

**THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD  
December 11, 2008**

**PRESENT**

Mr. Bryant Conant  
Mr. Gary Perkins  
Mr. Bud Gruchalla  
Mr. Dave Whitfield  
Mr. Michael Watson, Planning Commission Liaison  
Ms. Amy Nolan, Planning Commission Member  
Ms. Mara Perry, Senior Planner  
Mr. Kristian Corbin, Project Planner  
Mr. Charlie Campo, Project Planner  
Ms. Kristine Kelley, Administrative Secretary

**ABSENT**

Mrs. Mary Brown  
Mr. Matt Adams  
Mr. Rick Clawson

**I. CALL TO ORDER:** Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m.

**II. PROJECT PRESENTATIONS:**

- A. Edison Crossing, Lot B:** Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for an 11.831 acre tract of land zoned "PC" Planned Commercial District located at 162 Long Road at the southeast corner of Edison Avenue and Long Road.

Kristian Corbin, Project Planner, presented the project request for a 19,864 square foot retail and restaurant use building with a maximum height of twenty-seven feet. The restaurant use will utilize outdoor seating. Landscaping and lighting are currently under review with the department and will be addressed during site plan review. A landscape buffer is required along Long Road, Edison Road, and to screen the rear of the building which is being addressed with the petitioner. The proposed exterior materials consist of brick, split faced block and stucco. The proposed roof material will be architectural shingles. The trash enclosure will match the materials on the structure.

The petitioner introduced changes to the rear of the building and connections to a proposed Trailhead. The changes included an additional glass garage door as well as a drive through window at the rear of the building. It was noted that these changes had not been submitted to staff for review prior to the meeting and the information was not shown in the Architectural review board packets.

**Item(s) Discussed:**

- Rear of the building – not a four sided building

- Articulation to break up the solid mass
- New door/garage door – only for the bicycle shop
- Rental bicycle program
- Conflict between bicycle traffic and drive through
- Stop sign being used for slowing down traffic – It was pointed out that stop signs are not used to slow down traffic
- Bollards at end of ramp from trailhead
- Drive through study would be required
- Location of bridge in relation to Handicapped parking spaces proposed for Trailhead
- Rip rap area between parking lot and trailhead location
- Restaurant locations and proposed outdoor seating locations
- Issues with pedestrians and bicycles gathering at rear of building and blocking drive through
- Service doors at rear of building
- Materials on building and locations on the elevations
- Location of pergola
- Height of parapet on back of building
- Screening of rooftop units
- Trash enclosure materials
- Appearance of rear – exposure to public views
- Landscape buffers along Edison and Long
- Inclusion of low level plantings buffering cars facing the road
- Context of the building location
- Landscape buffer and lack of evergreen trees

Staff's Review:

- ✓ Staff is to address issues with pedestrian and vehicular conflicts associated with the trailhead interface in terms of the service in the rear of the building, the potential drive through location and overhead access to the bicycle shop.
- ✓ Staff is to address the landscape issues of the mix of evergreen and deciduous trees for the buffer screening and screening parking lot views from Edison with shrubs.

Gary Perkins made a motion and Dave Winfield seconded for each of the staff review items. Both staff review items passed with a voice vote of 4-0.

**Gary Perkins made a motion to forward the project for approval with the following recommendations:**

1. **Rear Elevations to be given additional study regarding materials or colors as it is a public face to the building.**

**Dave Whitfield seconded the motion.**

**The motion passed by voice vote 4-0**

- B. St. Louis Family Church (101 & 139 Valley Center Drive, 17501 Edison Avenue): Amended Site Development Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 16.17 acre tract of land zoned "PI" Planned Industrial District located at**

the southwest corner of Chesterfield Airport Road and Valley Center Drive.

Charlie Campo, Project Planner, presented the project request for an addition to and in-between two existing building along Chesterfield Airport Road. The request is a 27,000 square foot addition to an existing church and education building. Exterior materials will be glass curtain wall, precast concrete, stucco, metal panels, and painted brick with a flat roof. Maximum building height of fifty feet and all mechanical equipment will be screened.

Item(s) Discussed:

- Location of the painted brick – existing education building
- Location of the Stucco – existing church building
- Multiple story addition
- Center pavilion is a single story
- Location of the two and three story portions of the structure
- Rear of the structure is covered by the new building addition
- Location and orientation of the metal panels
- Types and locations of glass – translucent, opaque and spandrel clear glass
- Screening of rooftop units – screened by the parapets of the existing building and the addition itself.
- Colors of the materials
- View from Chesterfield Airport Road

**Bryant Conant made a motion to forward the project for approval as presented.**

**Dave Whitfield seconded the motion.**

**The motion passed by voice vote 4-0**

**The Board commended the design of the project.**

**III. APPROVAL OF THE MEETING SUMMARY:**

**A. October 16, 2008**

**Discussion of the meeting summary to be approved as written.**

**Dave Whitfield made a motion to approve the meeting summary as written.**

**Bud Gruchalla seconded the motion.**

**The motion passed by voice vote 2-0 with 2 abstentions**

**IV. OLD BUSINESS:**

**A. P.Z. 18-2008 City of Chesterfield (Architectural Review Board)**

Mara Perry updated the Board on the status of P.Z. 18-2008 City of Chesterfield (Architectural Review Board). The board received copies of the By-Laws and Guidelines passed on from the Planning Commission. Staff will work with the City Attorney to continue with the direction from City Council on the remaining documents to be codified.

**B. Election of Officers**

The Board asked that an item under Old Business be added to the next ARB agenda to discuss the election of new officers.

**V. NEW BUSINESS:**

Mara Perry distributed the ARB Schedule for 2009.

**Bryant Conant made a motion to approve the ARB Schedule for 2009.**

**Dave Whitfield seconded the motion.**

**The motion passed by voice vote 4-0**

**VI. ADJOURNMENT:**

**Meeting adjourned at 7:52 p.m.**

**Bryant Conant made a motion to adjourn the meeting.**

**Gary Perkins seconded the motion.**

**The motion passed by voice vote 4-0**