

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MARCH 9, 2006**

- I. **CALL TO ORDER:** Bud Gruchalla, Vice Chair, called the meeting to order at 7:00 p.m.

PRESENT

Mr. Bryant Conant
Mr. Rick Clawson
Mr. Bud Gruchalla
Mr. Jerry Right
Ms. Teresa Price, Director of Planning
Ms. Mara Perry, Project Planner
Mr. Kyle Dubbert
Mr. Nick Hoover, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Matt Adam
Mr. Dave Whitfield

II. **PROJECT PRESENTATIONS:**

- A. **Spirit Energy, LLC: A Site Development Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 0.92 acre tract of land located at 14804 Clayton Road, south of Clayton Road and west of Wildwood Parkway. (Locator Number 21R420714).**

Project Planner Mara Perry presented the project for a convenience store, gas station, and car wash. Exterior materials include split face wall CMU and metal fascia; roof materials is EPDM, fully adhered, minimal slope. After review of the project, the Department of Planning found issues relating to the following:

- North facing elevation visibility from frontages
- Trash enclosure is visible, but no other means of access for pickup
- Car wash exits from frontage on Olive

Item(s) Discussed:

- White paint on split face wall
- Screening type for roof mounted units not shown on presentation
- Trash enclosure materials not shown on presentation
- Existing cell towers
- Inconsistent color on car wash entrance sign
- Signage incorporated into car wash canopy restriction

Area(s) of Concern:

- ❖ Low amount of landscaping on frontage (Olive) to separate vehicles from pedestrians.
- ❖ Screening materials for rooftop units
- ❖ White paint on entire building

A motion was made by Bryant Conant to forward the project for approval with the following recommendations:

- 1.) HVAC unit screening
- 2.) Trash enclosure screening
- 2.) Increased landscaping on frontage

Rick Clawson seconded the motion.

The motion passed by voice vote of 4-0

- B. Pepose Vision Institute: Architectural Elevations and the Architect's Statement of Design for a medical office/office building on Lot 1 of Bull Moose Tube, zoned "C-8" Planned Commercial located on the west side of Clarkson Road and south of Baxter Road.**

NOTE: ARB member Rick Clawson recused himself from the discussion and voting of this project.

Project Planner Kyle Dubbert presented the project for a 37,500 sq. ft. office building situated on the Bull Moose Tube development site. Materials will consist of brick and glass, and low slope membrane roof. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- None

Area(s) of Concern:

- ❖ None

Without a quorum to vote, the Board commented that the project should be forwarded for approval, and also commended the attractive design.

- C. Chesterfield Ridge: ASDP Architectural Elevations, Landscape Plan, Lighting Plan and Site Development Plan for a 10.97 acre parcel zoned R-5 PEU. The site is located south-east of Clarkson Road, south of Chesterfield Ridge Road.**

Project Planner Nick Hoover presented a project proposing to build nine additional units as a continuation (phase two) to the end of a previously approved development. Building

materials are consistent with materials used in phase one. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Previous site design issues have been addressed
- Location of detention basin
- St. Louis County rail requirement for walls taller than 4'
- Additional landscaping

Area(s) of Concern:

- ❖ Detention basin possibly becoming an aesthetic eyesore without additional landscaping.

A motion was made by Rick Clawson to forward project for approval with the following recommendation:

- 1.) Additional landscaping and planting around the detention area on the two street sides minimizing the view from the street and from the house across the street.**
- 2.) Additional landscaping to the detention basin.**

Jerry Right seconded the motion

The motion passed by voice vote 4-0

- D. Briarcliffe: SDP Architectural Elevations, Landscape Plan, Lighting Plan and Site Development Plan for a 29.43 acre parcel zoned R-3 PEU. The site is located north of Olive Boulevard, east of the intersection with Hog Hollow.**

Project Planner Nick Hoover presented a project for 82 units in styles consistent with existing units, and same building materials as well. The villas will be very similar to Picardy.

Item(s) Discussed:

- Decorative brick with architectural elements for side buildings breaking up monotony
- Distance between building walkways (8'/lot)
- Good articulation
- Ample landscaping

Area(s) of Concern:

❖ None

**A motion was made by Rick Clawson to forward project for approval.
Bryant Conant seconded the motion.
The motion passed by voice vote 4-0.**

III. APPROVAL OF THE FEBRUARY 9, 2006 MEETING SUMMARY

The meeting summary was accepted as amended.

IV. OLD BUSINESS

None

V. NEW BUSINESS

None

VI. MISCELLANEOUS

None

VII. ADJOURNMENT

Meeting adjourned at 7:35 p.m.