

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
June 13, 2013**

PRESENT

Ms. Mary Brown
Mr. Rick Clawson
Ms. Carol Duenke
Mr. Bud Gruchalla
Mr. Mick Weber
Ms. Laura Lueking, Planning Commission Liaison
Ms. Aimee Nassif, Planning and Development Services Director
Mr. Justin Wyse, Senior Planner
Ms. Purvi Patel, Project Planner
Ms. Kathy Juergens, Recording Secretary

ABSENT

Mr. Matt Adams
Mr. Gary Perkins

I. CALL TO ORDER

Board Chair Carol Duenke called the meeting to order at 6:30 p.m.

Board Member Rick Clawson recused himself from the board as he was representing the applicant.

II. APPROVAL OF MEETING SUMMARY

A. May 9, 2013

Board Member Mick Weber made a motion to approve the meeting summary as written.

Board Member Mary Brown seconded the motion.

Motion passed with a voice vote of 3-0 with Board Member Bud Gruchalla abstaining.

III. PROJECT PRESENTATION

- A. Larry Enterprises – Lynch Hummer, Lot B (Scott Retail):** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 7.33 acre tract of land zoned "PI" Planned Industrial District located on the north side of N. Outer 40 Road west of Boone's Crossing.

Mr. Justin Wyse, Senior Planner, presented the project request for a 9,500 square foot retail building located on Lot B of the Larry Enterprises/Lynch Hummer subdivision on North Outer 40 Road. The actual parcel of the proposed building includes the existing Heavy Duty Equipment/Crown Window building (former Hummer dealership) located to the east. Future plans for Lot A, which is to the west of the proposed building, include two 3-story office buildings. The entrance to this development will utilize the existing single curb-cut entrance on North Outer Forty Road that is currently being used by the Heavy Duty Equipment/Crown Window building. The previously established cross-access agreement will be utilized to allow for the flow of traffic between developments. The exterior building materials consist of brick, masonry units, glass and an aluminum storefront. All materials are consistent with the existing building on the site including the trash enclosure, which will be located at the rear of the building. Loading docks are located at the rear of the building and will not be visible from the Outer Road or Highway 40.

The landscape plan appears to be rather sparse on the northern elevation of the site. There is an underseepage berm easement and Levee District requirements prohibit penetration of that area. To compensate for this, additional landscaping has been added to the southern end of the site. Staff has been working with the applicant to encourage more landscaping particularly along the frontage of North Outer 40 Road.

Discussion:

Board Member Mary Brown asked if there was any requirement for screening from the levee trail. Mr. Wyse indicated there was no direct requirement for screening from that location. She also asked about the excess parking that was delineated in the Staff's report. Mr. Wyse stated that the proposed parking is in compliance with the Site Development Concept Plan. The original concept plan that was approved in early 2000 has not changed substantially. In 2009, the City amended their parking regulations and at that time, they included a maximum parking requirement so this proposal now exceeds the City's maximum parking requirement. The applicant would like to be able to add parking to meet any future tenant's needs. Staff is currently working with the applicant for a deferred scenario where they could construct additional parking if and when it is needed. The area can be designated as future parking based on a tenant's needs. Staff will continue to work with the applicant to resolve this issue before it is presented to the Planning Commission. The proposed use is a showroom type retail building and most likely that amount of parking will not be needed, however, the applicant would like to maintain this option for additional parking if a future tenant would require it.

Board Chair Duenke pointed out Staff's concern about the absence of a screened outdoor storage area. Mr. Wyse stated Staff is continuing to address this issue and it may well end up being a non-issue. There is an ordinance that specifically allows for outdoor storage associated with this specific type of retail use, however, if a storage area is proposed, it must be shown on the plans as such along with the appropriate screening.

Board Member Weber asked if any consideration was given to wrapping the green island along the west elevation around to the first dock door on the north side to soften the corner. The applicant stated that could be incorporated.

Board Member Mary Brown made a motion to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Larry Enterprises-Lynch Hummer, Lot B (Scott Retail), as presented with a recommendation for approval to the Planning Commission with the following recommendation:

- 1. Extra landscaping is to be wrapped around to the north door to the western most loading dock.**

Board Member Bud Gruchalla seconded the motion.

The motion passed with a voice vote of 4-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI: ADJOURNMENT

Board Member Bud Gruchalla made a motion to adjourn the meeting.

Board Member Mick Weber seconded the motion.

Motion passed with a voice vote of 4-0 and the meeting adjourned at 7:00 p.m.