

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
APRIL 14, 2005**

I. CALL TO ORDER: Mr. Dave Whitfield calls the meeting to order at 7:00 p.m.

PRESENT

Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Dave Whitfield
Mr. Tom Sandifer, Planning Commissioner
Ms. Christine Smith Ross, Project Planner
Mr. Nick Hoover, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Matt Adams
Mr. John Langa

II. PROJECT PRESENTATIONS:

- A. Villages of Kendall Bluffs:** Architectural Elevations, Landscape Plan, Lighting Plan and Site Development Section Plan for a 63.80 acre parcel located north of Olive Boulevard east of intersection with Ladue Road.

Project Planner Nick Hoover presents the project for a proposed fifty-eight (58) attached single family unit (115 total) made of brick, stone, siding, and shingle roofs consistent with surrounding neighborhoods. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Gated access (emergency vehicles only); siren activated
- Massive amounts of roof
- Stabilized landscaping (next to Surrey Place)
- Adequate level of consistency between three (3) builders (Mayer, McBride, and Fisher & Frichtel)
- Front and side garage entry
- Non-white paint treatment of garage doors
- Wrought iron fence encompassing existing cemetery
- Vegetated buffers

- No swale behind units
- Steep slopes (water may flow through basement windows)
- Geotechnical report submitted to Public Works

Bud Gruchalla makes a motion to forward the project for approval with the following recommendations:

- 1. Units have more articulation (both in the horizontal and vertical plane)**
- 2. Avoid monotonous look**
- 3. Large masses of roof be avoided when units connect**
- 4. Avoid massive looking units**
- 5. Storm water run off situation be reviewed (large volumes of water being carried off the site without creating problems)**
- 6. Landscaping on the hills be reviewed to stabilize the slope; and landscaping on the slopes to prevent erosion**
- 7. The Landscape Plan show a landscape buffer at the top of the hill between Surrey Place and the new development**

Bryant Conant seconds the motion.

The motion passes by voice vote of 4-0

III. APPROVAL OF THE FEBRUARY 17, 2005 MEETING SUMMARY

The meeting summary was accepted as amended.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI. ADJOURNMENT

Meeting adjourned at 7:40 p.m.