



**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
December 13, 2007**

PRESENT

Mr. Bryant Conant
Mrs. Mary Brown
Mr. Bud Gruchalla
Mr. Dave Whitfield
Mr. Michael Watson, Planning Commission Liason
Ms. Mara Perry, Senior Planner

ABSENT

Mr. Matt Adams
Mr. Rick Clawson
Mr. Gary Perkins

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

II. PROJECT PRESENTATIONS:

- A. Elliott Data Systems (Spirit Trade Center, Plat 2, Lot 7):**
Amended Architectural Elevations for a 1.176-acre tract of land zoned "M-3" Planned Industrial District located west of the intersection of Trade Center Boulevard and Edison Avenue.

Assistant Director of Planning Annissa McCaskill-Clay presented the project requesting a change to materials to the previously reviewed addition of 3,495 square feet to an existing building. The project was reviewed previously by ARB but is back before the board for a change of materials to what was previously presented. North elevation had previously been shown as a brick veneer. Building materials along the rear of the building will now be painted block match to the existing materials on the rear face of the building. It has been suggested to the petitioners the option of using an integrated color block rather than the painted block. After review of the project, the staff has no outstanding issues.

Item(s) Discussed:

- Color of the proposed material and whether it will match
- Existing materials on the current building
- Where does the proposed material change wall face
- North wall materials to match the existing

- Issue of line of sight
- Corner of the building and multiple change of materials

Bryan Conant made a motion to forward the project for approval with the condition that the flat façade at the back of the building be as presented and the notch at the northwest corner match the rest of the building materially.

Dave Whitfield seconded the motion.

The motion passed by voice vote 4-0

B. Chesterfield Commons Six – Outparcel Four: Site Development Section Plan, Landscape Plan, Architectural Elevations, Lighting Plan, and Architect’s Statement of Design for 1.346 acre tract of land located in a "C-8" Planned Commercial District north of Chesterfield Airport Road, and west of Boones Crossing.

Project Planner Shawn Seymour presented the project requesting a new 7,700 square foot commercial building located in the Chesterfield Commons Six Development. Exterior materials include brick, stone, EIFS, and glass. Roof materials will be a flat membrane. After review of the project, the staff has no outstanding issues.

Item(s) Discussed:

- Similarity to other buildings in the Commons already approve.
- The Drive through location and whether it was attached to the building
- Parking exceeds the amount required
- Requiring low shrubbery along Chesterfield Airport Road on previous projects for screening of parking
- Cars bumping against the sidewalk location as shown on the landscape plan – not the correct base plan used
- Trees planted on top of the retaining wall
- Hedges to buffer the parking from Chesterfield Airport Road
- Height of parapet to screen HVAC units
- Future alterations to the buildings if restaurant tenants go in

Dave Whitfield made a motion to forward the project for approval as presented with the condition that a low planting area be added adjacent to the southern parking along Chesterfield Airport Road.

Bryan Conant seconded the motion.

The motion passed by voice vote 4-0

III. APPROVAL OF THE MEETING SUMMARY

A. November 8, 2007

The meeting summary was approved as written.

IV. OLD BUSINESS

- **The Board discussed the order and way the minutes were written to help with future review of the minutes for approval. Adding specific items into the motion that were discussed by ARB as a recommendation.**
- **The Board discussed that they should be reviewing based on how a project looks and not on the determination of cost.**
- **The Board discussed the ability to hold projects that are not complete when presented to ARB. Staff is stating that they will be more rigorous in making sure that only complete projects submittals come before the ARB. A new set of deadlines has been set for staff to have additional days to review one copy prior to the full 14 copy submittal.**

V. NEW BUSINESS

A. Schedule for 2008

- **Discussion about potential change in time for the meeting. The Board wants to keep the time at 6:30 for the meetings for the next year.**
- **Penny King was introduced as new staff helping with the Architectural Review Board.**
- **Discussion about the Valentine's Day scheduled meeting.**

Mary Brown made a motion to approve the 2008 Meeting dates with the meeting time at 6:30.

Dave Whitfield seconded the motion.

The motion passed by voice vote 4-0

VI. ADJOURNMENT

Meeting adjourned at 7:18 p.m.