THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
August 8, 2013

PRESENT	**ABSENT**
Mr. Matt Adams	Mr. Gary Perkins
Ms. Mary Brown	
Mr. Rick Clawson	
Ms. Carol Duenke	
Mr. Bud Gruchalla	
Mr. Mick Weber	
Mr. Bruce DeGroot, City Councilmember	
Ms. Amy Nolan, Planning Commission Liaison	
Mr. Mike Watson, Planning Commission	
Ms. Aimee Nassif, Planning and Development Services Director	
Mr. Justin Wyse, Senior Planner	
Ms. John Boyer, Senior Planner	
Ms. Kathy Juergens, Recording Secretary	

I. CALL TO ORDER

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

II. APPROVAL OF MEETING SUMMARY

A. June 13, 2013

Board Member Bud Gruchalla made a motion to approve the meeting summary as written.

Board Member Mick Weber seconded the motion.
Motion passed with a voice vote of 5-0 with Board Member Matt Adams abstaining.

III. PROJECT PRESENTATION

Board Member Rick Clawson recused himself from the Board as he was representing the applicant.

A. Forum Center: Architectural Elevations and Architect's Statement of Design for a 3.35 acre tract of land zoned "C-2" Shopping District located at the northwest corner of the intersection of Olive Boulevard and Woods Mill Road.

Mr. John Boyer, Senior Planner, presented the project request for amended architectural elevations for a retail shopping center located at the northwest corner of the intersection of Olive Boulevard and Woods Mill Road. The request is for approval of a color change for the existing metal roof from orange to dark grey with changes to the main colors on the EFIFS. The applicant also requests the addition of cultured stone veneer to the columns at the three entry elements. The existing brick façade background will remain.

Discussion:

Mr. Boyer confirmed that the entire center will be updated. Mr. Justin Wyse stated that Goodwill currently has a different entry feature as the former Hollywood Video modified it to serve as a background for their signage. This will be removed and all three main entry points will look identical.

Board Member Mick Weber asked if there were any plans to address the glass. Mr. Rick Clawson, representative for the applicant, stated they will only be addressing the storefront at this point.

Board Member Bud Gruchalla made a motion to forward to the Planning Commission the Amended Architectural Elevations for the Forum Center, as presented, with a recommendation for approval.

Board Member Mick Weber seconded the motion.

Mr. Wyse stated that this should be a recommendation back to staff rather than to the Planning Commission as staff will administratively approve the project.

Board Member Bud Gruchalla amended his motion to state that the project would be forwarded to the Planning and Development Services Director for approval.

Board Member Mick Weber seconded the amendment.
The motion passed with a voice vote of 5-0.

Rick Clawson rejoined the Board at this time.

B. Monsanto: An Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for a 200.51 acre tract of land zoned "C-8" Planned Commercial District on the north side of Chesterfield Parkway West, approximately 2,000 feet east of City Center Dr.

Mr. John Boyer, Senior Planner presented the project request for an addition of a 564,729 square foot parking garage. The garage is proposed to be placed

interior to the 200+ acre site where the existing surface parking area is located. There is no change in the current circulation of the site; however, an access drive was previously approved administratively. There will be access to the garage at two entries on the southwest corner and two entries on the east side as well.

The garage is designed in conjunction with existing grade in order to alleviate major ramping to access the three levels of the garage. By incorporating the proposed structure into existing grade, its visible presence can be limited. There are retaining walls on the site associated with the garage and also some that are not attached to the garage. The retaining walls that are attached to the garage will match the materials for the garage, textured precast concrete, and the external non-attached will match the existing retaining walls on the site. The walls will be tiered to provide gradual grade changes and will match the textured precast concrete. Other walls will be gabion walls to match existing gabion walls throughout the site.

New landscaping is proposed on the left side of the new access driveway along with additional landscaping around the perimeter of the site. Board Member Gary Perkins was not able to attend the meeting tonight; however, he requested that additional landscaping be added along the southern end of the garage. A proposed structure will be added in the near future so at this time they did not incorporate landscaping at that location.

Nine buildings are currently located on the site totaling 1,520,878 square feet. The current ordinance limits total building square footage to 2,660,000 square feet. The addition of the garage would bring the total square footage to 2,085,607 square feet. Also per the current ordinance, all structures within this development are limited in height to not exceed 660 feet (mean sea level). The proposed garage is 610 mean seal level or 64 feet in height from lowest grade. By integrating the garage structure into the existing topography of the site, its scale and height appear less overall and allows a blending into the site.

The garage has been specifically designed structurally to allow for a future greenhouse to be built on the top deck.

Discussion:

Board Member Rick Clawson asked for clarification as to where the future building will be located. The petitioner stated the future building would be on the top deck of the parking structure. Mr. Clawson asked if the parking garage is being built for the benefit of the future building and if so, when will it be constructed. Mr. Boyer said there is a site plan associated with the garage as well and staff is currently reviewing it now. The parking will take care of the proposed structure on the top deck as well as possible future structures that will be added to the site.

Board Member Mary Brown asked if one should expect that the building on top of the garage will be compatible in terms of brick with the other buildings in the complex. Mr. Justin Wyse stated that any future development would be brought before the Board for review and compatibility can be discussed at that time.

Board Member Mick Weber asked about the material of the guardrail on the parapet along the south side. The applicant stated the metal railing will be painted to match the structure. The railing is temporary and is intended for safety only but it will be removed after the future building is constructed.

Mr. Clawson stated the garage is a stark contrast to the existing buildings and without knowing what the future addition on top of the garage will look like, he is hesitant to approve concrete panel that doesn't match any of the other buildings at all. If approved, he is concerned that the addition on top could then be of the same concrete material. He commends the design but he questions the color choice for the precast of the majority of the garage compared to the quality of the other buildings onsite. The applicant then explained the reasoning behind their decision on designing this structure as presented and pointed out some of the other existing buildings on site that have the idea of a concrete-looking trim. He also showed photos of other retaining walls and gabion walls within the site that are similar to the proposed.

After extensive discussion among the Board Members, the applicant and staff regarding the color of the concrete, the guardrail, when the future rooftop addition might be constructed and what it might look like, it was pointed out that this is Monsanto's property, it is well within their property, it is not visible from the road and will only be visible to Monsanto employees.

Board Member Rick Clawson made a motion to forward to the Planning Commission the Amended Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for Monsanto, as presented, with a recommendation for approval.

Board Member Matt Adams seconded the motion.
Motion passed with a voice vote of 6-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI: ADJOURNMENT

Board Member Bud Gruchalla made a motion to adjourn the meeting.

Board Member Mick Weber seconded the motion.
Motion passed with a voice vote of 6-0 and the meeting adjourned at 7:25 p.m.