

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
JULY 14, 2005**

- I. **CALL TO ORDER:** Mr. David Whitfield calls the meeting to order at 7:00 p.m. stating that due to there being no quorum, the Board will make comments on each project presented tonight.

PRESENT

Mr. Bud Gruchalla
Mr. John Langa
Mr. Dave Whitfield
Mr. David Banks, Planning Commissioner
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Aimee Nassif, Project Planner
Ms. Christine Smith Ross, Project Planner
Mr. Nick Hoover, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Matt Adams
Mr. Rick Clawson
Mr. Bryant Conant

II. **PROJECT PRESENTATIONS:**

- A. **Long Road Crossing (Lot 1) ATM/Drive-Thru Canopy:** An Amended Site Development Section Plan, Architectural Elevations, and Architect's Statement of Design for a 2.36 acre tract of land zoned "PC" Planned Commercial, located north of Chesterfield Airport Road and west of Long Road. (17U130583)

Project Planner Aimee Nassif presents the project for an ATM canopy consisting of painted metal. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Parking
- Material color

The Board commended the design, and commented that the project should be forwarded for approval.

- B. Westfield Shoppingtown Chesterfield:** Architectural Elevations for a regional shopping center in a "C-8" Planned Commercial District located south of Highway 40/Interstate 64.

Assistant Director of Planning Annissa McCaskill-Clay presents the project for amended architectural elevations for new tenants of the space formerly occupied by J.C. Penney. Major new tenant, The Cheesecake Factory, is requesting to use their trademark that is slightly different in color and shape of building. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Materials
- Color palette
- Concrete drive
- Pedestrian friendly pavement
- Additional pedestrian crossings at North and South entries
- Trees off drive line
- Existing Landscape
- Long range plans
- Patio location
- Decorative bollards with integrated lights
- Decorative light fixtures and sconces (non-reflective)

The Board commended the design, and commented that the project should be forwarded for approval with the following recommendations:

- (1) **Patio railings drawn/indicated on rendering**
- (2) **Crosswalk at both North and South entries**

- C. Chesterfield Commons West, Hardees:** Architectural Elevations, and for a Drive Thru Canopy for a 1.02 acre parcel located Southeast corner of Chesterfield Airport Rd. and Chesterfield Commons West Dr.

Project Planner Nick Hoover presents project for drive through canopy elevations not previously presented. The canopy is to cover the speaker box consisting of a pre-finished blue aluminum canopy, with a black steel pole. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Blue Metal Roof
- Recessed lighting

The Board commented that the project should be forwarded as presented for approval.

- D. Stoney River Legendary Steaks at Drury Plaza:** Amended Site Development Plan, Landscape Plan, and Amended -Architectural Elevations for a restaurant on a 4.85 acre tract of land, zoned "PC" Planned Commercial District, located adjacent to Chesterfield Mall on the southwest corner of I-64/Hwy 40/61 and MO 340 (Clarkson Rd).

Project Planner Christine Smith Ross presents project for a restaurant to be built as Phase II of the Drury Hotel adjacent to Chesterfield Mall. After review of the project, the Department of Planning requests this Board to review for visual continuity.

Item(s) Discussed:

- Material samples
- Intentional differences
- Screened rooftop equipment
- Parking
- Landscape Plan
- Separate entrances between Hotel and Restaurant
- Neighboring/surrounding development color palette
- Architectural differences

The Board commented that the project should be forwarded for approval with the following recommendations:

- (1) Make landscape plan agree with site plan.
- (2) Find a solution for separating from the attached structure because of building dissimilarities. (NOTE: There would be no problem with the nice design of building if it were a standalone.)
- (3) Inappropriate to be adjacent to Hotel structure – too dissimilar.
- (4) Develop visual continuity.

The Board would be more comfortable with a standalone building.

III. APPROVAL OF THE MAY 12, 2005 MEETING SUMMARY

The meeting summary was accepted as written.

IV. OLD BUSINESS

None

V. NEW BUSINESS

- ❖ Sample online packet option
- ❖ Discuss option at next meeting after viewing sample

VI. ADJOURNMENT

Meeting adjourned at 8:00 p.m.