

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, NOVEMBER 10, 2016
ROOM 102/103

ATTENDANCE:

Ms. Mary Brown
Mr. Rick Clawson
Mr. Bud Gruchalla
Mr. Mick Weber

ABSENT:

Mr. Matt Adams
Mr. Doug DeLong

ALSO IN ATTENDANCE:

Planning Commission Chair, Stanley Proctor
Planning Commission Liaison, Laura Lueking
Mr. Justin Wyse, Senior Planner, Staff Liaison
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Gruchalla called the meeting to order at 6:00 p.m.

II. APPROVAL OF MEETING SUMMARY

A. October 13, 2016

Board Member Clawson made a motion to approve the meeting summary as written. Board Member Brown seconded the motion. The motion passed by a voice vote of 4 – 0.

III. PROJECT PRESENTATION

- A. MPD Investments, Adjusted Lot 2 (Beyond Self Storage at Chesterfield) - AAE:** Amended Architectural Elevations and Architect's Statement of Design for a 2.99 acre tract of land zoned "PI" Planned Industrial District located north of North Outer 40 Road, west of its intersection with Boones Crossing.

STAFF PRESENTATION

Senior Planner Justin Wyse explained that the request is to amend the elevations for a previously approved 3-story, self-storage building. Mr. Wyse explained that due to the change in the previously approved building material and the increase in height, ARB review was required. He added that the change of the building material was due to the wall system's inability to hold the additional weight of the thin brick.

Materials and Color

The only change to the building materials is the addition of the *Nichiha "Plymouth Brick" panels* in place of the previously approved exterior brick. Included with the packet are color photos of example projects that incorporate the new panel selection.

Mechanical Equipment

The original request showed all mechanical equipment located in one area along the western side of the building with screening provided by existing and proposed landscaping – the revision shows mechanical equipment being split into several areas along the building.

Previous and proposed material samples were provided and the applicant was available to answer any questions.

DISCUSSION

Applicant Comment

In response to Chair Gruchalla's observation regarding the vertical white trim as depicted on two of the color photos, Mr. Stanley Hernley, Architect explained that the white corner trim will be an applied element to the proposed structure.

Board Member Clawson stated that since the building is a storage facility and pedestrian access is limited, he felt that in this instance, the substitution in brick is appropriate to this use only.

Board Member Clawson made a motion to forward the Amended Architectural Elevations and Architect's Statement of Design for MPD Investments, Adjusted Lot 2 (Beyond Self Storage at Chesterfield) to the Planning Commission *with a recommendation for approval as presented based on the specific use, application, and location of the project.*

Board Member Brown seconded the motion. **The motion passed by a voice vote of 4 - 0.**

IV. **UNFINISHED BUSINESS** - None

V. **NEW BUSINESS** - None

VI: **ADJOURNMENT** - 6:11 p.m.