THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
April 16, 2009

PRESENT	**ABSENT**
Mr. Rick Clawson	Mr. Matt Adams
Mr. Bryant Conant	Ms. Mary Brown
Mr. Bud Gruchalla	
Mr. Gary Perkins	
Mr. Dave Whitfield	
Mr. Stanley Proctor, Planning Commission Liaison	
Ms. Annissa McCaskill-Clay, Lead Senior Planner	
Ms. Mara Perry, Senior Planner	
Ms. Kathy Juergens, Recording Secretary	

I. CALL TO ORDER:

Chair Bud Gruchalla called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS:

A. <u>Chesterfield Commons, Outlot 13 (St. Louis Bread Company)</u>: Amended Site Development Section Plan, Amended Architectural Elevations and Amended Landscape Plan for an existing restaurant located on a 1.3-acre tract of land, zoned "C8" Planned Commercial, located on the south side of Chesterfield Airport, west of its intersection with Chesterfield Commons Drive.

Annissa McCaskill-Clay, Lead Senior Planner, presented the project request for an addition of a drive-thru to the western edge of the existing 5,172 square foot restaurant as well as resurfacing of some of the awnings. The site is currently landscaped and they are proposing to landscape the area adjacent to the drive-thru area. The landscape plan is currently being reviewed by staff. Materials will match the existing building.

<u>Items Discussed:</u>

- There will be no change to the open space for the site, the existing curb, parking or lighting. There will be some minor work on the pavement and the area will be restriped.
- Drive-thru awning differs from the proposed awnings. A standard Panera Bread Company drive-thru awning is proposed. An awning is used for the protection of their customers but they do not necessarily want to call attention to the drive-thru window so a different awning is used.

- Proposed landscaping is very attractive.

Gary Perkins recused himself from discussion of the project due to his direct involvement.

Rick Clawson made a motion to forward the project for approval as presented.

Dave Whitfield seconded the motion.
The motion passed by voice vote 4-0.

B. **Spirit of St. Louis Corporate Center, Lots B1 & B2:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architects Statement of Design for a 16.244 acre tract of land zoned “PC” Planned Commercial located south of Interstate 64/Highway 40 at the northeast corner of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard.

Rick Clawson recused himself from discussion of the project due to his direct involvement.

Mara Perry, Senior Planner, presented the project request for a 120,000 square foot building and a 140,000 square foot building for office use. For the record, this is the former St. Louis County Jail site. There are two lots at the rear of the site, which are being proposed for office use. There are also a series of lots toward the front along Chesterfield Airport Road. These lots will be developed at a future date. Improvements are being made along Spirit of St. Louis Boulevard and there will be a connection onto Highway 40 as part of the overall improvements to the site.

The proposed office buildings are on two separate lots. They are meant to be a matched pair so the design is very similar. Staff is currently working with the petitioners regarding the landscape plan to assure compliance with the new tree manual. Due to special conditions that were approved during the initial conceptual plan, none of the existing trees on the site could be saved due to flood elevation requirements, master plan channels and the on-ramp improvements. An additional landscape mitigation plan is also to be submitted.

Rain gardens are being proposed as this is a new requirement of the Metropolitan Sewer District (MSD). The City is working closely with MSD to ensure that their guidelines and standards will be met. There are a number of other issues that staff is working on with the petitioners with regard to the landscape plan.

Building materials are comprised of painted architectural concrete tilt panels with reflective insulated glass in an aluminum storefront punched window system. The roof is to be comprised of a fully adhered EPDM Roofing. Proposed trash enclosures will match the buildings. There is no proposed lighting to the buildings at this time. The site lighting is currently under site plan review. Mechanical screening has been addressed through the upper portion of the elevation.

Items Discussed:

- Rain gardens. MSD has a new set of regulations that have to be met in order to improve water quality issues on sites. Staff has been working closing with MSD in order to adhere to the new requirements. A rain garden is a series of layers that filters rainwater before it reaches the sewer system. Basically the first 20 minutes of rainfall has to be pretreated. All solids on the parking lot need to go through a filtering system first to pre-clean the solids and contaminants out of the water before it reaches the detention system which eventually leads to the lakes and rivers. There is also a requirement for a certain number and type of plant that can survive during the flood time as the water comes in for that rainfall. Only a landscaped area or specialty pavement area will be seen as this all takes place below the surface. This will be an attractive amenity to the site. A pervious pavement system at key locations throughout the parking area is also being proposed.
- Material for the entry canopy is a prefinished metal material.
- Landscape plan shows trees planted in small triangular islands but this no longer meets the tree manual requirements. Staff is addressing this matter and other concerns with the petitioner.

Gary Perkins made a motion to forward the project for approval as presented.

Dave Whitfield seconded the motion.

The motion passed by voice vote of 4-0.

III. APPROVAL OF MEETING SUMMARIES

A. February 12, 2009

A correction is to be made to page 4 of the meeting summary to correct the spelling of Mr. Whitfield's name.

Bud Gruchalla requested that the vote for the Long Road Dental Office be verified.

Bryant Conant made a motion to approve the meeting summary as written with the above noted correction.

Dave Whitfield seconded the motion.
The motion passed by voice vote of 5-0.

IV. OLD BUSINESS

Mara Perry reviewed the Bylaws stating that officers shall consist of a Chairman and a Vice-Chairman elected by the membership. Officers shall serve a term of one year. No member shall serve as chair for more than two consecutive years. The Planning Commission liaison is not eligible. If both the Chairman and Vice-Chairman are absent from a meeting, those present shall elect a temporary chair. It is to be noted in the record that the next election will take place in April of 2010.

Dave Whitfield nominated Rick Clawson to serve as Chairman and Bud Gruchalla nominated Gary Perkins to serve as Vice-Chairman.

Bud Gruchalla made a motion that the nominations be closed.

Rick Clawson seconded the motion.
The election of Rick Clawson as Chairman was passed by voice vote of 4-0.
The election of Gary Perkins as Vice-Chairman was passed by voice vote of 4-0.

V. NEW BUSINESS

None.

VI. ADJOURNMENT

Rick Clawson made a motion to adjourn the meeting.

Bryant Conant seconded the motion.
The motion passed by voice vote of 5-0 and the meeting adjourned at 7:02 p.m.