THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
July 12, 2012

PRESENT	**ABSENT**
Mr. Rick Clawson	Mr. Matt Adams
Ms. Carol Duenke	Ms. Mary Brown
Mr. Bud Gruchalla	
Mr. Gary Perkins	
Mayor Bruce Geiger	
Mr. Randy Logan, Council Member	
Mr. Stanley Proctor, Planning Commission Liaison	
Mr. Mike Watson, Planning Commission Member	
Mr. Justin Wyse, Senior Planner	
Ms. Kathy Juergens, Recording Secretary	

I. CALL TO ORDER

Chair Carol Duenke called the meeting to order at 6:30 p.m.

II. APPROVAL OF MEETING SUMMARY

A. June 14, 2012

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 2-0 with Board Members Gruchalla and Perkins abstaining.

III. PROJECT PRESENTATION

A. Chesterfield Senior Living: A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 8.04 acre tract of land zoned "E-1" Estate One Acre District with Conditional Use Permit #34 located on the north side of Wildhorse Creek Road, west of Long Road.

Mr. Justin Wyse, Senior Planner, presented the project request for a 105,000 square foot senior living facility located on the north side of Wild Horse Creek Road west of Long Road. This facility includes both independent and assisted living units which are permitted under the conditional use permit for the site. The

proposal includes the first portion of the planned east-west loop road along the frontage of the site. Access to this development will be provided via a temporary access easement from Wild Horse Creek Road through the Wildhorse Child Care Center development which is located directly south of the proposed project. Once the east-west loop road is completed, this temporary access will be removed. Landscaping is included along the perimeter of the site. Landscaping is designed to complement the pedestrian pathways, provide screening and create visual interest areas for the development. The northern portion of the site includes the bluff area which is already landscaped. There are decorative lighting fixtures proposed for the parking lot with several decorative fixtures on the building. Exterior building materials will include brick veneer, fiber cement siding, direct applied texture coating and architectural shingles. The majority of the proposed materials were chosen to complement the existing childcare facility located to the south.

Discussion:

Board Member Rick Clawson asked for more detail regarding the "direct applied texture" finish and wondered about the longevity of that material. The petitioner stated that it was a USG product with a direct applied texture coating to glass matted sheathing. It has the same warranty life as an EIFS product or stucco but does not have the water issues that an EIFS would have. The textured coating is applied directly over taped joints. They have used this same material on a facility in Florissant and it was used in 2004 on the St. Charles Convention Center. There is no sign of wear on either facility.

Board Member Clawson also expressed concern about the prominent location of the trash enclosure. After entering the site one would see the trash enclosure directly in front of them. He suggested relocating it further north. Council Member Randy Logan asked why the enclosure was located in the front versus the rear of the building. The petitioner stated the kitchen and service court were located at the front of the building so functionally this is a good location. They could possibly rotate the enclosure counterclockwise or come up with something a little more creative.

Board Member Clawson's other concern was the long expansive roof line of the carport across the entire west portion of the site. The building is broken up with a variety of materials, colors and roof breaks, but the carport is several hundred feet of single height roof with spindly columns under it. Board Member Gary Perkins and Chair Duenke stated that some variation in the roof line would help break it up. The petitioner stated they could raise the middle section of the roof thereby breaking it up into three sections. The Board members concurred with this suggestion.

In response to Board Member Bud Gruchalla's question, the petitioner stated that the interior courtyards would be utilized by the residents. This is a managed exit facility whereby the residents do not normally go out a lot. There is a back patio where residents would be able to view the scenic bluff area as well as a view it from the dining room.

Board Member Gruchalla expressed some concern over the placement of visitor parking and Mr. Mike Watson, Planning Commission Member, commented about the amount employee parking. The petitioner stated there is a shared parking agreement with the childcare center as most of their parking lot is unoccupied. Mr. Wyse indicated that the site, as currently proposed, meets City regulations and the offsite parking agreement is in addition to the City's regulations.

In response to Board Member Gruchalla's question about the HVAC system, the petitioner stated that it is a water-based system located in the attic and is not visible, however, there will be some equipment located in the interior courtyard.

Board Member Rick Clawson made a motion to forward to the Planning Commission the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Senior Living, as presented, with the following recommendations:

1. **Redesign the carport roof line by dividing it into thirds and elevating the middle section to add some dimension.**
2. **Staff is to work with the petitioner to reorient the trash enclosure.**

Board Member Gary Perkins seconded the motion.
Motion passed with a voice vote of 4-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI: ADJOURNMENT

Board Member Gary Perkins made a motion to adjourn the meeting.

Board Member Bud Gruchalla seconded the motion.
Motion passed by voice vote of 4-0 and the meeting adjourned at 6:57 p.m.