

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
AUGUST 11, 2005**

- I. **CALL TO ORDER:** Mr. David Whitfield calls the meeting to order at 7:00 p.m.

PRESENT

ABSENT

Mr. Matt Adams
Mr. Rick Clawson
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Dave Whitfield
Commissioner Lu Perantoni, ARB Committee Liaison
Ms. Christine Smith Ross, Project Planner
Mr. Kyle Dubbert, Project Planner
Mr. Nick Hoover, Project Planner
Mr. Dan Kaline, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

II. **PROJECT PRESENTATIONS:**

- A. **Beck-Allen Cabinetry Architectural Elevations:** Architectural Elevations for a 1.15 acre parcel zoned M-3 Planned Industrial District, located on the west side of Spirit of St. Louis Blvd., approximately 900 feet north of Edison. (17V130186)

Project Planner Dan Kaline presents the project for a change to the façade to the front of the building. Materials will consist of metal, block, and EIFS; landscaping will remain the same. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Additional windows
- New front entrance

- No return on building side
- No continuation of buildings
- No dumpster location
- Rooftop equipment to be screened

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

- 1.) **Some effort given to side of building to show cohesive design; possibility of painting entire building.**
- 2.) **Lower left of building to be treated the same as other building.**
- 3.) **Everything stays screened the same.**
- 4.) **Dumpster, if necessary, needs to comply with ARB guidelines to be consistent in materials**

Bryant Conant seconds the motion.

The motion passes by voice vote 5-0

Additional comment: submission must be complete per guidelines.

- B. Spirit Trade Center Lot 12 Offices:** Architectural Elevations, Landscape Plan and the Architect's Statement of Design for an office complex (4 buildings) on Lot 12 of Spirit Trade Center, zoned "M-3" Planned Industrial. The site is located south of Chesterfield Airport Road, north of Edison, east of Spirit Drive, on the west side of Trade Center Blvd.

Project Planner Kyle Dubbert presents the project for an office complex consisting of four (4) buildings (2 buildings – 9,000 sq.ft.; 2 buildings – 12,000 sq.ft.); materials consist of brick, granite, and glass. The rooftop material will be comprised of "built up roof." After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Dumpster location
- Screened rooftop equipment
- Materials
- Open space = 30% +

Bryant Conant makes a motion to forward the project as presented for approval.

Matt Adams seconds the motion

The motion passes by voice vote 5-0

The Architectural Review Board commended the design of the building.

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- C. **Brunhaven:** Architectural Elevations, Landscape Plan and Site Development Plan for an 8.10 acre parcel zoned R-2 PEU. The site is located south of Olive Boulevard, east of the intersection with Ladue Road.

Project Planner Nick Hoover presents project for twenty-six (26) attached single family villas. Tonight's presentation includes different colors on the elevations than what is contained in packet materials. After review of the project, staff requests Board's consideration of the project for compliance per the following City of Chesterfield Design Guidelines :

- (1.) Chapter One/Site Layout, Section A.5 - "Minimize the height and length of retaining walls and screen with appropriate landscaping."
- (2.) Chapter Two/Buildings, Section II.A.5 - "Architectural elements used on the front portions of residential structures on lots fronting non-subdivision streets shall also be utilized on the rear and/or side portions of the buildings visible from the non-subdivision streets."

Item(s) Discussed:

- Existing retaining wall (installed by previous developer)
- Color palette
- Non-compatible materials
- Landscaping
- Screening from general public
- Increased evergreens along Olive side

Bud Gruchalla makes a motion to forward the project for approval with the following recommendations:

- 1.) **Masonry on side wall of Unit 1**
- 2.) **Denser evergreen materials around Lots 1 – 6**
- 3.) **Consideration given to increasing evergreens on Olive side**

Bryant Conant seconds the motion.

The motion passes by voice vote 5-0

III. APPROVAL OF THE JULY 14, 2005 MEETING SUMMARY

The meeting summary was accepted as amended.

IV. OLD BUSINESS

None

V. NEW BUSINESS

- ❖ ARB Policy regarding same horizontal and vertical scale
- ❖ Sample online packet option

VI. ADJOURNMENT

Meeting adjourned at 8:40 p.m.