

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MEETING SUMMARY
MAY 13, 2004**

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

PRESENT

Mr. Matt Adams
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. John Langa
Mr. Dave Whitfield
Ms. Lu Perantoni, Planning Commission Liaison
Ms. Teresa Price, Director of Planning
Ms. Joyce Collins-Catling, Executive Secretary
Ms. Aimee Nassif, Project Planner
Ms. Christine Smith Ross, Project Planner
Mr. David Bookless, Project Planner
Mr. Michael Hurlbert, Project Planner

ABSENT

Mr. Bob Boland

II. PROJECT PRESENTATIONS:

- A. Precision Eatherton:** Site Development Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design Intent for a 10,750 square foot office/warehouse building located within a "PI" Planned Industrial District on an approximately 2.9-acre tract of land on the east side of Eatherton Road, approximately 230 feet north of Wardenburg Rd.

Project Planner, David Bookless presents the project. The Department of Planning has reviewed the project and found no issues. The building is made of brick with a 3 ½ ' parapet wall concealing mechanical equipment.

The committee commented that the project is to be commended for the good number of evergreen trees.

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

John Langa seconds the motion.

The motion passes by a voice vote of 5-0

- B. Dugsford Commons:** Amended architectural elevations for a 5.3 acre parcel zoned “C-8” Planned Commercial District located on the north side of Wild Horse Creek Road and east of Long Road.

Bud Gruchalla excuses himself from participating in the discussion of the project due to his architectural ties.

Project Planner Aimee Nassif presents the project. Project elevations were originally approved July 2000 requesting a wooden sign. Amended elevations are requested to allow channel lit signs as well as internally lit signs to maintain competitive with other newer developments in the area. The Department of Planning has reviewed the project and found no issues.

John Langa makes a motion to forward the project as presented to Planning Commission for approval.

Matt Adams seconds the motion.

The motion passes by a voice vote of 4-0; 1 excused

- C. Residence Inn:** Amended Architectural Elevations for 2.9 acre parcel zoned C-8 Planned Commercial, located north of Conway Road, 500 feet west of Chesterfield Parkway East.

Project Planner Christine Smith Ross presents the project. The Residence Inn is currently amending elevations through-out the Nation replacing wood stairs with concrete adding aluminum railings increasing the longevity. No changes to landscape or any openings are being made. The Department of Planning has reviewed the project and found no issues.

Bud Gruchalla makes a motion to forward the project as presented to Planning Commission for approval.

Bryant Conant seconds the motion.

The motion passes by a voice vote of 5-0

- C. Nothing But Noodles, Chesterfield Commons Six:** Architectural Elevations and Landscape Plan for a 1.278 acre parcel located north of Chesterfield Airport Road, 850 feet west of McBride & Sons Corporate Center Drive.

Project Planner Christine Smith Ross presents the project. A proposal for a 4800 sq. ft. restaurant on 1.278 acre of land. The external building materials include brick veneer, and a metal noodle accent carving into the EIF7S on the patio walls. The Department of Planning has reviewed the project and found no issues.

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

John Langa seconds the motion.

The motion passes by a voice vote of 5-0

D. Mill Ridge Villas: Architectural Elevations and the Architect's Statement of Design for a residential development of 43 single-family attached dwelling units on a 19.9 acre tract of land zoned "FPR-2" (PEU) Residence District located west of Creve Coeur Mill Road and north of Olive Boulevard.

Project Planner Michael Hurlbert presents the project. Site Plan is being presented for the development of 43 new homes with landscape buffer of trees (ash and pine) and shrubs. The Department of Planning has reviewed the project and found no issues.

The Committee had extensive discussion of the project overall, and made comments concerning the following issues:

- Appearance of end units facing Creve Coeur Mill Road
- Compliance with the City's Design Guidelines

Bryant Conant makes a motion to forward the site plan submittal as presented to Planning Commission for approval.

Bud Gruchalla seconds the motion.

The motion passes 5-0

An additional motion was made as follows:

Matt Adams makes a motion to increase the number of evergreen trees within the landscape buffer

Bryant Conant seconds the motion.

The motion passes by a voice vote of 5-0.

III. APPROVAL OF THE APRIL 15, 2004 MEETING SUMMARY

Bud Gruchalla recommended a motion to approve the April 15, 2004 Meeting Summary as amended.

Bryant Conant seconds the motion.

The motion passes by a voice vote 5-0.

IV. OLD BUSINESS – None

V. NEW BUSINESS - None

VI. ADJOURNMENT

Meeting adjourns at 8:00p.m.