

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
April 11, 2013**

PRESENT

Mr. Rick Clawson
Ms. Carol Duenke
Mr. Gary Perkins
Mr. Mick Weber
Mr. Randy Logan, Council Member
Ms. Debbie Midgley, Planning Commission Liaison
Mr. Justin Wyse, Senior Planner
Mr. John Boyer, Senior Planner
Ms. Kathy Juergens, Recording Secretary

ABSENT

Mr. Matt Adams
Ms. Mary Brown
Mr. Bud Gruchalla

I. CALL TO ORDER

Board Chair Carol Duenke called the meeting to order at 6:30 p.m. and introduced Mick Weber as a new member of the Architectural Review Board.

II. APPROVAL OF MEETING SUMMARY

A. March 14, 2013

Board Member Rick Clawson made a motion to approve the meeting summary as written.

Board Member Gary Perkins seconded the motion.

Motion passed with a voice vote of 3-0 with Board Member Mick Weber abstaining.

III. PROJECT PRESENTATION

- A. Justus Pointe at Chesterfield Village:** An Amended Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 1.132 acre tract of land zoned "R-6" Residential District with "PEU" Planned Environment Unit District located on the north side of Milbridge Drive, approximately 300 feet west of Justus Pointe Road.

Mr. John Boyer, Senior Planner, presented the project request for modification of an existing development with construction of three single-family residences and one four-unit attached dwelling for a total of seven units. The original development was approved for 32 multi-family units of which only 16 were constructed. The proposed development will complete the remaining section of

this plan. Access will be routed off Millbridge which is a private drive internally. The proposed landscape plan does meet the City's standards for development. The exterior building materials will comprise a mixture of masonry, brick, and fiber-cemented or vinyl siding.

Discussion:

Board Member Mick Weber pointed out that the exterior brick on three single-family elevations were each shown with a different range of color and asked for clarification of the brick color. The applicant stated the homeowners would be able to pick the color they want which would be predominantly a shade of brown. Board Member Gary Perkins stated the material for the single-family units seems to relate fairly well but the sandstone color shown on the sample for the attached housing would not work very well. The applicant explained that the sample is only an example of the type of material that will be used but the color will be a gray tone to match the existing development.

Board Member Weber commented about the exposed concrete depicted on the elevations. The petitioner stated there will be no exposed concrete on the sides or rear of building. Board Member Perkins pointed out the rear elevation of the multi-family unit does not coincide with this. The applicant stated the owner is not completely sure how the rear would be finished but the Board can make a recommendation that siding be carried within 10 inches of grade.

Board Member Rick Clawson was concerned about breaking up the huge wall of siding on the west side of the multi-family dwelling. Board Member Perkins agreed that it needs to be broken up and softened with plantings to improve that elevation as it viewed by trail users. The applicant said the owner would like to add a deck on that side but there is a sanitary sewer easement line through there and he is unable to get supports for a deck. The owner is current looking into possibly cantilevering a deck. If he does add a deck, he would probably have to submit an amended architectural elevation though. Mr. Justin Wyse suggested that if a deck is to be added to the western elevation, the motion could include wording to allow staff to approve the amended elevation thereby eliminating a formal amendment process. Board Member Clawson stated he personally did not see a need for it to come back to the Board for approval. Board Member Clawson said that if some type of a deck were added to break up the material then it would not need to have additional landscaping. Board Member Perkins disagreed based on the scale of that elevation. He would still encourage plantings to anchor it. Mr. Justin Wyse asked if that area would be common ground or who would be responsible for maintenance of that area as the ownership changes. The applicant said this is simply a condominium plat which is basically cubes in the sky for the living units and the exterior surface and area surrounding it is common to the root. An association maintains the structure and the common ground.

Board Member Weber asked if any consideration was given to texturing the driveways similar to what has been done throughout the area. Board Member Perkins stated that both Oak and Sycamore do have colored and textured driveways. Mr. Wyse said staff has not considered this and he is not aware if the City has ever required it. This is usually something handled through some type of subdivision requirement. Board Member Perkins said the Board could recommend encouraging textured driveways, but it cannot mandate it.

Board Member Gary Perkins made a motion to move forward the Amended Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for Justus Point as presented to the Planning Commission with the following recommendations:

- A. Encourage consideration of using textured driveways.**
- B. On elevations depicting concrete foundations the Board encourages bringing the siding down to within 10-12 inches of finished grade.**
- C. Additional landscaping is encouraged on the western elevation of the multi-family unit to reduce the scale of that elevation whether or not the petitioner adds a deck.**
- D. If a deck is added, it is recommended that staff handle the amended architectural elevation through its review process.**

Board Member Clawson seconded the motion.

Board Member Weber asked one additional question regarding the location of the HVAC equipment and the type of screening that will be used. The applicant stated typically it is located on the side of the cottage homes and it will be located on the east or west side of the multi-family structure and it can be screened with landscaping.

Board Member Gary Perkins amended his motion by recommending adequate screening of the HVAC equipment if it is placed on the western side of the multi-family unit.

Board Member Rick Clawson concurred with the amendment.

The motion as amended was passed by a voice vote of 4-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

Board Chair Carol Duenke reminded the Board of the upcoming election of officers at the May meeting.

VI: ADJOURNMENT

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

Board Member Rick Clawson seconded the motion.

Motion passed with a voice vote of 4-0 and the meeting adjourned at 6:53 p.m.