

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD**

**THURSDAY, MAY 8, 2014
Room 102 / 103**

ATTENDANCE:

Ms. Mary Brown
Ms. Carol Duenke, Chair
Mr. Bud Gruchalla, Vice Chair
Mr. Gary Perkins
Mr. Mick Weber

ALSO IN ATTENDANCE:

Planning Commission Liaison, Steve Wuennenberg
Mr. Jonathan Raiche, Senior Planner
Ms. Jessica Henry, Project Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

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

II. APPROVAL OF MEETING SUMMARY

A. February 13, 2014

Board Member Perkins made a motion to approve the meeting summary as written. Board Member Weber seconded the motion. The motion passed by a voice vote of 4 – 0 with 1 abstention. Since Chair Duenke was not present at the February meeting, she abstained from the vote.

III. PROJECT PRESENTATION

- A. Spirit Valley Business Park, Lot 16:** A Site Development Section Plan, Lighting Plan, Landscape Plan, Architectural Elevations and an Architect's Statement of Design for a 3.123 acre tract of land zoned "PI" Planned Industrial District located on the south side of Olive Street Road, west of Spirit Valley East Drive.

Mr. Jonathan Raiche, Senior Planner stated that the subject site is located between Spirit Valley East Drive and Spirit Valley Central Drive on the south side of Olive Street Road.

The surrounding site includes;

- East - Chesterfield Fence & Deck Main Building, Fresh Air (Heating and Cooling) and Paragon.
- North - Vermeer
 - One (1) additional lot was given approval, which is Lot 1A...Pets and Company. Construction on the Project has not yet begun.

The proposed Site Development Section Plan for Lot 16.

- The majority of parking is found on the east with loading and storage areas on the west.
- The dumpster location is also off the access on the west of the property.

The proposed Landscape Plan:

- There are six (6) street trees on each frontage proposed with additional landscaping around the other property lines and the entry area on the east side of the building.
- There are rain gardens proposed on the west and south side of the building.
- The applicant and City are currently reconciling the existing trees on the north border of the property that were planted during the development of Lot 15, but encroach onto Lot 16 to ensure there is adequate room for all plantings.

The proposed Lighting Plan:

- The Lighting Plan proposal includes six (6) parking lot light fixtures and six (6) wall-mounted with an additional six (6) man-door lights on the building.
- The applicant has balanced the requirements for the outdoor storage areas, entryways, and parking areas with the minimization of light trespass.
- All proposed lighting adheres to the City's Lighting Ordinance.

The proposed Architectural Elevations:

- The east elevation is the main entrance to the office portion of the building and the west features the loading doors. The proposed building is approximately 1,900 sq. ft. and 1,800 sq. ft. for the office use.
- The building is comprised mainly of tilt up concrete in two (2) earth tone colors and tinted glass.
- The building entrance features an entry plaza and a canopy to add additional architectural features to the building.
- The south and north elevations, again include the tilt up concrete and tinted glass.
- The dumpster enclosure materials and architectural elements will remain consistent with the building, which will be located to the western boundary of the site.
- The front elevation of the building from Spirit Valley East Drive rendering was also provided.

Material samples were provided and the architect explained the details to the design, color palette, and materials.

Chair Duenke explained that due to a conflict of interest Board Member Clawson chose to stand down from the review and discussion.

DISCUSSION

Board Member Weber asked as to whether there would be any roof-mount equipment. The applicant explained that there is no roof-mount equipment being proposed.

Fencing

Although material samples were not available, Mr. Raiche explained that the fence will be similar in style and color to the Vermeer and Chesterfield Fence and Deck sites. He then pointed out where the majority of the fencing will be located. Board Member Perkins recommended additional low-lying landscaping to soften the aesthetics of the fence line area.

Lighting

Board Member Weber asked as to whether there would be additional accent lighting. Mr. Raiche explained there will be additional free-standing pole lights in the parking area. The applicant explained that there will not be any additional aesthetic lighting.

Signage

The building will be used as a warehouse, so the applicant explained that they expect signage to be minimal. It was noted that any additional signage will be reviewed under a separate process.

Board Member Weber made a motion to forward the Site Development Section Plan, Lighting Plan, Landscape Plan, Architectural Elevations and an Architect's Statement of Design for a 3.123 acre tract of land zoned "PI" Planned Industrial District located on the south side of Olive Street Road, west of Spirit Valley East Drive for Spirit Valley Business Park, Lot 16 to the Planning Commission with the recommendation to include additional low-lying landscaping along the proposed fence line along the east elevation.

Board Member Gruchalla seconded the motion. **The motion passed by a voice vote of 5 - 0.**

IV. OLD BUSINESS - None

V. NEW BUSINESS

Chair Duenke reminded the Board Members that ARB election of officers will be held in June.

VI: ADJOURNMENT

Board Member Gruchalla made a motion to adjourn the meeting. Board Member Brown seconded the motion. **The motion passed by a voice vote of 5 – 0 and the meeting adjourned at 6:46 p.m.**