

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MAY 11, 2006**

PRESENT

Mr. Bryant Conant
Mr. Rick Clawson
Mr. Bud Gruchalla
Mr. Jerry Right
Mr. Dave Whitfield
Mr. Dave Banks, PC Liaison
Ms. Annissa McCaskill-Clay, Asst. Director of Planning
Ms. Mara Perry, Senior Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Matt Adams

- I. **CALL TO ORDER:** Dave Whitfield, Chair, called the meeting to order at 7:00 p.m.
- II. **PROJECT PRESENTATIONS:**
- A. **Clock Tower Plaza: A Site Development Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 2.61 acre lot of land located approximately 500' west of the intersection of Baxter Road and Edison Road.**

NOTE: ARB member Rick Clawson recused himself from the discussion and voting of this project.

Asst. Director of Planning Annissa McCaskill-Clay presented the project proposing to build a commercial shopping center. Exterior building materials will consist of brick veneer and EIFS, with a flat membrane roof. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Tree delineation (small 6 – 7" trees)
- Traffic entrance/exit
- Emergency entry
- Storefront stores
- Separate signage package possibly for awnings (per tenant)

Area(s) of Concern:

- ❖ Signs taking the place of the awnings
- ❖ Comprehensive sign plan
- ❖ Busy front
- ❖ Not enough greenery from the south end

Bud Gruchalla made a motion to forward the project for approval with the following recommendation:

- 1.) Awning system remain since it enhances character of project
- 2.) Develop a consistent signage program so that the project looks unified and doesn't distract.

Bryant Conant seconded the motion.

The motion passed by voice vote 4-0

B. Borders Books & Music/Westfield Shoppingtown Chesterfield: Amended Architectural Elevations for a bookstore located in a regional shopping center in a "C-8" Planned Commercial District located south of Highway 40/Interstate 64.

Asst. Director of Planning Annissa McCaskill-Clay presented the project in the redevelopment area, formerly Claddagh's Pub, at Westfield Shoppingtown. This area will now be developed as Borders Books utilizing same materials with a lighter color palette. The bookstore proposes to have towers similar to the Cheesecake Factory. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Many different materials used (i.e., cast stone, cultured stone, and EIFS)
- Metal vertical panels at Mall entrance
- Trees
- Interpretation of sign orientation may become necessary for review

Area(s) of Concern:

- ❖ Character of design
- ❖ Metal vertical panels appear to be a non-sophisticated material to be used at Mall entrance.

Rick Clawson made a motion to forward the project for approval with the following recommendation:

- 1.) Vertical panel material is inconsistent and an alternate material needs to be used.**

Bryant Conant seconded the motion.

The motion passed by voice vote 5-0

C. Stoneridge Medical Office Building: Amended Architectural Elevations for a “PC” Planned Commercial located on the south side of South Outer Forty Road, northeast of Yarmouth Point Drive and Candish Lane.

NOTE: ARB member Rick Clawson recused himself from the discussion and voting of this project.

Both Asst. Director of Planning Annissa McCaskill-Clay and ARB member Rick Clawson presented the project requesting only architectural elevation changes be made to the front entry of the building. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- No other changes will be made; only elevation changes
- Changes will increase definition to the entry

Area(s) of Concern:

- ❖ None

Bud Gruchalla made a motion to forward the project as presented for approval.

Bryant Conant seconded the motion.

The motion passed by voice vote 4-0

The Board commended the owner and architect of the proposed improvements.

D. Chesterfield Commons East (Dick’s & Inline Shops E): A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect’s Statement of Design for a 61.984 acre lot of land located at THF Boulevard and Chesterfield Commons Drive.

Senior Planner Mara Perry presented the project requesting retail and restaurant uses on 61,659 sq. ft. of land. Exterior materials consist of brick veneer, EIFS, stone, glass, accent metals, and a flat roof with EPDM membrane. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Future building adjacent to the E elevation will be presented at a later date.
- Fire lane to remain at the E elevation
- New material used on the freestanding structure is Dick's trademark
- Complimentary to neighboring developments

Area(s) of Concern:

❖ None

Bryant Conant made a motion to forward the project as presented for approval.

Rick Clawson seconded the motion.

The motion passed by voice vote 5-0

E. Drew Station (Amended Architectural Elevations & Landscaping): Amended Architectural Elevations, Landscape Plan, Signage and Architect's Statement of Design for a 4.91 acre lot of land located at the northeast corner of Clarkson and Baxter Roads.

NOTE: ARB member Rick Clawson recused himself from the discussion and voting of this project.

Senior Planner Mara Perry presented the project amending existing elevations for retail and restaurant uses. Exterior materials consist of brick, aluminum storefront, shingles, and EIFS. In addition, a new landscape plan is being proposed. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Change to existing plantings
- No change to existing brick
- Creating improved sign band
- Possibly multiple signs above awing
- Flat EIFS with reveals
- Sign package for tenants will be presented at a later date

Area(s) of Concern:

❖ None

Bryant Conant made a motion to forward the project as presented for approval.

Bud Gruchalla seconded the motion.

The motion passed by voice vote 4-0

III. APPROVAL OF THE APRIL 27, 2006 MEETING SUMMARY

The meeting summary was approved as amended.

IV. OLD BUSINESS

None

V. NEW BUSINESS

- **Election of Officers**
 - **To be held at the June Meeting**

VI. ADJOURNMENT

Meeting adjourned at 7:45 p.m.