

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
October 11, 2007**

PRESENT

Mrs. Mary Brown
Mr. Rick Clawson
Mr. Bud Gruchalla
Mr. Gary Perkins
Mr. Dave Whitfield
Ms. Lu Perantoni, Planning Commission Liason
Ms. Wendy Geckeler, Planning Commission Liason
Ms. Aimee Nassif, Senior Planner
Ms. Jennifer Yackley, Project Planner
Councilmember Bruce Geiger, Ward 2
Councilmember Dan Hurt, Ward 4

ABSENT

Mr. Matt Adams
Mr. Bryant Conant

I. CALL TO ORDER: Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS:

A. Conway Point Office: A Site Development Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 1.49 acre parcel located at the southwest corner of Chesterfield Parkway and Conway Road.

Project Planner Jennifer Yackley presented the project requesting approximately 27,000 square foot office building at the southwest corner of Chesterfield Parkway and Conway Road. The exterior building materials will be comprised of brick, cast stone and low "E" glazing. The roof will be light gauge, multiple truss and architectural shingle. After review of the project, staff is currently working with the petitioner on the landscape plan and the lighting plan. Signage will be reviewed as a separate process.

Item(s) Discussed:

- Color of brick and awning over the parking entrance being monotone.
- Mechanical equipment on the roof.
- Lack of landscaping near foundation of building.
- Usage of split face block vs. cast stone on the building.
- Trash enclosure screening to be of the same material as the building.

- Pedestrian connection through the parking lot to the sidewalk along Conway Road.
- Emergency exits for the building located in parking garage.
- Sidewalks for the emergency exits.
- Attention or accent features to show off entrance to the building.
- Color of metal and mullions.
- Color of glass tinting.
- Color of architectural shingles to be Georgetown Gray.
- Location of monument signs and building signs.
- Parking lot lighting.

Area(s) of Concern:

- ❖ Larger plantings in scale with building and near building.
- ❖ Trash enclosure materials to be of same material as the building.
- ❖ Glass color
- ❖ Metal and mullion color
- ❖ Brick and cast stone to be used. Split faced block is not to be used.
- ❖ Additional landscaping near the building itself.
- ❖ Pedestrian access from the building to the sidewalk on Conway Road.

Staff's Review:

- ✓ Staff is to review the proposed color of metal, mullions and the glass tint for compliance with the Board's recommendation.

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

- 1.) **Trash enclosure to have materials that match building materials.**
- 2.) **Glass color to be gray tint.**
- 3.) **Metal mullions to be champagne color.**
- 4.) **Brick and cast stone building materials.**
- 5.) **Special or additional landscaping around the building.**
- 6.) **Pedestrian connection to sidewalk along Conway Road.**

Mary Brown seconded the motion.

The motion passed by voice vote 5-0

B. Simply Self Storage: A Site Development Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 2.31 acre parcel located east of the intersection of Long Road and Chesterfield Airport Road.

Rick Clawson recused himself from the discussion of this project because he had been contacted by the petitioner as a consultant.

Project Planner Jennifer Yackley presented the project requesting a 103,476 square foot retail and self storage building. The exterior building materials will be comprised of masonry, glass, stucco and granite stone panel. The developer proposes integrated masonry columns, decorative window treatments, arches, finials, colored metal roofing, thick, sculpted trims and lively, colorful canopies. The roof will be standing seam metal, hip and low slope. Staff is currently working with the petitioner on the landscape plan and the lighting plan.

Item(s) Discussed:

- Landscape plan in the packet does not match the site plan.
- Function of the retail and the storage portions of the buildings.
- Firewall between storage portion and retail portion.
- Retaining wall location and height on east side of the property.
- Retaining wall materials and color.
- Masonry up to 14 feet then granite stone above the height of 14 feet.
- Stucco material on the south and west elevations on the storage portion of the building that is stepped back from the retail portion.
- Screening of HVAC units.
- Trash enclosure materials, colors and style to match the columns on the building.
- Number and colors of the canopies.
- Panels on the eastern elevation and the differences between the eastern and western elevations.
- Functionality of the windows in the storage area.
- Building lighting.
- Parking requirements.
- Screening of the pad transformer on the east side of the building.

Area(s) of Concern:

- ❖ Ensure that the rooftop HVAC units are screened.
- ❖ Trash enclosure match building materials.
- ❖ Change east elevation to match north elevation.
- ❖ Screening of automobiles along Chesterfield Airport Road.

Staff's Review:

- ✓ Staff is to review the Landscape Plan to be in compliance with City regulations and the inclusion of automobile screening along Chesterfield Airport Road.
- ✓ Staff is to review pedestrian connection from the sidewalk along Chesterfield Airport Road.

Mary Brown made a motion to forward the project for approval with the following recommendations:

- 1.) Visible rooftop units to be screened.
- 2.) Trash enclosure to match color and masonry pattern of building.
- 3.) East elevation to match north elevation.
- 4.) Low level screening of parking lot along Chesterfield Airport Road.

Gary Perkins seconded the motion.

The motion passed by voice vote 4-0

III. APPROVAL OF THE MEETING SUMMARY

A. September 20, 2007

Liason was added to Commissioner Grissom's title.

The meeting summary was approved as amended.

IV. OLD BUSINESS

▪ Draft of the ARB Guidelines

- Staff is working on the draft of the ARB Guidelines. Must be reviewed by Mr. Geisel before coming to the ARB for review and comment.
- Councilmember Hurt discussed a memo to him from Staff regarding the authority of the ARB and establishment of the ARB. Councilmember Hurt clarified that the ARB was established by an ordinance of City Council. The membership of the ARB was approved by the Planning Commission after the establishing ordinance. Planning Commission, at the time of establishment, did not formally approve the technical guidelines for the authority and scope of the ARB.
- ARB agrees that they have specific guidelines for buildings in Chesterfield Valley. They would like to have specific guidelines for the entire city.
- The Board discussed their previous comments regarding the Draft ARB Guidelines.

V. NEW BUSINESS

VI. ADJOURNMENT

Meeting adjourned at 8:08 p.m.