Office Campus. If this passes, the Planning Commission will require Architectural Review Board review of numerous items. A six-month Moratorium on any new developments is presently in place. Subcommittees are currently reviewing traffic, noise, and land use to make a final determination.

VI. ADJOURNMENT

Meeting adjourned at 8:00 p.m.