

**THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD  
January 17, 2008**

**PRESENT**

Mr. Bryant Conant  
Mrs. Mary Brown  
Mr. Bud Gruchalla  
Mr. Matt Adams  
Mr. Rick Clawson  
Mr. Michael Watson, Planning Commission Liason  
Ms. Lu Perantoni, Planning Commission Liason  
Ms. Mara Perry, Senior Planner

**ABSENT**

Mr. Gary Perkins  
Mr. Dave Whitfield

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

**II. PROJECT PRESENTATIONS:**

- A. Delmar Gardens 14901 N. Outer Forty (Chesterfield Villas):** An Amended Site Development Plan, Architectural Elevations, and Architect's Statement of Design for Chesterfield Villas; located on an 11.17 acre parcel located at 14901 N. Outer Forty Drive, east of the intersection of Highway 40/Interstate 64 and Chesterfield Parkway East.

Senior Planner, Aimee Nassif, presented the project requesting to amend their elevations to update the building. There is no increase in the footprint of the buildings on the site. No change in landscape or lighting to the exterior of the site. This is just to update and give a "face lift" to the building itself, which was built in 1982. In addition to amending the elevations, they will also be removing and replacing the drive-up canopies to match the new elevations, which include: new balconies and windows, EIFS material to be used; color and materials to match Delmar Gardens office, which is located further down the road, which was approved in 2004. Butterfly insignia which is an architectural feature, done exactly the same as the Delmar Gardens office building, as well. Canopies will be the same in size, no change from what currently exists. In addition to the villas, the vestibule is going to be approximately 313 sq. ft.; the one other addition is to the dining room, in the interior of their site. After review of the project, the staff has no outstanding issues.

Item(s) Discussed:

- Concern regarding no real material changes vs. further recommendations
- Clarification on where granite will be used
- No tinted glass on windows to create a home-like atmosphere
- This location different from other Delmar Gardens locations
- Butterfly logo an architectural feature, not a sign
- White material on canopy is EIFS, other materials include granite, copper, stainless steel
- Energy efficient upgrades
- Most of the cost-effected upgrades are to the front entry, except the handrails and windows; mostly cosmetic upgrades
- Upgrades will help unify the development

**Bryant Conant made a motion to forward the project for approval, stating that the upgrades would be an improvement from what currently exists.**

**Matt Adams seconded the motion.**

**The motion passed by voice vote 5-0**

**B. Delmar Gardens of Chesterfield (14855 N. Outer 40):** An Amended Site Development Plan, Architectural Elevations, and Architect's Statement of Design for Delmar Gardens of Chesterfield; located on an 11.17 acre parcel located at 14855 N. Outer Forty Drive, east of the intersection of Highway 40/Interstate 64 and Chesterfield Parkway East.

Senior Planner, Aimee Nassif, presented the project requesting to replace the existing canopies and entrance structures, to match the previously presented project. Proposing expansion and change to the elevation of the dining room, 200 sq. ft., and internal to the site; the exterior footprint of the building will not be changed. Proposing change to the activity area walkway; approximately 320 sq. ft., to be enclosed with windows, to create a covered walkway so that patients/residents aren't exposed to the elements. After review of the project, the staff has no outstanding issues.

Item(s) Discussed:

- Same materials as previous project presented
- What's true for the first project is true for the 2<sup>nd</sup> project, except no EIFS will be used on this one
- Projects presented separately from one another, due to the amount of elevations proposed, and because they have different addresses.

**Matt Adams made a motion to forward the project for approval as presented.**

**Bryant Conant seconded the motion.**

**The motion passed by voice vote 5-0**

- C. **Pfizer (Building JJ Expansion)**: A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for a 200.51 acre lot of land located at the Northeast corner of 700 Chesterfield Parkway West.

Project Planner, Charlie Campo, presented the project requesting approx. 69,000 sq. ft. addition to an existing office/laboratory facility on the Pfizer campus. Site is currently zoned C8, under St. Louis Co. ordinance 10,986. Exterior building materials will be brick, metal panels and curtain wall on the roof, which is similar to the other buildings on site. Submittal complies with all City of Chesterfield and St. Louis Co. ordinances that govern the site. The landscape and lighting for the site are being reviewed through the site plan. After review of the project, the staff has no outstanding issues.

