

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD**

**THURSDAY, FEBRUARY 14, 2019
CONFERENCE ROOM 101**

ATTENDANCE:

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

ABSENT:

Mr. Rick Clawson

ALSO IN ATTENDANCE:

Planning Commission Liaison, James Rosenauer
Mr. Justin Wyse, Director of Planning and Development Services
Mr. Andrew Stanislav, Planner
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. January 10, 2019

Board Member Weber 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.

Board Member Adams arrived to the meeting at this point.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

A. Chesterfield Commons West, Lot 6C (320 THF Blvd) Amended Architectural Elevations & Partial Amended Lighting Plan: Amended Architectural Elevations and Partial Amended Lighting Plan for a retail anchor on a 6.824 acre tract of land, zoned "PC" Planned Commercial District located on the southwest corner of the intersection of THF Boulevard and RHL Drive (17U330343).

STAFF PRESENTATION

Andrew Stanislav, Planner explained that the request is for a 48,380 square foot Havertys Furniture previously occupied by Gordmans retail store. The request is for approval of a color change of various existing elements on the north façade and the addition of neutral color accent lighting in the form of a light cove near the entrance to the retail anchor space as well as replacing the four existing exterior wall sconces.

Mr. Stanislav provided color aerials and a brief history of the site and the surrounding area. A brief summary was provided of the architectural design guidelines for Chesterfield Commons West pertaining to the project.

Materials and Color

The selected colors proposed are consistent with the Havertys Furniture corporate branding style. "Agreeable Grey" is the primary color selected for the upper portions of the masonry on the west and east sides of the north elevation. The existing purple EIFS is also proposed in this same grey color.

Lighting

A dark sky compliant, downward-facing LED light cove is proposed to serve as accent lighting to the west of the existing storefront under the cornice above the existing EIFS and to the east above the corrugated metal panel positioned within a new eyebrow feature. The lighting will be shielded and not visible from the street and remain static.

Landscaping

The existing planters on the north elevation are proposed to remain unchanged. It was noted that any damaged or deceased landscaping will be replaced.

Material samples were provided and the applicant was available to answer any questions.

DISCUSSION

Storefront Doors

In response to Planning Commissioner Rosenauer, the applicant explained that the storefront glass doors were in poor condition and will probably have to be replaced with a like-for-like replacement.

The Board did not have any concerns and felt that the overall changes were a vast improvement.

Landscaping

Board Member DeLong asked about the condition of the existing landscaping. Mr. Wyse responded that Staff will continue to monitor the vegetation based upon the approved landscape plan.

MOTION

Board Member Stoll made a motion to forward the Amended Architectural Elevations and Partial Amended Lighting Plan for Chesterfield Commons West, Lot 6C (Havertys Furniture) to the Planning Commission ***with a recommendation for approval as presented by Staff.***

Board Member Swartz seconded the motion. **The motion passed by a voice vote of 6 - 0.**

Mr. Rawson Haverty, Jr., Senior Vice President of Havertys Furniture gave a brief history of their Atlanta based, 129-year-old family business and stated they are excited to operate in Chesterfield.

V. OTHER

VI. ADJOURNMENT 6:15 p.m.