

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MEETING SUMMARY
MARCH 11, 2004**

- I. CALL TO ORDER:** Mr. Bud Gruchalla, Acting Chairman, calls the meeting to order at 7:00 p.m. There being no quorum, member comments only were made to all projects presented, and forwarded to the Planning Commission.

PRESENT

Ms. Anne Lewis
Mr. Bryant Conant
Mr. Bud Gruchalla
Ms. Lynn O'Connor, Planning Commission Liaison
Ms. Teresa Price, Director of Planning
Ms. Annissa McCaskill-Clay, Senior Planner
Ms. Aimee Nassif, Project Planner
Mr. David Bookless, Project Planner
Mr. Michael Hurlbert, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Bob Boland
Mr. John Langa
Mr. Dave Whitfield

II. PROJECT PRESENTATIONS:

- A. Wal-Mart Garden Center (Chesterfield Commons):** Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design Intent for an expansion to an existing garden center located in a "C-8" Planned Commercial District within the Chesterfield Commons development, west of Chesterfield Commons Drive on the south side of Chesterfield Airport Road.

Project Planner, David Bookless, presents the project. The project has been reviewed by the Department of Planning and no outstanding issues were found by Staff.

Comments:

Lacking a voting quorum, the Board commented that the project should be forwarded to Planning Commission with the following recommendations:

- There should be no storage of materials above the fence line
- Bayberries should be used in the new planter

B. Towne Center, Lot 4: Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design Intent for a 10,268 square foot mixed-use retail building located on an approximately 1.26-acre lot in a "PC" Planned Commercial District within the Towne Center development, on the west side of Long Road, south of Edison Road.

Project Planner, David Bookless, presents the project. The project has been reviewed by the Department of Planning and no outstanding issues were found by Staff.

Comments:

Lacking a voting quorum the Board, commending the design of the building, were especially pleased with the reflecting pool as an art piece, and commented that the project should be forwarded to Planning Commission with the following recommendation:

- Sidewalk with tree grates along the north boundary

C. Surdex (Spirit of St. Louis Airpark) SDSP: Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design Intent for a hanger/office facility located in an "M-3" Planned Industrial District within the Spirit of St. Louis Airpark at 594 Beechcraft Avenue.

Project Planner, David Bookless, presents the project. The project has been reviewed by the Department of Planning and no outstanding issues were found by Staff

Comments

Lacking a voting quorum, the Board commended the design of the building, and commented that the project should be forwarded to Planning Commission with the following recommendation:

- A sinuous row of trees or shrubs should be added along the length of the north boundary adjacent to Edison Road

- D. Mobil on the Run (Clarkson Road):** Amended Architectural Elevations and Landscape Plan for a gas station/convenience store in a "C-8" Planned Commercial District in Clarkson Square Shopping Center located on the west side of Clarkson Road.

Project Planner, Annissa McCaskill-Clay, presents the project. Amended plans for the installation of new gas pumps, minimal canopy alterations, and additional landscaping along the perimeter of the property. The project has been reviewed by the Department of Planning and no outstanding issues were found by Staff.

Comments

Lacking a voting quorum, the Board commented that the project should be forwarded, as presented, to Planning Commission.

- E. PZ 43-2000 Burgundy Arrow LLC, Site Development Plan:** Site Development Plan, Landscape Plan and Architectural Elevations for a "PI" Planned Industrial development located west of Public Works Drive, at Chesterfield Airport Road.

Project Planner, Aimee Nassif, presents the project. The project has been reviewed by the Department of Planning and no outstanding issues were found by Staff.

Comments

Lacking a voting quorum, the Board commended the design of the building, and commented that the project be forwarded to Planning Commission for approval with the following recommendation:

- Traditional Evergreen trees on back side (western side)

- F. Sheridan's Frozen Custard (Hilltown Village Center):** Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 1.097 acre site located in a "C-8" Planned Commercial District located at the intersection of Olive Boulevard and Chesterfield Parkway West.

Project Planner, Aimee Nassif, presents the project. A 2000 sq. ft. drive-through restaurant comprised of glass and brick; walk-up to window with no indoor seating. The project has been reviewed by the Department of Planning and no outstanding issues were found by Staff.

Comments

Lacking a voting quorum, the Board commended the site plan, and commented that the project should be forwarded to Planning Commission with the following recommendations:

- Contrasting sidewalk
- Site Plan should be what was presented at meeting

- Landscaping should match what was shown in booklet

G. Marine Audio (Chesterfield Valley Center, Lot 1): Architectural Elevations and the Architect's Statement of Design for a building addition on Lot 1 of Chesterfield Valley Center, zoned "M-3" Planned Industrial District located at the intersection of Chesterfield Airport Road and Goddard Avenue.

Project Planner, Michael Hurlbert, presents the project. Existing building requires 130 ft. extension with no additional landscaping proposed. The project has been reviewed by the Department of Planning and no outstanding issues were found by Staff.

Comments

Lacking a voting quorum, the Board found no reason(s) for objections and commented that the project should be forwarded to Planning Commission with the following recommendation:

- Continue with Evergreen trees along North property line

III. APPROVAL OF THE FEBRUARY 12, 2004 MEETING SUMMARY

Bryant Conant recommended a motion to approve the February 12, 2004 Meeting Summary as presented.

Anne Lewis seconds the motion.

The motion passes by a voice vote 3-0.

IV. OLD BUSINESS – None

V. NEW BUSINESS – None

VI. ADJOURNMENT

Meeting adjourns at 8:30p.m.