II. A.

**THE CITY OF CHESTERFIELD**
**ARCHITECTURAL REVIEW BOARD**

**THURSDAY, APRIL 8, 2021**

**VIRTUAL MEETING VIA ZOOM PLATFORM**

**ATTENDANCE:**
Mr. Matt Adams
Mr. Doug DeLong
Mr. Scott Starling
Mr. Mick Weber, Chair

**ABSENT:**

**ALSO IN ATTENDANCE:**
Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, Allison Harris
Mr. Mike Knight, Assistant City Planner, Staff Liaison
Ms. Annisa Kumerow, Planner
Ms. Kristine Kelley, Recording Secretary

## I. CALL TO ORDER

Chair Weber called the meeting to order at 6:01 p.m.

## II. APPROVAL OF MEETING SUMMARY

### A. March 11, 2021

**Board Member Starling made a motion to approve the meeting summary with the following corrections to Page 3:**

- Correction to ~~plain~~ plane,
- Correction to color ~~palate~~ palette,
- Correction to the motion of line item 3.
    - Provide adequate landscape screening of the ground-mounted transformer.

Board Member DeLong seconded the motion as corrected. **The motion passed by a voice vote of 4 - 0.**

## III. UNFINISHED BUSINESS - None

## IV. NEW BUSINESS

**A. Chesterfield Commons, Lot 8 (Walmart)**: Amended Architectural Elevations for a retail anchor on a 16.6-acre tract of land, zoned "PC" Planned Commercial District located at the southwest corner of the intersection of THF Boulevard and Chesterfield Commons Drive (17T140341).

**STAFF PRESENTATION**

Ms. Annisa Kumerow, Planner explained that the proposed changes are limited to the application of paint and a change in color scheme for 8.4% of the existing elevation, primarily on the north elevation to the existing Walmart retail anchor store.

Ms. Kumerow then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the Chesterfield Commons development.

Materials and Color

The existing primary building material is brick, similar to adjacent properties and other developments within the Chesterfield Commons. The building also incorporates masonry and EIFS elements. The design package includes items such as:

- Maintain the hierarchy between the anchor stores, junior anchors and small shops.
- Create uniformity in the overall design concept while respecting and providing for each Tenant's identity and trade dress.
- Utilize proven, high quality materials to create and preserve a design of high quality and maintainability.

Comparison images were provided showing other retail anchor stores within the Chesterfield Commons development. *Material and color photos were provided and the applicant was available to answer any questions.*

DISCUSSION

Chair Weber felt the alterations are minor in nature but are consistent with the branding throughout the surrounding anchor stores.

Board Member Starling stated that the color is not over done and adds interest to the building.

Signage

Signage applications are currently under review by Staff. The signs will be smaller and mounted at the same location.

Landscaping

In response to Board Member DeLong, Ms. Kumerow explained that the existing landscaping must meet code and adhere to the current landscape plan.

**Motion**

**Board Member Starling made a motion to** forward the Amended Architectural Elevations for Chesterfield Commons, Lot 8 (Walmart), as presented, back to Staff with a recommendation for approval. Board Member DeLong seconded the motion. **The motion passed by a voice vote of 4 - 0.**

## V. OTHER

### Vice-Chair Vacancy

Chair Weber motioned to nominate Board Member Starling as Vice-Chair to the Architectural Review Board. *Board Member Starling accepted the nomination.*

Board Member Adams seconded the motion. **The motion passed by a voice vote of 4 - 0**

## VI. ADJOURNMENT 6:15 p.m.