Item(s) Discussed:

- Clarification on what is addition and what is existing
- Elevations similar to what is existing
- Materials and colors the same as other buildings surrounding
- No impact on community, can't be seen from the road

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

**Bryant Conant seconded the motion.**

**The motion passed by voice vote 5-0**

- D. **Spirit Airpark (Spirit Restaurant)**: Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 2.8 acre tract of land located in a "M3" Planned Industrial District on the south side of Wings of Hope Boulevard, 610 feet west of the intersection of Spirit of St. Louis Boulevard and Wings of Hope Boulevard.

Board member, Matt Adams, recused himself from the discussion of the project, due to his direct involvement. Project Planner, Shawn Seymour, presented the project requesting to locate an 11,380 sq. ft. building to be utilized as a restaurant. Site plan incorporates one curb cut along Wings of Hope Blvd. North elevation: exterior materials will be metal wall panels and glass. South elevation will incorporate a 1,355 sq. ft. patio with two stories. East elevation utilizes the service doors. After review of the project, the staff has no outstanding issues.

Item(s) Discussed:

- Bud Gruchalla made it known that he works with this client, but not on this project.
- Use of building: top floor designated for office space, bottom floor for restaurant

- Outside material-all glass, so diners can view out and watch planes on runway
- Entrance is not clearly marked, but is expected to be marked with signage
- Pedestrian walkways from parking to building
- The amount of parking provided is over required amount
- Outside seating has to be taken into consideration in regard to the parking spaces
- Landscape islands and requirements of tree manual
- Parking for proposed development only, not for any future development; parking also for employees who travel
- Loading dock for caterer and loading food onto planes
- Exterior finish same as existing adjacent building-metal panel, smooth finish
- Location of trash containers; will be relocated
- Additional screening/landscape around the dumpster
- Suggestion made to give up some parking for more landscape
- Kitchen vents- chase behind parapet wall- not visible from road

**Mary Brown made a motion to forward the project for approval with the condition that the following items be addressed: possible reduction in proposed parking, location of trash enclosure and additional landscape screening, better pedestrian access from existing parking to entry of building.**

**Bryant Conant seconded the motion.**

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

**E. Spirit Valley Business Park Lot 11 (Paragon): A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 1.94 acre parcel located at 616 Spirit Valley East Drive, west of the intersection of Olive Street Road and Chesterfield Airport Road.**

Project Planner, Justin Wyse, presented the project requesting an approximately 20,000 sq. ft. building for a restoration business. Proposing 2 access points, with cross access to the lots adjacent. Landscape and lighting plans are currently being reviewed by staff with Petitioner to ensure all City guidelines are met. West elevation is the front entrance to the building. Materials for the building include: tilt-up concrete panels, tinted glass with aluminum frames; roof materials include: TPO white roof with ¼" slope to gutter and balance stop. North elevation faces Olive St. Rd., but other buildings developed in that area block the view from the road. South and East elevations are at the back. After review of the project, the staff has no outstanding issues.

Item(s) Discussed:

- Roof top units require screening on all sides
- MSD water quality requirements limit ability to landscape side of building

- North and South access points will be shared
- Additional landscaping should the MSD limitations change
- Curb cuts on both sides
- Similarity between other designs in the area
- Upgrade to green tinted glass

**Rick Clawson made a motion to forward the project for approval with the condition that items discussed are taken into consideration.**

**Matt Adams seconded the motion.**

**The motion passed by voice vote 5-0**

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

#### **A. December 13, 2007**

**The meeting summary was approved as written.**

**Bryant Conant made a motion to approve the meeting summary as written.**

**Mary Brown seconded the motion.**

**The motion passed by voice vote 3-0**

**Mara Perry to confirm voting can take place to approve meeting summary, if voters weren't present at the meeting in question.**

### **IV. OLD BUSINESS**

- **The Board discussed that they should be reviewing based on how a project looks and not on the determination of cost.**
- **Schedule for 2008- recommendation to add meeting time and liasons.**
- **ARB Packets to be distributed on Monday's, instead of Friday's.**
- **The Board discussed that perhaps recommendations can be made for projects that present unarticulated elevations.**

### **V. NEW BUSINESS**

**None**

### **VI. ADJOURNMENT**

**Meeting adjourned at 7:42 p.m.**

**Matt Adams made a motion to adjourn the meeting.**

**Bryant Conant seconded the motion.**

**The motion passed by voice vote 5-0**