



**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
JUNE 14, 2007**

PRESENT

Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Dave Whitfield
Ms. Lu Perantoni, PC Liaison
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Jennifer Yackley, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Matt Adams

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

II. PROJECT PRESENTATIONS:

A. Chesterfield Medical Institute, LLC (Herman Stemme Office Park Lot 2c-2): A Site Development Section Plan, Architectural Elevations and Landscape Plan for a medical office in a "C8" Planned Commercial District at the intersection of Chesterfield Parkway East and Swingley Ridge Road.

Assistant Director of Planning Annissa McCaskill-Clay presented the project requesting a 20,000 sq. ft. medical office commenting that this is a part of the Herman Stemme Office Park development. Proposed exterior materials will consist of brick, glass, and cast stone aluminum accents; roof materials will be a single ply membrane; proposed overhang at building entrance with glass features. The Department of Planning is currently reviewing landscaping (outstanding buffer comment), and lighting.

Item(s) Discussed:

- Parapet wall (8') to screen rooftop mechanical equipment
- Three clear stair towers (one goes to the roof)
- Additional paved area E of entry canopy
- Window glazing (gray painted metal)

- Consistent break up of materials

Area(s) of Concern:

- ❖ None

Staff's Review:

- ✓ Ensure landscaping meets requirements
- ✓ Check on the additional area E of front entry canopy

Rick Clawson motioned to forward the project for approval after Staff has completed the above review items.

Bryant Conant seconded the motion.

The motion passed 4-0

B. Saturn of West County (Long Road Crossing): A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 5.34 acre lot of land located at the northwest corner of the intersection of Long Road and Chesterfield Airport Road.

Project Planner Jennifer Yackley presented the project requesting a car dealership. Proposed exterior materials will consist of masonry, aluminum panel, and insulated glazing; roof materials will be a flat membrane. After review of the project, the Department of Planning found no outstanding issues

Item(s) Discussed:

- Adequate buffer - all four sides of building are exposed
- Exterior Lighting of site
- Customer parking in front of building
- Select cars on paved area
- Inventory vehicles will be kept separately
- Corporate logo
- Service Bay doors

Area(s) of Concern:

- ❖ Corporate architecture (red field and size on two facades)
- ❖ Inconsistent design to neighboring developments
- ❖ Service bay doors facing highway
- ❖ Visual impact
- ❖ Level of quality along highway corridor
- ❖ Split block face masonry and combination of materials
- ❖ Parking lot illumination

- ❖ Site circulation

Staff's Review:

- ✓ Service glass doors facing highway need to be re-oriented decreasing visibility
- ✓ Exterior materials, quality, and color should be similar to neighboring developments (not red, white, and aluminum)
- ✓ Parking lot illumination should consist of pole lighting (i.e., grey poles with brown fixtures)
- ✓ Determine how much of icon element is signage and how much is architecture
- ✓ Ensure there's no illumination spillage where cars are loaded/unloaded

Bryant Conant motioned to forward the project with the Board's areas of concern to be considered upon approval.

Dave Whitfield seconded the motion.

The motion passed 3-1

III. APPROVAL OF MEETING SUMMARIES

A. FEBRUARY 15, 2007

The meeting summary was approved as written.

B. APRIL 12, 2007

The meeting summary was approved as written.

IV. OLD BUSINESS

- **ARB Guidelines**
 - **The Department of Planning will send the latest version to this Board and the Planning Commission simultaneously**

V. NEW BUSINESS

VI. ADJOURNMENT

Meeting adjourned at 7:30 p.m.