

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
May 15, 2008**

PRESENT

Mrs. Mary Brown
Mr. Bryant Conant
Mr. Gary Perkins
Mr. Bud Gruchalla
Mr. Dave Whitfield
Mr. Rick Clawson
Ms. Amy Nolan, Planning Commission Liaison
Ms. Lu Perantoni, Planning Commission Member
Ms. Mara Perry, Senior Planner
Mr. Shawn Seymour, Project Planner
Ms. Carol Olejniczak, Administrative Secretary

ABSENT

Mr. Matt Adams

I. CALL TO ORDER: Rick Clawson, Vice-Chair, called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS:

A. Chesterfield Commons Six Outparcel 4 (Culver's Restaurant): Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for 1.3 acre tract of land located in a "C-8" Planned Commercial District north of Chesterfield Airport Road, and west of Boone's Crossing.

Project Planner, Shawn Seymour, presented the project request for a new 2,954 square foot building that will be a Culver's Restaurant, located on a 1.345 acre parcel zoned "C-8" Planned Commercial District. Site is located north of Chesterfield Airport Road and west of Boone's Crossing. Site was required to provide 60 parking spaces. They are proposing 39.7 percent open space. In addition, the site will contain 18 trees and 141 shrubs. The exterior building materials will be comprised of brick, stone, and EIFS. The building will have a flat membrane roof.

Item(s) Discussed:

- Type of barrier around outdoor dining area
- Reconfiguring of sidewalk to south to allow additional landscaping
- Placement of shrubs on parking lot islands

- Height of parapet wall above roof
- Height of patio off asphalt drive
- Restaurant type
- Signage not being reviewed at this time
- Site Lighting Compliance
- Material/s used for canopies
- Distance from southern sidewalk to existing retaining wall
- Landscaping screen to south of site facing Chesterfield Airport Rd.
- Existing trees in retention basin to south

Bryant Conant made a motion to forward the project for approval, stating there were no recommendations.

Gary Perkins seconded the motion.

The motion passed by voice vote 6-0

B. Spirit Energy (13506 Olive Blvd): A Site Development Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 0.31 acre parcel located at 13506 Olive Boulevard, in the southwest corner of the intersection of Olive Boulevard and Woods Mill Road.

Project Planner, Jennifer Yackley, is no longer with the City and Justin Wyse is now the Project Planner, but was unable to attend. Senior Planner, Mara Perry, presented the project request for an unmanned gas station, located on a 0.31 acre parcel on the corner of Olive Boulevard and Woods Mill Road. The site is currently vacant and there is currently a conditional use permit on the site that allows for the gas station. The site will contain one maintenance structure and one trash enclosure. The materials of the trash enclosure will match the materials of the maintenance building. The canopy over the gas pumps will have a height of 18.5 feet. Landscaping, lighting & signage are still in Site Plan Review.

Item(s) Discussed:

- No green space buffering the adjacent development
- No cross access between site and adjoining development
- Separation between site and adjacent development – proposed vertical curb
- Safety of no cross access
- More landscaping to south and west
- Sight distance issues
- Existing entrance on Olive Blvd.
- Received variance for current landscape buffers
- Canopy design
- Building color, design and materials to adjacent development

- Visual separation of site and adjacent development – potential fence or bollards
- Car protection at buildings – potential for bollards near structure
- Color of canopy to be designated by brand of gas

Area(s) of Concern:

- Color, design and materials of building in relation to adjacent development
- Protection of cars at buildings and vertical curb
- Access and safety issues due to no cross access and entrances

Staff's Review:

- ✓ Staff is to address the issue of access into the site

Mary Brown made a motion to forward the project for approval, with the following recommendations:

- 1. Combine trash enclosure and maintenance building into one structure.**
- 2. Maintenance building and trash enclosure's color scheme and materials to match those of the adjacent Dierbergs' development.**
- 3. Visual Barrier between the proposed property and adjacent site – a fence, railing or architectural feature that could integrate the materials of the adjacent structures.**
- 4. Color scheme and materials of canopy columns to match building and adjacent development, up to the first four feet.**

Bryant Conant seconded the motion.

The motion passed by voice vote 5-1

III. APPROVAL OF THE MEETING SUMMARY

A. April 17, 2008

Discussion of the meeting summary to be approved as written.

Dave Whitfield made a motion to approve the meeting summary with the following recommendation:

- 1. Change from, "The meeting summary was approved as written", to "Discussion of the meeting summary to be approved as written".**

Bud Gruchalla seconded the motion.

The motion passed by voice vote 6-0

IV. OLD BUSINESS

None

V. NEW BUSINESS

Mara Parry informed the Board that an Ordinance Review Committee will be scheduled within the next month. One of the items to be discussed will be the Architectural Review Board Guidelines section, as well as all the information establishing the Architectural Review Board as a part of the Unified Development Code. The Architectural Review Board members will be invited to attend and can make comments. It will then have a public hearing and go on to Planning Commission. From there it will go before the Planning and Public Works Committee and City Council for final approval.

VI. ADJOURNMENT

Meeting adjourned at 7:30 p.m.

Bud Gruchalla made a motion to adjourn the meeting.

David Whitfield seconded the motion.

The motion passed by voice vote 6-0