

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
March 11, 2010**

PRESENT

Mr. Matt Adams
Ms. Mary Brown
Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Gary Perkins
Ms. Wendy Geckeler, 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. Kathy Juergens, Recording Secretary

ABSENT

Mr. David Whitfield

I. CALL TO ORDER

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

II. PROJECT PRESENTATIONS

A. Four Seasons Plaza West (National City Bank ATM): An Amended Site Development Plan, Architectural Elevations, Lighting Plan and Architect's Statement of Design for a 2.35 acre tract of land zoned "PC" Planned Commercial District located on the southwest corner of the intersection of Olive Boulevard and River Valley Drive.

Kristian Corbin, Project Planner, presented the project request for a new 60 square foot ATM machine located on the northeastern section of the parking lot near the northern entrance to Four Seasons Plaza West shopping center, which is located at the intersection of Olive Boulevard and River Valley Drive. The exterior materials will be comprised of plastic and painted metal and the roof will be a flat metal roof. The review of signage is a separate process and will be reviewed by Staff. As recommended in the previous Architectural Review Board meeting, the petitioner has worked with Staff and has agreed to plant low-level shrubbery. Material samples were provided.

Items Discussed

- This item was brought back to the Board due to incorrect information on the original submittal and lack of material samples.

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

Bud Gruchalla seconded the motion.

Motion passed by voice vote of 6-0.

II.

B. Mark Andy Industrial Park Lot B: An Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for a 12.75 acre tract of land zoned "PI" Planned Industrial District located on the north side of Chesterfield Airport Road, one-half mile west of the corner of Long Road and Chesterfield Airport Road.

Charlie Campo, Project Planner, presented the project request for an approximate 9-foot tall free-standing trellis fence planted with evergreen and deciduous climbing plants and low-level shrubs. The trellis is proposed to screen an outdoor building equipment storage area on the south side of an existing manufacturing building. The screen will encompass approximately 7,600 square feet of area. The actual screen is 8 feet tall and it will be 6 inches up off the ground, therefore, approximately 9 feet tall. The proposed screen is 190 feet across and 40 feet out from the building. The green screen concept was presented to the Board in October of 2009. At that time, the Board outlined several items to be addressed and the petitioner has submitted a landscape plan that includes these items.

Items Discussed

- Plant maturity:
 - It will take 12 to 24 months for the plants to fully mature and actually cover the trellis. Until such time, the petitioner is proposing to plant an annual climbing vine behind the English ivy panels to provide some screening until the ivy and Clematis fully mature.
 - The equipment stored there will be gray and will blend in with the building.
- Plant selection:
 - Discussed growth pattern of a Clematis and the fact that it will not remain distinctly separate as illustrated.

- Clematis will be planted on alternating panels to reduce root conflict with the ivy.
 - The Clematis will bloom August through September and will likely draw bees which is a concern.
 - Liriopes will provide screening along the ground.
 - The selected plants will likely be amenable to deer.
 - The ivy will remain green in the winter.
 - Relying entirely upon the foliage to screen the equipment without some additional evergreen trees or bushes to help soften the hedge.
- Ongoing maintenance:
- Maintenance is outlined in the landscape plan.
 - Requested that wording be included in the maintenance plan to maintain the Clematis in a vertical shape so as to achieve the design intent as illustrated.
 - The Mark Andy facility has always been well maintained in the past and assume the green screen will be too.
- Lack of trees on the site:
- There is a general lack of street trees on the property due to the fact that the property was developed prior to incorporation of the City. Until such time that the owners make substantial changes to the overall site, the City cannot require adding more trees.
 - The petitioner has discussed future plans to expand that side of the building; therefore, any new trees planted would have to be removed.
 - The addition of a few pine trees would help soften the look.
- Other concerns:
- Concern expressed about allowing outdoor equipment storage along Chesterfield Airport Road. The equipment will only be stored there temporarily while it is being tested. The outdoor equipment can only be located on that side of the building due to its indoor component equipment being located on that side.
 - Discussed rusting of the steel pipes and columns caused by the vines. Clingy vines usually cause this type of problem, however, metal is certainly subjective to rusting over time. Due to climate constraints, there are not a lot of other vine choices for this area.
 - They will be using a natural material as a barrier but the wall will have no natural "feel." It is a straight 200 foot long wall with no angulations. If using a natural material, you should try to make it feel a little more like a natural screen. Discussed the possibility of adding curved panels or offset panels.

- There is no visual tie-in to the building color only the lawn.
- The Board will probably see a lot more requests for this type of screening. The petitioners have addressed a lot of the discussion items that the Board had back in October. Something like this is substantially better than having a 200 foot painted concrete wall or chain-link fence with slats.
- This is a test case and the Board is concerned about watching how this project progresses due to impact on future similar submittals.

Bud Gruchalla made a motion to forward the project to the Planning Commission as presented.

Gary Perkins seconded the motion.

Motion passed by voice vote of 5-0 (Matt Adams departed before the vote).

III. APPROVAL OF MEETING SUMMARIES

A. February 11, 2009.

Rick Clawson recused himself from the vote as he was not present at that meeting.

Bud Gruchalla made a motion to approve the meeting summary as written.

Gary Perkins seconded the motion.

The motion passed by voice vote of 4-0.

IV. OLD BUSINESS

Mara Perry informed the Board that Staff is working with the City Attorney to have the guidelines codified and expect this will be completed soon.

V. NEW BUSINESS

A. None.

VI. ADJOURNMENT

Mary Brown made a motion to adjourn the meeting.

Bud Gruchalla seconded the motion.

The motion passed by voice vote of 4-0 and the meeting adjourned at 7:12 p.m.

DRAFT