

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, OCTOBER 11, 2018
CONFERENCE ROOM 101

ATTENDANCE:

Mr. Matt Adams
Mr. Rick Clawson
Mr. Doug DeLong
Mrs. Jessica Stoll
Mr. Craig Swartz
Mr. Mick Weber, Vice-Chair

ABSENT:

Mr. Bud Gruchalla, Chair

ALSO IN ATTENDANCE:

Councilmember Michelle Ohley
Planning Commission Chair, Merrell Hansen
Ms. Jessica Henry, Assistant City Planner, Staff Liaison
Mr. Joseph M. Knight, Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Vice-Chair Weber called the meeting to order at **6:07 p.m.**

II. APPROVAL OF MEETING SUMMARY

A. September 13, 2018

Board Member Clawson made a motion to approve the meeting summary as written. Board Member DeLong seconded the motion. The motion passed by a voice vote of **5 - 0**. *Since Vice-Chair Weber was not present at the meeting he abstained from the vote.*

III. UNFINISHED BUSINESS

None

IV. NEW BUSINESS

- A. YaYa's (ASDP):** An Amended Site Development Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for a 2-acre tract of land located southwest of the intersection of Olive Blvd and Chesterfield Pkwy.

STAFF PRESENTATION

Planner, Mike Knight explained that the request is for a 1,209 square foot banquet addition. The intent of the applicant is to match all the existing materials and colors of the existing building. Mr. Knight then provided background history of the site and the surrounding area.

Due to the addition significantly impacting the existing architectural elements, ARB review is required. However, the Unified Development Code does not automatically require Planning Commission approval if a commercial addition is under 1,500 square feet. A minor amount of

site work will also be accomplished in conjunction with this request. Staff has received approvals from both the Metropolitan Sewer District and Monarch Fire District.

The applicant arrived to the meeting at this point. Furthermore, material samples were not available for ARB review.

Landscaping

Four trees are to be removed from the banquet room addition and replaced with a new planting schedule.

Trash Enclosure

The trash area is not being affected by this addition, but the applicant did provide a fresh application of paint that matches the existing building color.

Side and Rear Architectural Elevations

- New dark brown window frames and glazing to match.
- New EIFS façade to match the existing building.
- New glass door to match the existing doors and windows.
- Recessed EIFS panel below the windows.

Mechanical Equipment

Based upon the Architect's Statement of Design, Ms. Henry explained that the mechanical units for the addition will be set on the existing building roof behind the metal mansard to ensure the units are fully screened.

DISCUSSION

YaYa's being highly visible from Olive Boulevard, Board Member Clawson felt that the proposed addition architecturally did not match the existing structure; specifically, the lack of transition to the dark sand EIFS base of the existing building, and then he questioned the basis of the proposed flat roof to the addition. He pointed out that City Code may require installation of egress doors to the new addition.

Applicant Comment

Ms. Ann Brown of Kaster Architects stated that the goal of the addition is to make it look as if it has always been part of the building and felt that the proposed color and materials will aesthetically enhance the existing structure. However, they will consider continuation of the banding to the rear elevation. She further explained the basis to the proposed flat roof design.

Landscaping

Planning Chair Hansen suggested that the applicant consider replacing the trees with evergreens versus deciduous trees. Ms. Henry replied that each new project triggers an inspection of the existing landscaping and Staff will ensure that the approved landscape plan is enforced.

Review Process

Ms. Henry explained that the ARB is a recommending body and feedback from the Board will determine whether the project can be approved administratively or if Planning Commission approval will be required. Based upon the Board's comments, Planning Commission review

will be necessary. Immediately following Planning Commission review, Power of Review can be exercised. Staff will draft a letter to the petitioner outlining the issues discussed and the applicant may choose to incorporate the recommendation or forward the existing design to Planning Commission.

MOTION

Board Member Clawson made a motion to forward the YaYa's (ASDP) Amended Site Development Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design to ***the Planning Commission with a recommendation for approval with the following conditions:***

- The proposed addition should continue the darker EIFS color and banding around the base similar to the existing building.
- Incorporate elements of the mansard roof, pilasters, and brackets into the roof of the proposed addition.

Board Member Stoll seconded the motion.

Board Member Clawson amended the motion *recommending that the applicant also provide material samples prior to Planning Commission review.*

The motion as amended passed by a voice vote of **6 - 0**.

V. **OTHER**

VI. **ADJOURNMENT**
6:35 p.m.