THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
February 12, 2009

PRESENT	**ABSENT**
Ms. Mary Brown	Mr. Matt Adams
Mr. Bryant Conant	Mr. Rick Clawson
Mr. Bud Gruchalla	
Mr. Gary Perkins	
Mr. Dave Whitfield	
Mr. Dan Hurt, Councilmember	
Ms. Amy Nolan, Planning Commission Liaison	
Ms. Mara Perry, Senior Planner	
Mr. Charlie Campo, Project Planner	
Mr. Kristian Corbin, Project Planner	
Ms. Kathy Juergens, Recording Secretary	

I. CALL TO ORDER:

Chair Bud Gruchalla called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS:

A. Chesterfield Commons Six, Lot 7B (Hyatt Place Hotel): A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting and Architect's Statement of Design for a 2.807 acre lot of land zoned "C-8" Planned Commercial.

Kristian Corbin, Project Planner, presented the project request for a new 77,764 square foot, five-story hotel located on a 2,807 acre lot zoned "C-8" Planned Commercial. The lot is located south of Interstate 40 and west of the intersection of Boone's Crossing and Chesterfield Airport Road. Materials are brick, clear glass, fritted glass and EIFIS. The roof will be single-ply membrane, parapet walls to screen the mechanical equipment, trash enclosure to match the brick and landscaped for extra screening. Signage is not for review at this time.

Items Discussed:

- Visibility while traveling eastbound and westbound on Chesterfield Airport Road.
- Materials proposed on the building.
- Existing sign package for the site.
- Existing MSD pumping station located at northeast corner and potential to screen the enclosure based on restrictions from MSD.

- Mix of evergreens and deciduous on the plan for winter color. Staff has comments pending regarding the landscaping plan.
- Parapets walls and screening of mechanical equipment.
- Attractive building that will fit in well with the other corporate buildings in the area.

Bryant Conant made a motion to forward the project for approval.

Gary Perkins seconded the motion.
The motion passed by voice vote 5-0.

B. **Long Road Dental Office:** Site Development Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 0.5 acre tract of land zoned "PI" Planned Industrial District located 0.1 mile south of the intersection of Chesterfield Airport Rd. and Long Rd.

Charlie Campo, Project Planner, presented the project request for a new 4,300 square foot, one-story medical office building located on a parcel zoned "PI" Planned Industrial along Long Road. Proposed exterior building materials are brick, stone and EIFS. There will be a hip roof with architectural shingles and a front gable. The submittal has been reviewed for compliance with the City of Chesterfield's design guidelines and was also reviewed against the ordinance that governs this site. Landscaping and lighting plans are being reviewed against their respective landscaping and lighting ordinances.

Items Discussed:
- Placement of the A/C equipment is not shown on the site plan.
- Very similar design to several other buildings in the area.
- Materials of the trash enclosure and screening.
- Wainscoting shown in rendering but not on elevation.
    - The elevations are closer to what is proposed thus the building will not have wainscoting.
- Encourage additional low-level landscaping to screen front of the parking lot if setback does not preclude that.
- Materials of fascia, windows and doors, under canopy and roof.
- Lack of window sills.
- Rendering depicts a higher quality building than the elevations and also is not consistent with the elevations.
- Quoining:
    - Quoining is shown on the front corners of columns and not on the back side.
    - Quoining is shown on the front of building and not on rear.
    - Three different sizes of quoining are shown on the front.
- Material samples not provided.

Areas of Concern

1. Lack of low level planting along Long Road especially toward the street.
2. Trash enclosure materials.
3. Quoin design, especially on columns in the front, should be consistently carried around the building and around the columns.
4. Materials over the door should be called out.
5. Building equipment location is not noted on site plan.
6. Lack of exterior building samples for review.
7. Lack of window sills.
8. Location of downspouts.
9. Rendering is not consistent with elevations.

Bryant Conant made a motion to forward the submission of the project stating that it is incomplete for adequate review.

Motion died for lack of a second.

Discussion ensued on clarification as to what the Board was recommending. Mara Perry, Senior Planner, provided additional information regarding the Board's authority and procedures for Planning Commission review. The project will be forwarded to the Planning Commission and they can decide whether to send it back to the Architectural Review Board for further review if there are numerous changes.

Mary Brown made a motion to forward the project for approval with the following list of recommendations and outstanding issues:

1. **Additional landscaping of low hedges to buffer the parking lot from the roadway.**
2. **Verify the trash enclosure material matches the building.**
3. **The quoin design on the columns is shown on the front of columns only and is not carried through around the columns and building.**
4. **Delineate material that will be used over the door behind the entry portico.**
5. **Material samples not provided.**
6. **Addition of sills under the windows.**
7. **Placement of the A/C unit on the site and screening of same.**
8. **Indicate the location of downspouts.**
9. **The perspective and the elevation submitted are not in agreement.**

Gary Perkins seconded the motion:
The motion passed by voice vote 5-0.

C. **Chesterfield Valley Nursery:** A Site Plan, Architectural Elevations, and Architect's Statement of Design for a 10.4 acre tract of land zoned "AG" Agriculture District with a Conditional Use Permit located on North Outer 40 Road approximately 6,600 feet east of the intersection with Boones Crossing

Mara Perry, Senior Planner, presented the project request for a site plan, which is not normally subject to both the Architectural Review Board and the Planning Commission. However, a piece of this property was recently rezoned to become an agricultural district with a conditional use permit on it. It is being presented to the Board due to the conditional use permit. The existing shed is currently being used for storage but it will be expanded to allow for sales, thus the need for the conditional use permit. Since the current shed is being converted to a sales office, something will be needed to store equipment and other materials. The proposed shed will match the materials used on the existing shed.

Items Discussed:
- Recommended screening if a ground-mounted air-conditioning unit will be needed.
- Materials will match the existing shed.
- Design is appropriate for the use.

Gary Perkins made a motion to forward the project for approval as presented.

Bryant Conant seconded the motion.
The motion passed by voice vote 5-0.

III. APPROVAL OF MEETING SUMMARIES

A. January 15, 2009

Dave Whitfield made a motion to approve the meeting summary as written.

Mary Brown seconded the motion.
The motion passed by voice vote of 5-0.

IV. OLD BUSINESS

It was confirmed the next election of officers will be in March. If the March meeting is cancelled, the election will take place in April.

Mara Perry informed the Board that the new Guidelines are being posted on the website and the checklist is being revamped. The staff checklist has also been redesigned and is currently being utilized as new projects come in.

V. NEW BUSINESS

The Board discussed incomplete submissions and how to handle them. Mara Perry stated the new guidelines and checklist used in reviewing projects should help to alleviate this problem for future projects.

VI. ADJOURNMENT

Mary Brown made a motion to adjourn the meeting.

Bryant Conant seconded the motion.

The motion passed by voice vote 5-0 and the meeting adjourned at 7:46 p.m.