

**THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD  
September 12, 2013**

**PRESENT**

Mr. Matt Adams  
Ms. Mary Brown  
Ms. Carol Duenke  
Mr. Gary Perkins  
Mr. Mick Weber  
Mr. Stanley Proctor, Planning Commission Liaison  
Mr. Mike Watson, Planning Commission  
Mr. Justin Wyse, Senior Planner  
Ms. Kathy Juergens, Recording Secretary

**ABSENT**

Mr. Rick Clawson  
Mr. Bud Gruchalla

**I. CALL TO ORDER**

Board Chair Carol Duenke called the meeting to order at 6:30 p.m.

**II. APPROVAL OF MEETING SUMMARY**

**A. August 8, 2013**

Board Member Mary Brown made a motion to approve the meeting summary as written.

Board Member Matt Adams seconded the motion.

**Motion passed with a voice vote of 4-0 with Board Member Gary Perkins abstaining.**

**III. PROJECT PRESENTATION**

- A. Chesterfield Blue Valley, Lot 2 (St. Louis Premium Outlets):** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 79,000 square foot addition to an existing 394,994 square foot retail outlet center on a 50.72 acre tract of land zoned "PC" Planned Commercial District on the north side of Outlet Boulevard, generally north of Premium Way.

Mr. Justin Wyse, Senior Planner, presented the project request for the construction of four additional buildings at the St. Louis Premium Outlets located on Lot 2 of the Chesterfield Blue Valley subdivision. This will add an additional 79,000 square feet to the existing 394,994 square feet for a total of 473,994

square feet of retail space. The exterior building materials will match the existing materials on the site and will be comprised of brick and stone veneer, EIFS, smooth face architectural metal, exposed steel structure, painted concrete wall with sand texture finish, metal trellis and glass. The roof is proposed to be primarily a flat membrane roof system with parapet walls. The addition is designed to be a seamless transition from Phase I to Phase II so one would not notice any difference between the two Phases.

The existing parking on the north end will be replaced with the four new buildings. The dirt/grassy area to the far north will become the new parking field for this addition.

There is a seepage berm easement which means any plantings in that area are heavily regulated by the Levee District, therefore, no landscaping is proposed for this area. Staff is currently reviewing the City's landscape requirements with the applicant. The existing plantings on the site grossly exceed City requirements and may justify the lack of landscaping in that area.

The proposed lighting package will utilize the same lighting fixtures as used throughout the complex.

#### **Discussion:**

Board Member Gary Perkins encouraged the applicant to consider adding additional pedestrian connections from the new parking area to eliminate the need to walk across grassy areas.

In response to Board Member Mick Weber's question regarding required parking spaces, Mr. Wyse stated they have enough parking to meet the City's minimum Code, but they are certainly not in excess. Mike Watson, Planning Commission, felt that the current parking is inadequate and was concerned if there will actually be more parking available after the addition. Mr. Wyse stated that while the addition will eliminate parking spaces, the new proposed parking area will actually add more parking to accommodate the new buildings. He will provide the Planning Commission with more detailed information regarding the parking at their next meeting. Board Member Mary Brown asked if retail parking has a set standard. Mr. Wyse stated the City's rule in setting minimum parking requirements is based on square footage only, not the type of retail space.

**Board Member Matt Adams made a motion to forward to the Planning Commission the 2nd Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Blue Valley, Lot 2 (St. Louis Premium Outlets), as presented with a recommendation for approval.**

**Board Member Mary Brown seconded the motion.**

Board Member Perkins reiterated his comments about improving pedestrian circulation from the parking area and felt they should be included in the motion.

**Board Member Adams amended his motion to include a recommendation for the applicant to consider improving the pedestrian connection from the additional parking area to the mall entryways.**

**Board Member Brown seconded the amendment.**

**The motion passed with a voice vote of 5-0.**

#### **IV. OLD BUSINESS**

None.

#### **V. NEW BUSINESS**

Mr. Justin Wyse, Senior Planner, informed the Board that his last day with the City will be September 24, therefore, a new person will be appointed as staff liaison. The Board members thanked Mr. Wyse for his assistance and wished him well in his new endeavor.

#### **VI: ADJOURNMENT**

**Board Member Mick Weber made a motion to adjourn the meeting.**

**Board Member Gary Perkins seconded the motion.**

**Motion passed with a voice vote of 5-0 and the meeting adjourned at 6:52 p.m.**