



WILDWOOD

AGENDA

OF THE

CITY OF WILDWOOD'S

ARCHITECTURAL REVIEW BOARD

CITY HALL COMMUNITY ROOM

16860 Main Street

Thursday, June 9, 2016 - 7:00 p.m. to 9:00 p.m.

1. Welcome And Roll Call By ChairWelcome And Roll Call By Chair

2. Approval Of Meeting Minutes Of May 12, 2016

Documents: [III. DRAFT MAY 12, 2017 MINUTES.PDF](#)

3. Review Agenda Items To Be Discussed At Tonight's Meeting By Chair

4. New Business

4.I. Ready For Action [1 Item]

4.I.i. Initial Review And Discussion Of Architectural Elevations And Related Materials For The City Of Wildwood Salt Storage Facility, C/O Department Of Public Works; Northwest Corner Of Manchester Road And St. Albans Road; 17955 Manchester Road (Locator Number 24X630103); NU Non-Urban Residence District. (Ward One)

Documents: [IV.1.A. SALT STORAGE FACILITY.PDF](#)

5. Old Business

5.I. Ready For Action [1 Item]

5.I.i. Town Center Development Manual's Review And Update, After The Completion Of The Overall Plan's Ten (10) Year Update [Approved December 2013]. The Board Will Review The Revised Roofs Section Of The Town Center Plan's Architectural Guidelines. (Wards – 1, 4, 5, 6, 7, And 8)

Documents: [V.1.A. ROOFS SECTION.PDF](#)

5.II. Not Ready For Action – One (1) Item

5.II.i. CVS Pharmacy

6. Other

7. Public Comment

8. Closing Remarks And Adjournment

If you would like to submit a comment regarding an item on this meeting agenda, please visit the [Form Center](#).

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
May 12, 2016**

The Architectural Review Board meeting began at 7:00 pm, on Thursday, May 12, 2016, in the Wildwood City Hall Community Room, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

Chair Hoffmann called the meeting to order and welcomed everyone. The following members were in attendance, as noted:

Present [7]
Chair Hoffmann
Vice-Chair Dial
Secretary Crow
Board Member Hensic
Board Member Teller
Council Liaison Baugus
Alternate Lindberg

Absent [1]
Commission Liaison Lee

Staff Present: Director Joe Vujnich and Planner Travis Newberry

City Officials: None present

Petitioners Present: Clint Skibinski, McBride and Son Homes; Tom Tyler, Answers, Inc.; Several representatives of CVS Pharmacy

II. Approval of Meeting Minutes from April 14, 2016

A motion was made by Secretary Crow, seconded by Board Member Teller, for the approval of the April 14, 2016 meeting minutes. There being no discussion or changes, the motion passed by an unanimous voice vote.

III. Agenda Items to be Discussed at Tonight's Meeting

Chair Hoffmann noted four (4) items "Ready for Action". No modifications to the agenda were made and the meeting proceeded, as outlined.

IV. Old Business

1) Ready for Action [2 items]:

- a) A review and discussion of Architectural Elevations and related materials for **P.Z. 5 and 5a-98 Greater Missouri Builders, Inc./Cambury Subdivision; McBride & Son Companies; re-development of a residential project**, from 91 attached units to 39 attached and 42 detached units; located at the southeast corner of the intersection of State Route 100 and State Route 109; 'R-6A' 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), which is designated 'Neighborhood General and Center' Districts of Town Center. The petitioner is returning to the Board to address the color selection of the exterior facades of the new units. **(Ward Eight)**

Director Vujnich explained the situation at the Cambury Subdivision, in which the Board approved a submittal that included a wide variety of color and material options; however, only one (1) color option is being offered to buyers. He outlined the letter sent to McBride and Son Homes asking that it consider the following: select three (3) complementary colors to be offered to future buyers of the remaining units for their consideration; remove the Timber Bark color from the offerings of options allowed within this development; and complement the new color selections for these remaining units with a variety of shingle colors, as well as brick and stone accents.

Clint Skibinski, McBride and Son Homes, stated the limited color and material selection was provided to home buyers because the abutting rowhouses also have the same color of materials throughout it and the intention was to have the homes in the Cambury Subdivision blend with the surrounding development. He also stated the limited color and material selection was provided in order to facilitate ease of maintenance as well.

