

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MEETING SUMMARY
JUNE 17, 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. Dave Whitfield
Mr. Dan Hurt, Councilmember
Mayor John Nations
Ms. Teresa Price, Director of Planning
Ms. Joyce Collins-Catling, Executive Secretary
Mr. David Bookless, Project Planner
Mr. Kyle Dubbert, Project Planner
Mr. Michael Hurlbert, Project Planner

ABSENT

Mr. Bob Boland
Mr. John Langa

II. PROJECT PRESENTATIONS:

- A. Chesterfield Business Park, Lots 7A & 7B:** Site Development Section Plan, Architectural Elevations, and the Architect's Statement of Design for two office buildings on a 2.03-acre tract of land, zoned "PI" Planned Industrial District, located on the west side of Chesterfield Business Parkway, north of Edison Road.

Project Planner David Bookless presents the project. This is a continuation of previously approved work. The Department of Planning has reviewed the project and found no outstanding issues.

Bryant Conant makes a motion to forward the project on to Planning & Zoning for approval as presented

Bud Gruchalla seconds the motion.

The motion passes by voice vote of 4-0

- B. P.Z. 11-2003 Capitol Land Company:** A request for a change of zoning from a “C-8” Planned Commercial District to a “PC” Planned Commercial District for 6.494 acre tract of land located north of Lea Oaks Drive, east of Clarkson Road, west of Old Baxter Road, and south of Chesterfield Parkway East.

Project Planner Michael Hurlbert presents the project. This project is in the re-zoning phase; and the Planning & Zoning Committee asked that the project be reviewed for compatibility/conformity to existing developments. Previously found issues included rear visibility and the mansard roof. The project has since been revised and reviewed.

The Committee commented on the following:

- Developers attempt at matching existing developments
- Alternative rear roof visibility from residential view
 - Gabled
 - Other interruption
- Retention/planting new trees
- Creation of a garden buffer
- Mansard solution
- Scale and use issues
- Ceiling Heights

Mayor Nations commended the developers on their time and efforts spent on the project. The developers have made substantial changes to the front of the building and are to be commended. He suggests that the developers consider the view from the back of the building, and design a high quality residential-compatible look as existing developments have done.

The Developers noted that the owners (Barnes & Noble) are more than willing to expend funds towards landscaping in lieu of adding to or removing from the building.

Building Front

Matt Adams makes a motion to accept the front of the building as being compatible to existing developments, and forward for approval as presented. Bryant Conant seconds the motion.

The motion passes by voice vote of 4-0.

Site Plan

Bud Gruchalla makes a motion to the site plan be approved for the PC change and that it completes the commercial section between Talbot’s and Drew Station.

Matt Adams seconds the motion.

The motion passes by voice vote of 4-0.

Color Design

Bryant Conant makes a motion to recommend approval for the proposed color and finish changes.

Bud Gruchalla seconds the motion.

The motion passes by voice vote of 4-0.

Rear of Building

Bryant Conant makes a motion to accept the project as submitted with the following recommendations:

- **3' – 4' Retaining Wall with dense landscaping**
- **Planting Screening**
- **Buffering on east facing base**
 - **Quality and Quantity as understood at this meeting**
 - **Trees will be preserved at Baxter**

Bud Gruchalla seconds the motion.

The motion passes by voice vote of 4-0.

C. Carcraft Carstar: Architectural Elevations, Landscape Plan and the Architect's Statement of Design for a 1.8 acre site, zoned "PC" Planned Commercial district located on Caprice Drive, north of Chesterfield Airport road and east of Long Road.

Project Planner Michael Hurlbert presents the project, a design for an automotive repair shop in the near vicinity of a Lou Fusz dealership and the Chesterfield Airport. Previously approved by this Committee with recommendations. New plans have been submitted changing the building as well as building colors, and including all committee recommendations with the following exceptions:

- **Rear fencing was not moved to accommodate greenspace**
- **Rooftop units were not screened (units will be moved to ground level)**
- **Greenspace is not in compliance with the guideline of 30% (due to easement limitation)**

Bud Gruchalla makes a motion to forward the project as submitted to Planning & Zoning for approval with the following recommendations:

- **Landscaping is to be placed on outside of fence (between fence and property line)**
- **Screened units on ground according to City's Guidelines**
- **A more compatible color scheme is to be considered (intensity and number of colors)**

Matt Adams seconds the motion.

The motion passes by voice vote of 4-0.

D. Tower Center (retail center): Architectural Elevations, Landscape Plan and the Architect's Statement of Design for a retail center, zoned "PC" Planned Commercial located on the northwest corner of Long road and Edison Avenue.

Project Planner Kyle Dubbert presents the project. The project has been reviewed by the Department of Planning and found no outstanding issues.

Bud Gruchalla makes a motion to forward the project as presented to Planning Commission for approval with the following recommendations:

- **Additional evergreen trees added in location selected by Landscape Architect**

Matt Adams seconds the motion.

The motion passes by voice vote of 4-0.

The Committee commends the developer on the design of the building.

E. Spirit Trade Center Lot 30 (Product Promotions) Office/Warehouse: Architectural Elevations and the Architect's Statement of Design for an office/warehouse on Lot 30 of Spirit Trade Center, zoned "M-3" Planned Industrial located south of Edison Road, east of Spirit Drive and west of Trade Center Blvd.

Project Planner Kyle Dubbert presents the project, a request for a metal office/warehouse building. The project has been reviewed by the Department of Planning and no outstanding issues were found.

Bryant Conant makes a motion to forward the project as presented on to Planning & Zoning for approval.

Matt Adams seconds the motion.

The motion passes by voice vote of 4-0.

F. Chesterfield Commons East Outlot 4 (Smokey Bones) Restaurant: Architectural Elevations, Landscape Plan and the Architect's Statement of Design for a restaurant in the Chesterfield Commons East development, zoned "PC" Planned Commercial located south of Chesterfield Airport Road, west of Chesterfield Commons East Rd.

Project Planner Kyle Dubbert presents the project, a request for a restaurant. The project has been reviewed by the Department of Planning and no outstanding issues were found.

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

Bryant Conant seconds the motion.

The motion passes by voice vote of 4-0.

The Committee commends the developer on the design of the building.

**G. Spirit of St. Louis Airpark (Jetcorp) Office/Warehouse/Hanger:
Architectural Elevations and the Architect's Statement of Design for an office addition to an existing office/warehouse in Spirit Airpark, zoned "M-3" Planned Industrial located south of Edison Road, west of Turbine Ave.**

Project Planner Kyle Dubbert presents the project, a request to add an office addition to the hanger of same color and materials. The project has been reviewed by the Department of Planning and no outstanding issues were found.

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

Bryant Conant seconds the motion.

The motion passes by voice vote of 4-0.

III. APPROVAL OF THE MAY 13, 2004 MEETING SUMMARY

Bud Gruchalla made a motion to approve the May 13, 2004 Meeting Summary as amended.

Bryant Conant seconds the motion.

The motion passes by a voice vote 4-0.

IV. OLD BUSINESS – None

V. NEW BUSINESS - None

VI. ADJOURNMENT

Meeting adjourns at 9:30p.m.