

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MARCH 17, 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
Ms. Lu Perantoni, Planning Commissioner
Ms. Christine Smith Ross, Project Planner
Mr. Kyle Dubbert, Project Planner
Mr. Nick Hoover, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Matt Adams
Mr. John Langa

II. PROJECT PRESENTATIONS:

- A. Windsor Crossing Community Church Phase II:** Architectural Elevations, Landscape Plan and Architects statement of Design for an addition to a church and a maintenance shed zoned "N-U" Non-Urban and Located at 114 Eatherton Road just North of the Chicago, Rock Island and Pacific Railroad tracks.

Project Planner Kyle Dubbert presents the project for a 17,000 sq. ft. addition and a 3,000 sq. ft. maintenance shed to an existing Church. Materials consist of painted concrete, EIFS, stone masonry and aluminum frame windows. The rooftop material will be comprised of EPDM and Barrel Vaulted Standing Seam Metal. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Same color palette/theme as existing structure
- Additional metal roof
- New entrance on east side

- Three (3) new elements -- Youth Building, enlarged lobby, and classroom)
- No additional landscaping proposed at this time
- Same design for Storage Building

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

Rick Clawson seconds the motion.

The motion passes by voice vote of 4-0

B. Chesterfield Commons Six, Outlot 2 (National City Bank): A Site Development Section Plan, Architectural Elevations, Landscape Plan, Light Plan and Architect's Statement of Design for a 1.35 acre tract of land zoned "C-8" Planned Commercial District, north of Chesterfield Airport Road and east of Public Works Drive at 17389 Chesterfield Airport Road.

Project Planner Kyle Dubbert presents the project for a 3,547 sq. ft. bank with a drive-thru. Materials consist of brick, stone, architectural metal panel, and glass. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Residential sized evergreen shrub screen for A/C units
- Main bank entrance at SE corner
- Four (4)-lane drive-thru with ATM outer lane
- Painted pavement directing traffic

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

Bryant Conant seconds the motion.

The motion passes by voice vote 4-0

C. Spirit Trade Center Lot 6C: Architectural Elevations, Landscape Plan and Site Development Section Plan for a 2.396 acre parcel located south of located south of Chesterfield Airport Road and East of Edison Road.

Project Planner Nick Hoover presents the project for a 21,820 sq. ft. office building. Materials consist of tilt-up concrete and clear anodized storefront with tinted glass. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Translucent canopy over entrance
- Metal panel for rooftop screening of mechanical units
- Professional appearance of building (legal tenants)

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

Bud Gruchalla seconds the motion.

The motion passes 4-0

- D. Justus Pointe at Chesterfield Village:** Architectural Elevations, Landscape Plan and Site Development Section Plan for a 3.3 acre parcel located East of Justus Post Road at the intersection of Justus Post Road and Milbridge Drive.

Project Planner Nick Hoover presents the project for a seven (7) multi-family condominium building (56 units total). Materials consist of brick veneer, limestone, vinyl siding, and fiberglass shingles. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Inadequate parking spaces for visitors
- Enclosed tenant garages underneath building
- Overhead garage doors (painted metal)
- Bungalow style appearance
- Landscaping in between A/C units as screening
- Restudy Density

The Board commented that Staff should review visitor parking in the development on the Justus Post Road side; feel that the overflow from this project will create problems with adjacent development. The Petitioner is willing to review the parking issues.

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

1. **Staff and Plan Review review the following:**
 - a. **planning**
 - b. **access**
 - c. **limited amount of visitor parking (especially on the Justus Post Road side)**

Bud Gruchalla seconds the motion.

The motion passes by voice vote 4-0

- E. **Chesterfield Valley- Sam's Club Addition:** Architectural Elevations, Landscape Plan and Site Development Section Plan for a 98.188 acre parcel located South of Chesterfield Airport Road, between RHL Drive and Chesterfield Common Drive.

Project Planner Nick Hoover presents the project for a proposed 2,852 sq. ft. canopy on an existing building, and 465 sq. ft. produce cooler on rear elevation. Materials consist of brick, stone, and EIFS. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Matching materials
- Smaller crosswalk
- Handicap accessibility
- Traffic flow around main entrance
- Free standing canopy separated by planters
- Customer pickup queuing under canopy
- Brick face on cooler
- No screening for refrigeration system
- Remove non-required parking spaces

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

1. **Parking underneath canopy is next to curb side (next to building) only; other lane is bypass.**
2. **Should the queing behind the canopy become a problem, additional planting islands be moved farther away from Shops G area to increase ability of traffic to flow around the congested area.**

Bryant Conant seconds the motion.

The motion passes by voice vote 4-0

- F. **Spirit West Industrial:** Architectural Elevations and the Architect's Statement of Design for an office/warehouse development on a 6.32 acre tract of land, zoned "M-3" Planned Industrial District, and located on the north side of Edison Avenue, east of Spirit of St. Louis Boulevard.

Board Member Rick Clawson excuses himself from the discussion due to the involvement of his firm on this project.

Project Planner Christine Smith Ross presents the project for a 67,050 sq. ft. office/warehouse multi-tenant building. Materials will consist of coated tilt-up concrete panels and tinted glass. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Canvas awnings on canopy
- Adequate access spaces
- Deliveries made to other buildings
- Buildings in rear are set up for large truck deliveries

Comment:

Lacking a voting quorum the Board commented that the project be forwarded to Planning Commission for approval as presented.

III. APPROVAL OF THE FEBRUARY 17, 2005 MEETING SUMMARY

The meeting summary was accepted with the correct spelling of words on page 2:

... consisting mostly of Monterey brick, and EIFS; mansard rooftop at back of ...

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI. ADJOURNMENT

Meeting adjourned at 8:15 p.m.