A slideshow of photographs of the existing homes in the Cambury Subdivision was presented. Discussion was held among Board Members about how adding a dwelling that was a different color now would not be appealing. Following the discussion, the Board reached a consensus that offering a limited color and material selection for the Cambury Subdivision is acceptable, thereby directing the Department of Planning to resume issuing permits.

- b) A review and discussion of Architectural Elevations and related materials for **P.Z. 19-14 Manors at the Meadows of Cherry Hills, McBride Town Center, LLC**; 38 detached units, located on a 11.6 acres site; south side of Manchester Road, east and west of Cherry Hills Meadows Drive; 'R-4' 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), which is designated 'Neighborhood General' District of Town Center. The initial elevations for these units were approved by the Board on August 13, 2015. **(Ward Eight)**

Clint Skibinski, McBride and Son Homes, stated McBride and Son Homes plans to allow homeowners to choose from a slightly modified color and material list (*attached to these minutes*).

Discussion was held among Board Members inquiring about the extent of advice McBride and Son Homes provides to buyers during the color and material selection process. Following the discussion, the Board reached a consensus that offering a modified color and material selection for the Manors at the Meadows of Cherry Hills would be acceptable.

2) Not Ready for Action [1 Item]:

- a) Town Center Development Manual's review and update, after the completion of the overall plan's ten (10) year update [approved December 2013]. The board will review the revised "Roofs"

Section of the Town Center Plan's Architectural Guidelines. (Wards 1, 4, 5, 6, 7, & 8) – This item was postponed.

V. New Business

1) Ready for Action [1 Item]

- a) Initial review and discussion of Architectural Elevations and related materials for **P.Z. 14-98 Dierbergs Wildwood Town Center**; Amended C-8 Planned Commercial District (Downtown District Designation under the Town Center Plan); south side of State Route 100, east of Taylor Road (Street Address: 2400 Taylor Road/Locator Number: 23V320195); an approved modification to the existing site-specific ordinance (Ordinance #1001) that governs the Dierbergs Wildwood Town Center development relative to the uses permitted on Outlots G and H, as well as the addition of a drive-through facility, as part of Outlot G. (Ward Eight)

Director Vujnich explained the zoning history of the site and outlined the recent amendment to the governing ordinance. He outlined the Amended Site Development Section Plan, along with proposed elevations and related items.

Discussion was held among Board Members about parking on the site and the material of the gate on the trash enclosure.

A motion was made by Vice-Chair Dial, seconded by Secretary Crow, to approve the elevations and related materials, with the condition the material used for the gates on the trash enclosure be of a composite type. There being no discussion or changes, the motion passed by an unanimous voice vote.

VI. Other [1 Item]

- a) A preliminary presentation and discussion of the initial Architectural Renderings and related materials for **P.Z. 16-15 CVS Pharmacy**; proposed development of a CVS Pharmacy, which is planned at the southwest corner of Highway 109 and Manchester Road (Street Address: 2601 State Route 109/Locator Number 24V430185). Petitioner is seeking the Board's input on this building's architecture. (Ward One)

Director Vujnich noted this discussion with the representatives from CVS Pharmacy was preliminary in nature and was scheduled to give the petitioner valuable feedback from the Board, as it is still in the early stages of the City's process. Director Vujnich invited the representatives from CVS Pharmacy to present the 3-D rendering of the preliminary elevations.

The representatives from CVS Pharmacy presented the proposed elevations and noted this would be the first CVS Pharmacy of this design. They discussed the overall project and issues with the site itself. Discussion among Board Members and the representatives from CVS Pharmacy followed and focused on the proposed elevations; the proposed materials and colors; the massing and articulations of the building; the proposed signage; issues regarding site design; the changing of materials on the vertical versus the horizontal; varying heights of the glass; and suggestions from the Board to improve the proposed elevations. Council Liaison Baugus emphasized the City Council's recent focus on economic development and the desire of its members to have development such as CVS Pharmacy in Wildwood.

Since this was a preliminary discussion and not a formal submittal, no vote was taken on this item.

VII. Public Comment - None

VIII. Closing Remarks and Adjournment:

Director Vujnich noted the next regularly scheduled meeting will be held on June 9, 2016.

