

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MARCH 12, 2015
Room 101**

ATTENDANCE:

Mr. Matt Adams
Mr. Rick Clawson
Mr. Bud Gruchalla, Chair
Mr. Mick Weber, Vice-Chair

ABSENT

Ms. Mary Brown
Mr. Gary Perkins

ALSO IN ATTENDANCE:

Planning Commission Liaison, Mike Watson
Planning Commissioner, Wendy Geckeler
Mr. John Boyer, Senior Planner, Planning Division Liaison
Ms. Purvi Patel, Project Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

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

II. APPROVAL OF MEETING SUMMARY**A. February 12, 2015**

Board Member Adams made a motion to approve the meeting summary as written. Board Member Weber seconded the motion. The motion passed by a voice vote of 3 – 0. Since Board Member Clawson was not present at the February meeting he abstained from the vote.

III. PROJECT PRESENTATION

A. Chesterfield Outlets (H&M) 3rd AAE: Amended Architectural Elevations and Architect's Statement of Design for a 48.625 acre tract of land zoned "PC" Planned Commercial District located on the north side of North Outer 40 Road, east of Boone's Crossing.

Ms. Purvi Patel, Project Planner explained that the project was reviewed by the Architectural Review Board (ARB) on October 23rd, 2014. At that meeting, a motion to forward the project to the Planning Commission was approved by the ARB by a vote of 3 – 2 with the following recommendations:

1. Consider using different color or materials to keep with the Center's architectural rhythm of dark and light colors.

2. Reconsider the request to remove the metal awnings. The removal of these awnings will result in a loss of architectural detail as required of the Architectural Review Guidelines.
3. Consider limiting changes to the interior of Building M only to maintain compatibility with the surrounding developments.

In response to the comments and concerns raised, the applicant made significant changes to the proposal prior to Planning Commission review.

At the February 23rd Planning Commission meeting, the light fixture proposed was of concern to the Commission, as this would be the only tenant in the center with exterior light fixtures. ***Based upon the concerns raised the applicant has withdrawn their request to add the light fixtures to Building M.***

The request is for approval of alterations to the existing exterior color scheme and the removal of one existing building awning of Building M only. The applicant is requesting a color palette change for the north, south and east elevations using existing approved colors, as well as a new “White –Chantilly Lace” color. – a color sample was then provided for review.

The request also includes the removal of one standing seam metal awning along the storefront on the north elevation, which faces the interior pedestrian walkway. No other changes are proposed on the site, to the existing building or square footage.

The request originally included the addition of new light fixtures along the interior pedestrian walkways, but since that time this portion of the request has been withdrawn by the applicant.

Ms. Patel then walked the ARB through the changes proposed to the elevations, including the original request and updated request. She explained that these changes will impact approximately 72 feet of the south façade (23%), 50 feet of the east façade (50%) and 173 feet of the north façade (53%) of Building M.

DISCUSSION

Board Member Clawson felt that the applicant has listened to the concerns raised and is pleased with the proposed changes. He added that the updated proposal is more in keeping with the architecture of the center.

In response to Board Member Weber’s question, Ms. Patel explained that the tenant is currently operating and the signage is located on the south elevation facing the highway.

Board Member Weber made a motion to forward the 3rd Amended Architectural Elevations and Architect’s Statement of Design for Chesterfield Outlets (H&M) to the Planning Commission with a recommendation to approve ***as presented by Staff.***

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

IV. **OLD BUSINESS** - None

V. **NEW BUSINESS**

John Boyer, Senior Planner explained that due to the current two vacancies, he expressed the importance of the Board Members attendance at the meetings.

VI: **ADJOURNMENT**

Board Member Clawson made a motion to adjourn the meeting. Board Member Adams seconded the motion. **The motion passed by a voice vote of 4 - 0 and the meeting adjourned at 6:44 p.m.**