

----- CORRECTED -----

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MEETING SUMMARY
APRIL 15, 2004**

- I. CALL TO ORDER:** Mr. David Whitfield, Acting Chairman, calls the meeting to order at 7:00 p.m.

PRESENT

Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. John Langa
Mr. Dave Whitfield
Mr. Bud Hirsch, Planning Commission Liaison
Ms. Teresa Price, Director of Planning
Mr. David Bookless, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Bob Boland

II. PROJECT PRESENTATIONS:

- A. Shops at Clarkson Corner (formerly Davis Street Land Company) Amended Site Development Plan:** Amended Architectural Elevations, revised Architect's Statement, and Amended Landscape Plan for two retail buildings on a 1.983 acre tract of land, zoned "PC" Planned Commercial District, located between Clarkson Road and Old Baxter Road, south of Chesterfield Parkway East.

Project Planner, David Bookless, presents the project. The project is re-submitted for review due to landscaping and HVAC equipment improperly installed according to previously approved plans.

David Whitfield makes a motion to forward the project to Planning Commission for approval with the following recommendation:

- 1) Darker wood staining on fence to complement building**

John Langa seconds the motion.

The motion passes by a voice vote of 4-0

- B. Larry Enterprises:** Site Development Concept Plan, Landscape Plan, and Statement of Design Information for a 14.11-acre development located in a "PC" Planned Commercial District, east of Boone's Crossing on the north side of North Outer Forty Road.

Project Planner, David Bookless, presents the project. Landscaping is heavier in front due to the levee in rear of building, but meets ordinance requirements. The Department of Planning has reviewed the Concept Plan and find no outstanding issues.

The Architectural Review Board commented that the same color palette should be used for all buildings.

Bryant Conant makes a motion to forward the project to Planning Commission for approval .

John Langa seconds the motion.

The motion passes by a voice vote of 4-0

- C. Jim Lynch Hummer (Larry Enterprises):** Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design Intent for an automobile dealership located in a "PC" Planned Commercial District within the Larry Enterprises development, east of Boone's Crossing on the north side of North Outer Forty Road

Project Planner, David Bookless, presents the project. No more trees can be planted in rear of building due to the levee. Flat lens lighting will be mounted on 16 ft. poles in rear for safety concerns of inventory. A sign package will be submitted for review at a later date.

The Architectural Review Board commented that the developer is to be commended for the project design.

Bud Gruchalla makes a motion to forward the project to Planning Commission with the following recommendations:

- 1) The entrance walk should be extended to the internal drive aisle by eliminating approximately two parking spaces**
- 2) Install a low hedge in front parking area facing North Outer Forty Road**

Bryant Conant seconds the motion.

The motion passes by a voice vote of 4-0

III. APPROVAL OF THE MARCH 11, 2004 MEETING SUMMARY

Bryant Conant recommended a motion to approve the March 11, 2004 Meeting Summary as presented.

John Langa seconds the motion.

The motion passes by a voice vote 4-0.

IV. OLD BUSINESS – None

V. NEW BUSINESS

Landscape Architect - Due to the resignation of Anne Lewis from the Architectural Review Board, Teresa Price suggested to Board members to submit Landscape Architect referrals to be considered for the open spot.

VI. ADJOURNMENT

Meeting adjourns at 8:00p.m.