

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
JUNE 15, 2006**

PRESENT

Mr. Matt Adams
Mr. Bryant Conant
Mr. Rick Clawson
Mr. Bud Gruchalla
Mr. Jerry Right
Mr. Dave Whitfield
Ms. Lu Perantoni, PC Liaison
Ms. Annisca McCaskill-Clay, Asst. Director of Planning
Ms. Mara Perry, Senior Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

I. CALL TO ORDER: Dave Whitfield, Chair, called the meeting to order at 7:00 p.m.

II. PROJECT PRESENTATIONS:

A. Stages Site Development Plan: A Site Development Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 7.9 acre lot of land located at approximately 400 feet south of the intersection of Chesterfield Airport Road and Chesterfield Parkway.

Senior Planner Mara Perry presented the project for a performing arts theatre. Materials will consist of pre-stressed and tilt up concrete and limestone with single slope roof. Signage will be presented during site review. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Stone panels and synthetic plaster materials on building front
- Matching color palette
- Painted wrought iron on top of building
- Fundraiser rendering used in packet; elevations are correct (Planning Commission will review correct submittal)
- 380 parking spaces (slightly less than 800 seats in theatre)

Area(s) of Concern:

- ❖ Not enough parking spaces
- ❖ No clearly defined pedestrian crosswalk between parking area and plaza
- ❖ Mass of building all one color (85%)

Rick Clawson made a motion to forward the project for approval with the following recommendations:

- 1.) **Staff is to review parking based on seats in theatre.**
- 2.) **Exterior of building needs to be approached as four-sided; inadequate color.**
- 3.) **Define pedestrian ways in/out of theatre and parking lot.**

Bud Gruchalla seconded the motion.

The motion passed by voice vote 6-0

The Board commended the proposed uses.

B. Dierberg's The Marketplace: An Amended Site Development Plan, Architectural Elevations and Landscape Plan for a "C-8" Planned Commercial District located on the northeast corner of Clarkson and Baxter Roads. (19S130224)

Asst. Director of Planning Annissa McCaskill-Clay presented the project for a plaza area next to an existing strip area, raised planter and additional landscaping, drive-through pharmacy in parking lot, a restaurant use in the outer building, and a reduction in parking; materials consist of sheet metal wrap in a stainless steel color. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Canopy for drive through pharmacy (no material sample available)
- Lit sign with graphics on all sides (sign will require approval per the City of Chesterfield Zoning Ordinance)
- Amended SDP in packet also presented at City Council meeting
- Shrubs will replace grass; circular raised planter

Area(s) of Concern:

- ❖ Patio area needs some type of art

Rick Clawson made a motion to forward the project for approval.

Bryant Conant seconded the motion.

The motion passed by voice vote 6-0

C. The Reserve at Chesterfield Village Site Development Section Plan: A Site Development Section Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 43.3 acre lot of land located at Baxter Road south of the intersection with Wild Horse Creek Road.

Senior Planner Mara Perry presented the project requesting housing type uses for 64 single family attached, 30 single family detached, and 96 garden/condo-style unit on 43.3 acre lot south of Wild Horse Creek Road at Baxter Rd; proposed new trees in addition to existing trees, and side entries for garages. The Department of Planning is currently assisting the developer with landscaping. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Stormwater detention currently being addressed by PW and MSD
- Diversity of materials on backside facing Baxter and August Hill (in order to be consistent with neighboring homes)
- Residential and guest parking ratio (above requirements for multi-family)
- Primary entrance at Baxter; secondary entrance at August Hill

Area(s) of Concern:

- ❖ Departments should ensure adequate parking
- ❖ Lack of amenities in recreation (developer noted: trees will be brought through development into the community; 8' wide weather concrete trail with rock wall).
- ❖ Sidewalk on Baxter tying into pedestrian walkway into park

Rick Clawson made a motion to forward the project for approval with the following recommendations:

- 1.) Stormwater detention
- 2.) Visitor parking should be available
- 3.) Diversity of materials on all sides

Bryant Conant seconded the motion.

The motion passed by voice vote 6-0

D. Incarnate Word Catholic Church Amended Site Development Plan: A Site Development Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 9.9 acre lot of land located just east of the intersection of Highway 141 and Highway 340 at 13416 Olive Boulevard

NOTE: ARB member Bud Gruchalla recused himself from the discussion and voting of this project.

Senior Planner Mara Perry presented the project for a proposed new rectory building on an existing 9.9 acre lot, and additional parking. Materials consist of brick and masonry, and EPDM roof. The Department of Planning is currently addressing landscaping. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Replacement is an improvement.

Area(s) of Concern:

- ❖ None.

**Rick Clawson made a motion to forward the project for approval.
Bryant Conant seconded the motion.
The motion passed by voice vote 5-0**

III. APPROVAL OF THE MAY 11, 2006 MEETING SUMMARY

The meeting summary was approved as written.

IV. OLD BUSINESS

None

V. NEW BUSINESS

- **Election of Officers**
 - **Chair --- Bud Gruchalla**
 - **Vice Chair --- Rick Clawson**

VI. ADJOURNMENT

Meeting adjourned at 8:00 p.m.