

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MAY 12, 2005**

- I. **CALL TO ORDER:** Mr. Bud Gruchalla calls the meeting to order at 7:00 p.m. . There being no quorum, member comments **only** were made to all projects presented, and forwarded to the Planning Commission.

PRESENT

Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Ms. Lu Perantoni, Planning Commissioner
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Christine Smith Ross, Project Planner
Mr. Kyle Dubbert, Project Planner
Mr. Nick Hoover, Project Planner
Ms. Mary Ann Madden, Planning Assistant

ABSENT

Mr. Matt Adams
Mr. John Langa
Mr. Dave Whitfield

II. **PROJECT PRESENTATIONS:**

- A. **Spirit Trade Center Lot 29:** Architectural Elevations, Landscape Plan, and Site Development Section Plan for a 2.7 AC acre parcel located south of Edison Avenue east of the intersection with Trade Center Boulevard.

Project Planner Nick Hoover presents the project for a proposed 37,500 sq. ft. office building. Materials include coated tilt-up concrete and insulated reflective glass, and canopy over front entrance. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Color palette
- Parking to face Edison
- Screening for HVAC units

Comments:

Lacking a voting quorum, the Board commented that the project should be forwarded to Planning Commission for approval with the following recommendations:

- HVAC units be screened from the back of the building
- Trash enclosures should look the same as the building

The Board also commended the developer on the design.

B. Chesterfield Commons Six- Buffalo Wild Wings: Architectural Elevations, Landscape Plan, and Site Development Section Plan for a 1.5 AC acre parcel located north of Chesterfield Airport Road east of Public Works Drive.

Project Planner Nick Hoover presents the project for a 6,677 sq. ft. restaurant. Materials include field brick, stone, EIFS, and storefront windows (Black anodized aluminum). After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Open Space
- Landscaping
- Screened rooftop
- Sufficient parapet

Comments:

Lacking a voting quorum, the Board commented that the project should be forwarded to Planning Commission for approval.

C. Parkway Central School: Architectural Elevations, Landscape Plan, Amended Site Development Plan, and an Architects Statement for a 99.1 AC acre parcel located on Woods Mill Road north of the intersection with Ladue Road.

Project Planner Nick Hoover presents the project for the demolition of two (2) structures, to be repaved for parking. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Matching materials
- Consistent with existing buildings
- Not visible from street

Comments:

Lacking a voting quorum, the Board commented that the project should be forwarded to Planning Commission.

D. Spirit Trade Center Lot 27 (Life Systems) Office/Warehouse:

Architectural Elevations and the Architect's Statement of Design for an office/warehouse on Lot 27 of Spirit Trade Center, zoned "M-3" Planned Industrial located south of Edison Road, east of Spirit Drive and west of Trade Center Blvd.

Project Planner Kyle Dubbert presents the project for a 15,000 sq. ft. office, warehouse and lab building made of steel frame with tilt-up concrete panels. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Location of trash container
- Rooftop screening
- Possible future expansion
- Wall plane
- Building scale problem
- Vents by entrance
- Additional articulation and reveals

Comments:

Lacking a voting quorum, the Board commented that the project should be forwarded to Planning Commission for approval with the following recommendations:

- Screen rooftop units
- Review exterior building look

E. Dierberg's The Market Place (UPS Store/Crown Optical):

Amended Architectural Elevations for a grocery store located on an 11.35-acre tract of land, zoned "C-2" Planned Commercial District, located on the Northeast corner of Baxter and Clarkson Roads.

Assistant Director of Planning Annissa McCaskill-Clay presents the project for two (2) tenant spaces located in Dierberg's grocery store. Tenant A (UPS Store) is 1,000 square feet; Tenant B (Crown Optical) is 1,564 square feet. Both tenants require an exterior entrance, and materials including masonry and aluminum. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- 5 ft. sidewalk width
- Removal of video drop box
- Plantings

Comments:

Lacking a voting quorum, the Board commented that the project should be forwarded to Planning Commission for approval.

F. Chesterfield Commons East, Outparcel 1 (Bank of America):

Architectural Elevations and an Architect's Statement of Design for a 1.09-acre parcel located in a "PC" Planned Commercial District located south of Chesterfield Airport Road, approximately 1000 feet east of its intersection with Chesterfield Commons Drive.

Project Planner Christine Smith Ross presents the project for a proposed amendment to include a 4,963 sq. ft. bank facility with drive-through. Materials include Medium Ironspot Brick, Arriscraft Chiseled-Face Cast Stone, Aluminum Storefront, and tinted glass. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Rooftop units along back of building
- Cross access for drive-through; traffic flow
- Greenspace
- Consistent materials
- Trash held in interior building five days for security reasons
- Red color for Canopy
- Shrubbery

Comments:

Lacking a voting quorum, the Board commented that the project should be forwarded to Planning Commission for approval.

III. APPROVAL OF THE APRIL 14, 2005 MEETING SUMMARY

The meeting summary was accepted as amended.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI. ADJOURNMENT

Meeting adjourned at 7:51 p.m.