

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
AUGUST 10, 2006**

PRESENT

Mr. Matt Adams
Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Jerry Right
Mr. Dave Whitfield
Mr. Fred Broemmer, PC Liaison
Mr. Bruce Geiger, Councilmember
Mr. Dan Hurt, Councilmember
Ms. Mara Perry, Senior Planner
Mr. Charlie Campo, Project Planner
Mr. Jay Myers, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

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

II. PROJECT PRESENTATIONS:

A. The Village at Olde Baxter Square: A Site Development Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 2 acre lot of land located 0.3 mi Northwest of the intersection of Highcroft and Baxter along Baxter Rd.

Project Planner Charlie Campo presented the project requesting single family detached and attached homes. Building materials will consist of brick, stone & concrete siding, and architectural shingles. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Density
- One pair of attached homes; all others are detached
- No negative impact on community
- Guest/Visitor parking
- Good aesthetics; attractive buildings and streets

Area(s) of Concern:

- ❖ None

**Bryant Conant made a motion to forward the project for approval
Jerry Right seconded the motion.**

The motion passed by voice vote 6-0

B. Maune Development-Lot 6A & 6B (Spirit Trade Center Plat 1): A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 3.6 acre lot of land located on the NE corner of Edison Avenue and Spirit Drive.

Project Planner Charlie Campo presented the project requesting commercial, office/warehouse facilities. Building materials will consist of painted tilt-up concrete panels and glass; flat roof with 45 millimeter membrane. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Very much like the surrounding developments
- Building parapet will screen HVAC units

Area(s) of Concern:

- ❖ Parapet needs to be on all four sides

Rick Clawson made a motion to forward the project as presented for approval with the following recommendation:

- 1.) **Parapet on all four sides of building**

Jerry Right seconded the motion.

The motion passed by voice vote 6-0

C. Plaza Tire Service Inc: A Site Development Section Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 1.47 acre lot of land located at 17520 Chesterfield Airport Road, 1,050 feet east of Long Road.

Project Planner Jay Myers presented the project requesting a new auto service facility. Building materials will consist of brick, decorative block, glass, and accent metals; single membrane EPDM roof material. After review of the project, the Department of Planning found no outstanding issues.

Councilmember Hurt gave a brief history noting that this area was one of the first to be populated after the Flood. He further stated that screening issues/problems exist since this area has become more commercial than farmland, and that

pavement improvements have become necessary especially in the front area. With the ARB's assistance, some of these issues can now be addressed and hopefully changed.

Item(s) Discussed:

- No greenspace to break up face of building; pavement needs to be broken up
- Color and Signage clash
- No continual drive-thru for the church in back
- Parking on site adjacent to Airport Rd.
- Extend parking into existing setback for a more softer effect
- PW requires 40' to allow trucks to carry tires in/out
- Unscreened HVAC units on sidewalks

Area(s) of Concern:

- ❖ PW's 40' requirement needs to be verified as being the absolute minimum driveway
- ❖ Planting in front
- ❖ No rooftop equipment
- ❖ Open bays; split faced block
- ❖ Inappropriate application of materials and colors
- ❖ Roof color
- ❖ Poor aesthetics
- ❖ Signage (as presented is a part of the architectural design; needs to be reviewed)

Bryant Conant made a motion to forward the project for approval with the following recommendations:

- 1.) **Planting in front**
- 2.) **Move parking into the 40' setback**
- 3.) **Mansard roof color**
- 4.) **Signage needs to be reviewed**
- 5.) **HVAC units need to be screened**
- 6.) **More appropriate/cohesive materials**
- 7.) **Planning Dept. need to verify truck turning radius with PW**

Matt Adams seconded the motion.

The motion passed by voice vote 6-0

- D. Insituform Technologies: A Site Development Section Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 2.47 acre lot of land located at 17988 Edison Avenue on the southeast corner of Edison Avenue and Goddard Avenue.**

Project Planner Jay Myers presented the project requesting to renovate an existing warehouse space into commercial space. Building materials consist of concrete masonry, glass, and pre-finished metal roof. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Screening for new HVAC units; existing units are more visible, but new units are not.
- NW entrance will be taken out; new entrance at the N side.
- Old entrance will be converted into an outdoor patio
- Approved Landscape Plan in packet does not have full information
- Additional landscaping is proposed
- New re-striped pavement
- Existing pavement along building side

Area(s) of Concern:

- ❖ Compliance of Landscape Plan

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

- 1.) **Minimize pavement to maximize greenspace**
- 2.) **Compliance of Landscape Plan to match (verified by Planning Department).**

Matt Adams seconded the motion.

The motion passed by voice vote 6-0

The Board commended the owner for expensing the improvements to this existing building. Councilmember Hurt thanked both the ARB and Instituform for working together to improve this area.

- E. PetroMart: A Site Development Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 0.92 acre tract of land located at 14898 Clayton Road, on the southeast corner of Clayton Road and Baxter Road.**

Senior Planner Mara Perry presented the project requesting a convenience store and gas station. Building materials will consist of brick, glass, and modified flat roof. After review of the project, the Department of Planning found the following outstanding issues:

- 1.) Trash enclosure is not drawn or labeled on drawing; not clear,
- 2.) Car wash exit facing the street, and
- 3.) Landscape Plan and Lighting will both be addressed during Site Review

Councilmember Hurt commented that Council is working at improving greenspace in this area at a higher percentage. Council would appreciate the S entrance to look better; success has been achieved with other developments.

Item(s) Discussed:

- Elevations shown only for convenience store and car wash
- Rear elevation is not visible due to adjacent sites
- Parking lot can be seen by adjacent sites
- Car Wash is a part of the expansion to the existing structure
- Queuing issues should be affected
- Awaiting Fire District approval
- Rooftop units will be screened

Area(s) of Concern:

- ❖ Canopy over existing gas pumps is predominant element that can be seen from street, and was not elevated
- ❖ No building setback or side yards; very close to adjacent development without much greenspace
- ❖ Don't have Fire District comments on Site Plan
- ❖ No blending color on residential side (S side)
- ❖ Building and canopy colors don't match

Matt Adams made a motion to forward the project for approval with the following recommendations:

- 1.) Canopy elevations need to be included**
- 2.) Fire wall on back of convenience store is very close to adjacent site creating a Code issue**
- 3.) Red color on downspout in back of convenience store needs to be toned down for compatibility**
- 4.) Screening of HVAC units on roof of either car wash or convenience store**

Bryant Conant seconded the motion.

The motion passed by voice vote 5-1

III. APPROVAL OF THE JULY 13, 2006 MEETING SUMMARY

The meeting summary was approved as amended.

IV. OLD BUSINESS

None

V. NEW BUSINESS

- **ARB Guidelines**

The Board would like to review the draft.

VI. ADJOURNMENT

Meeting adjourned at 8:30 p.m.