Vice-Chair Dial made a motion, which was seconded by Board Member Teller, to adjourn. The motion was passed by a unanimous voice vote. The meeting was adjourned at 9:00 p.m.

Approved by:

Date Approved:

Secretary Crow
City of Wildwood Architectural Review Board

DRAFT



WILDWOOD

Department of Public Works

MEMORANDUM

To: Architectural Review Board Members

From: Rick C. Brown, Director of Public Works

Date: June 1, 2016

Re: Salt Storage Facility

Background

The Department of Public Works is again working on a project to construct a new salt storage facility. The facility is planned to be located along the south side of the current Kelpé Contracting site located at 17955 Manchester Road at St. Albans Road (See **Exhibit 1** for the project location). Mr. Tom Kelpé has agreed to donate a 50 ft. wide strip of property necessary for the building, as well as an easement for access, to the City of Wildwood. The total project budget for construction is \$450,000. Design of this project is being completed by our engineering consultant, Cochran Engineering, and will be largely complete this month. The project is scheduled to begin construction in fall 2016 and our goal is to have the building completed by this winter.

Scope of Project:

Site Plan

For details of the proposed site plan, please refer to **Exhibit 2** and **3** (Sheet TS-1 and S-1). The salt building is planned to be constructed on the very south portion of the Kelpé Contracting property. It should be noted that the site has been utilized by Kelpé for 20 years to store salt for City snow removal operations. The new salt storage building will be constructed on the footprint of the current salt stock piles. It is anticipated that there will be minimal new disturbance resulting from this project.

Salt Storage Building

The goal of the project is to construct a permanent salt storage facility for use by the Department of Public Works for snow removal operations. It is desired for the building to store approximately 2,500 tons of salt, which equates to about 62,500 cubic feet (CF) by volume. To store this volume of salt, we are proposing to construct a reinforced concrete walled structure that would include four (4) separate bays, each twenty five (25) feet wide with a depth of fifty (50) feet, and a height of twenty (20) feet. Thus, each bay would hold about 680 tons of salt. The overall footprint of the building would be 105' X 51' (assuming 12 inch thick interior and exterior walls). (See **Exhibit 4** for additional information regarding the proposed building size.) A photo rendering of the proposed building has been

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included as **Exhibit 5**. Note that the existing site where the building is proposed is shown as **Exhibit 6**. See **Exhibits 7-9** for additional photos of the site.

Regarding the proposed structure, as previously stated, the walls would be reinforced concrete; however, we envision utilizing form liners and stained / tinted concrete on the exterior walls for aesthetics. The roof would consist of pre-fabricated wood trusses with a metal roof.

Summary:

In summary, the Department of Public Works is beginning the final design of a new salt storage facility to be located on the south side of the Kelpe Contracting property adjacent to St. Albans Road at Manchester Road.

The design of the proposed structure will provide several benefits:

1. The multiple bays offer flexibility with regard to the use of the structure – when salt storage is not maximized, the empty bays can be used for additional storage by the City.
2. The size and shape of the structure is designed to accommodate the available size and topography of the proposed site. As a result, we can minimize the disturbance and grading necessary to construct the building. The building will be constructed on the same land currently utilized for salt storage, so no new disturbance will be necessary. We can maintain the vegetation and trees along the south property line with St. Albans Road, which helps to screen the building and reduce its visibility.
3. Because the site is depressed below the grade of Manchester Road and St. Albans Road, the building visibility to traffic along both frontages will be reduced.

We appreciate your consideration of this project, and welcome your comments and input with regard to the color choices and building aesthetics.

I will be available to address any questions at the June 9th meeting of the Architectural Review Board.

