

III. A.

THE CITY OF CHESTERFIELD ARCHITECTURAL REVIEW BOARD JUNE 14, 2007

PRESENT

Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Dave Whitfield
Ms. Lu Perantoni, PC Liaison
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Jennifer Yackley, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

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. **Chesterfield Medical Institute, LLC (Herman Stemme Office Park Lot 2c-2): A Site Development Section Plan, Architectural Elevations and Landscape Plan for a medical office in a "C8" Planned Commercial District at the intersection of Chesterfield Parkway East and Swingley Ridge Road.**

Assistant Director of Planning Annissa McCaskill-Clay presented the project requesting a 20,000 sq. ft. medical office commenting that this is a part of the Herman Stemme Office Park development. Proposed exterior materials will consist of brick, glass, and cast stone aluminum accents; roof materials will be a single ply membrane; proposed overhang at building entrance with glass features. The Department of Planning is currently reviewing landscaping (outstanding buffer comment), and lighting.

Item(s) Discussed:

- Parapet wall (8') to screen rooftop mechanical equipment
- Three clear stair towers (one goes to the roof)
- Additional paved area E of entry canopy
- Window glazing (gray painted metal)

- Consistent break up of materials

Area(s) of Concern:

- ❖ None

Staff's Review:

- ✓ Ensure landscaping meets requirements
- ✓ Check on the additional area E of front entry canopy

Rick Clawson motioned to forward the project for approval after Staff has completed the above review items.

Bryant Conant seconded the motion.

The motion passed 4-0

B. Saturn of West County (Long Road Crossing): A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 5.34 acre lot of land located at the northwest corner of the intersection of Long Road and Chesterfield Airport Road.

Project Planner Jennifer Yackley presented the project requesting a car dealership. Proposed exterior materials will consist of masonry, aluminum panel, and insulated glazing; roof materials will be a flat membrane. After review of the project, the Department of Planning found no outstanding issues

Item(s) Discussed:

- Adequate buffer - all four sides of building are exposed
- Exterior Lighting of site
- Customer parking in front of building
- Select cars on paved area
- Inventory vehicles will be kept separately
- Corporate logo
- Service Bay doors

Area(s) of Concern:

- ❖ Corporate architecture (red field and size on two facades)
- ❖ Inconsistent design to neighboring developments
- ❖ Service bay doors facing highway
- ❖ Visual impact
- ❖ Level of quality along highway corridor
- ❖ Split block face masonry and combination of materials
- ❖ Parking lot illumination

- ❖ Lighting of the display areas facing Highway 40
- ❖ Site circulation

Staff's Review:

- ✓ Service glass doors facing highway need to be re-oriented decreasing visibility
- ✓ Exterior materials, quality, and color should be similar to neighboring developments (not red, white, and aluminum)
- ✓ Parking lot illumination should consist of pole lighting (i.e., grey poles with brown fixtures)
- ✓ Determine how much of icon element is signage and how much is architecture
- ✓ Ensure there's no illumination spillage where cars are loaded/unloaded

Bryant Conant motioned to forward the project with the Board's areas of concern to be considered upon approval.

Dave Whitfield seconded the motion.

The motion passed 3-1

III. APPROVAL OF MEETING SUMMARIES

A. FEBRUARY 15, 2007

The meeting summary was approved as written.

B. APRIL 12, 2007

The meeting summary was approved as written.

IV. OLD BUSINESS

- **ARB Guidelines**
 - **The Department of Planning will send the latest version to this Board and the Planning Commission simultaneously**

V. NEW BUSINESS

VI. ADJOURNMENT

Meeting adjourned at 7:30 p.m.