THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
May 13, 2010

PRESENT	**ABSENT**
Mr. Rick Clawson	Mr. Matt Adams
Mr. Bryant Conant	Ms. Mary Brown
Mr. Bud Gruchalla	
Mr. Gary Perkins	
Mr. David Whitfield	

Mr. Elliot Grissom, Planning Commission Liaison
Mr. Michael Watson, Planning Commission Member
Ms. Aimee Nassif, Planning and Development Services Director
Ms. Mara Perry, Senior Planner
Mr. Kristian Corbin, Project Planner
Mr. Charlie Campo, Project Planner
Ms. Kathy Juergens, Recording Secretary

I. CALL TO ORDER

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

II. PROJECT PRESENTATIONS

A. Chesterfield Commons West Lot 6B (Aldi's): - A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.1 acre tract of land zoned "PC" Planned Commercial District located on the west side of RHL Drive between THF Boulevard and Edison Avenue.

Charlie Campo, Project Planner, presented the project request for an 18,180 square foot retail building. The proposed building will be in Chesterfield Commons West to the east of the existing Home Depot. The north elevation faces Chesterfield Airport Road and the east elevation will face RHL Drive. The south elevation faces an adjacent development and the west elevation faces Home Depot. There is a vacant lot between Home Depot and the proposed Aldi's. The exterior building materials will be cast stone, brick, EFIS, aluminum, CMU, metal and glass with a flat roof and parapet wall. The materials were designed to match the existing buildings and samples were provided.

Items Discussed

- Questioned whether it met all the tree requirements and asked that they consider adding planters against the building along the north side of the building similar to the other retail buildings in the development. The original submittal had a single row of parking and plantings shown along the east side of the building. The petitioner has since revised the site layout and staff is awaiting a second submittal to finalize the landscape plan.
- Suggested moving the handicap parking spaces from the east side of the parking area to the west side so pedestrians utilizing these spaces would not have to cross through major traffic movement. Moving them to the west side would mean they would have to walk a further distance but it would better from a safety standpoint.
- Discussed safety issue of the island in the north parking lot. It would be safer to continue the curbing rather than retaining the existing striping of pavement.
- The grassy area between Aldi's and Home Depot will remain grass and there is no proposed pedestrian link between Aldi's and Home Depot at this time.

Staff Review

1. Review final Landscape Plan to meet the City's Landscape Requirements and consider the addition of planters to match the other planters in the development.
2. Review the placement of the handicapped parking spaces.
3. Consider safety issue of existing island in the north parking lot.

Bryant Conant made a motion to forward the project for approval as presented with staff to address the above items.

Gary Perkins seconded the motion.
Motion passed by voice vote of 5-0.

II.

B. Spirit of St. Louis Airport, Lot 11-C: - An Amended Site Development Section Plan, Architectural Elevations and Architect's Statement of Design for a 1.168 acre tract of land zoned "M-3" Planned Industrial District located on the northwest corner of the intersection of Edison Avenue and North Bell Avenue.

Kristian Corbin, Project Planner, presented the project request to enclose a 1,638 square foot carport located on the north side of the building converting that space

into storage. The exterior materials will be comprised of insulated metal panels and metal roofing to match the existing material on the building. Material samples were not available.

Items Discussed

- Some parking spaces will be eliminated but parking requirements will still be met.
- There are no proposed changes to any landscaping or lighting to the site.
- This will be an overall improvement to the site.

David Whitfield made a motion to forward the project to the Planning Commission as presented.

Bud Gruchalla seconded the motion.
Motion passed by voice vote of 5-0.

III. APPROVAL OF MEETING SUMMARY

A. March 11, 2010.

Gary Perkins made a motion to approve the meeting summary as written.

Bryant Conant seconded the motion.
The motion passed by voice vote of 5-0.

IV. OLD BUSINESS

A. P.2.18-2008 City of Chesterfield (Architectural Review) Update

Mara Perry stated that the Architectural Review Board Standards were presented to the City Council on May 3rd for first reading. The second reading is scheduled for May 17th and it will then be codified into the zoning ordinance. As soon as it is approved, the new standards will take effect immediately. However; if a project had already been submitted to the City prior to that date, the new standards will not be enforced. After it is codified, copies will be distributed.

V. NEW BUSINESS

A. Election of Officers.

Bud Gruchalla made a motion to appoint Gary Perkins as Chairman.

Bryant Conant seconded the motion.
The motion passed by voice vote of 5-0.

David Whitfield made a motion to appoint Rick Clawson as Vice-Chairman.

Rick Clawson seconded the motion.
The motion passed by voice vote of 5-0.

VI. ADJOURNMENT

Bud Gruchalla made a motion to adjourn the meeting.

David Whitfield seconded the motion.
The motion passed by voice vote of 5-0 and the meeting adjourned at 6:52 p.m.