

**THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD  
June 11, 2009**

**PRESENT**

Mr. Matt Adams  
Ms. Mary Brown  
Mr. Rick Clawson  
Mr. Bud Gruchalla  
Mr. Gary Perkins  
Mr. Dave Whitfield  
Mr. Michael Watson, Planning Commission Liaison  
Lu Perantoni, Planning Commission Member  
Ms. Aimee Nassif, Planning & Development Services Director  
Ms. Mara Perry, Senior Planner  
Ms. Kathy Juergens, Recording Secretary

**ABSENT**

Mr. Bryant Conant

**I. CALL TO ORDER:**

Chair Rick Clawson called the meeting to order at 6:30 p.m.

**II. PROJECT PRESENTATIONS:**

**A. Spirit Trade Center, Lot 11 (647 Trade Center Boulevard):**

Amended Architectural Elevations and Architect's Statement of Design for a 2.144 acre lot of land zoned "M-3" Planned Industrial District located south of Chesterfield Airport Road on the west side of Trade Center Boulevard.

Mara Perry, Senior Planner, presented the project request for Amended Architectural Elevations and Architect's Statement of Design for a 2.144 acre lot of land zoned "M-3" Planned Industrial District located south of Chesterfield Airport Road along the west side of Trade Center Boulevard. The packet includes an amended side development section plan as well as a landscape plan; however, those items were administratively approved for some minor changes prior to the change of the architectural elevations. This amendment needs to be reviewed by the Architectural Review Board as this is a change to what had previously been approved. All of this information is included so you can see the context of the building with the site and landscaping.

This site was the former emissions testing station so the existing driveways used to route the cars through are still in place. The major changes to the elevation are primarily in the front of the footprint of the overall building. There are changes to the entry location. As part of the administratively approved plan,

some changes were made to relocate the trash enclosure further back on the site. There will be some re-striping of the parking spaces to allow for additional parking toward the front and the green space will be expanded. A tree preservation plan and a landscape plan is provided because a couple of trees are being removed and a few are being replaced. All these changes are located primarily in the front of the building. With regard to changes in the elevations, the existing CMU will be painted and they are adding an additional new EIFS entrance. Materials samples are available for review. The City is still reviewing the proposed architectural light fixtures to ensure they meet requirements of the City's lighting ordinance.

**Items Discussed:**

- Elevation changes affect the entire façade of the building but the primary changes are to the east side, which includes the new entry.
- The renderings do not match the colors being proposed. They depict two colors of paint on the existing concrete block, however, only one color will be used to match the EFIS.
- The boysenberry color will be used for the window trim, the truss across the entrance, the sun shades and the column.
- The column material is metal.
- The proposed use for the site is offices.
- The plan is a big improvement over the existing building.
- The driveways will be kept in order to minimize the changes being made to the site.

**Mary Brown made a motion to forward Spirit Trade Center Lot 11 on to the Planning Commission for approval as presented.**

**Bud Gruchalla seconded the motion.**

**The motion passed by voice vote 6-0.**

**III. APPROVAL OF MEETING SUMMARIES**

**A. April 16, 2009**

A correction is to be made to page 3, second bulleted item under "Items Discussed" to delete the words "clay masonry."

**Dave Whitfield made a motion to approve the meeting summary as written with the above noted correction.**

**Gary Perkins seconded the motion.**

**The motion passed by voice vote of 6-0.**

**IV. OLD BUSINESS**

. None.

**V. NEW BUSINESS**

None.

**VI. ADJOURNMENT**

**Bud Gruchalla made a motion to adjourn the meeting.**

**Mary Brown seconded the motion.**

**The motion passed by voice vote of 6-0 and the meeting adjourned at 6:38 p.m.**