RCB

Exhibit 4

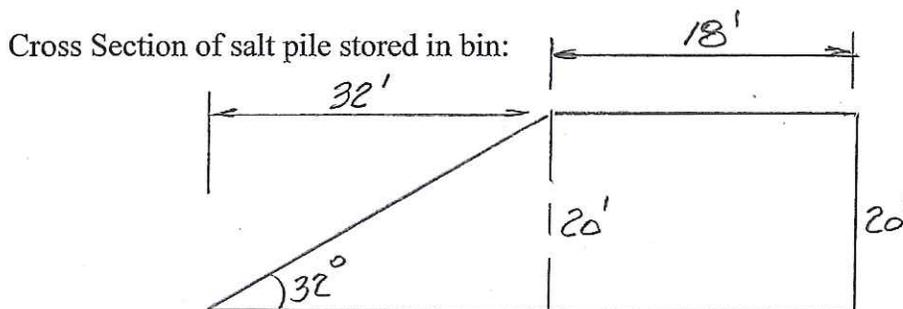
WILDWOOD SALT STORAGE STRUCTURE DESIGN CALCULATIONS

May 2, 2016

Design Parameters:

- Storage volume required: 2,500 tons of salt
- Weight of salt: 80 lbs. per cubic foot
- Angle of repose: 32 degrees
- Length of Bins: Use 50 ft. from front to back
- Height of salt: 20 ft. maximum

Calculate total width of salt storage structure:



Typical Cross Section Volume:

$$\begin{aligned}\text{Square feet of cross section} &= (32' \times 20' / 2) + (18' \times 20') \\ &= 320 \text{ sf} + 360 \text{ sf} \\ &= 680 \text{ sf in cross section}\end{aligned}$$

Cubic feet of salt required:

$$2,500 \text{ tons} \times 2,000 \text{ lbs./ton}$$

$$5,000,000 \text{ lbs. of salt}$$

$$\text{Cubic feet required} = 5,000,000 \text{ lbs.} / 80 \text{ lbs. per CF} = 62,500 \text{ CF}$$

Total width of salt storage structure:

$$62,500 \text{ CF} / 680 \text{ sf per linear feet from cross section}$$

$$= 92 \text{ feet total length}$$

Use 4 bins @ 25' wide = 100 feet of storage width.

Volume of salt stored in 100 ft. wide structure:

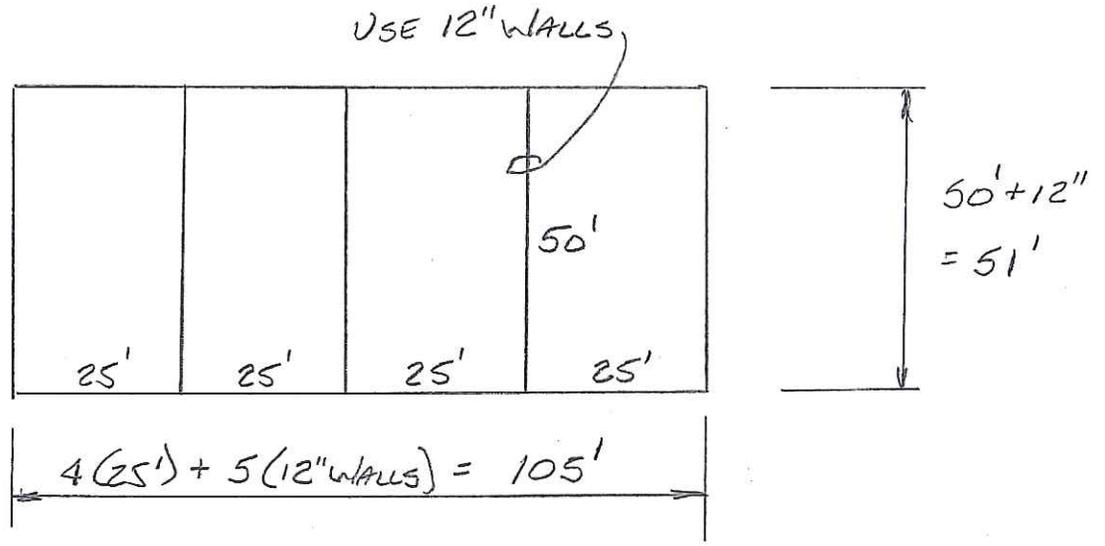
$$100 \text{ ft.} \times 680 \text{ sf in cross section} = 68,000 \text{ CF}$$

$$68,000 \text{ CF} \times 80 \text{ lbs. per CF} = 5,440,000 \text{ lbs.} / 2,000 \text{ lbs. per ton}$$

$$= 2,720 \text{ tons or } 680 \text{ tons per bin}$$

City could use three bins which holds 3 x 680 tons/bin = 2,040 tons and leave one bin for storage.

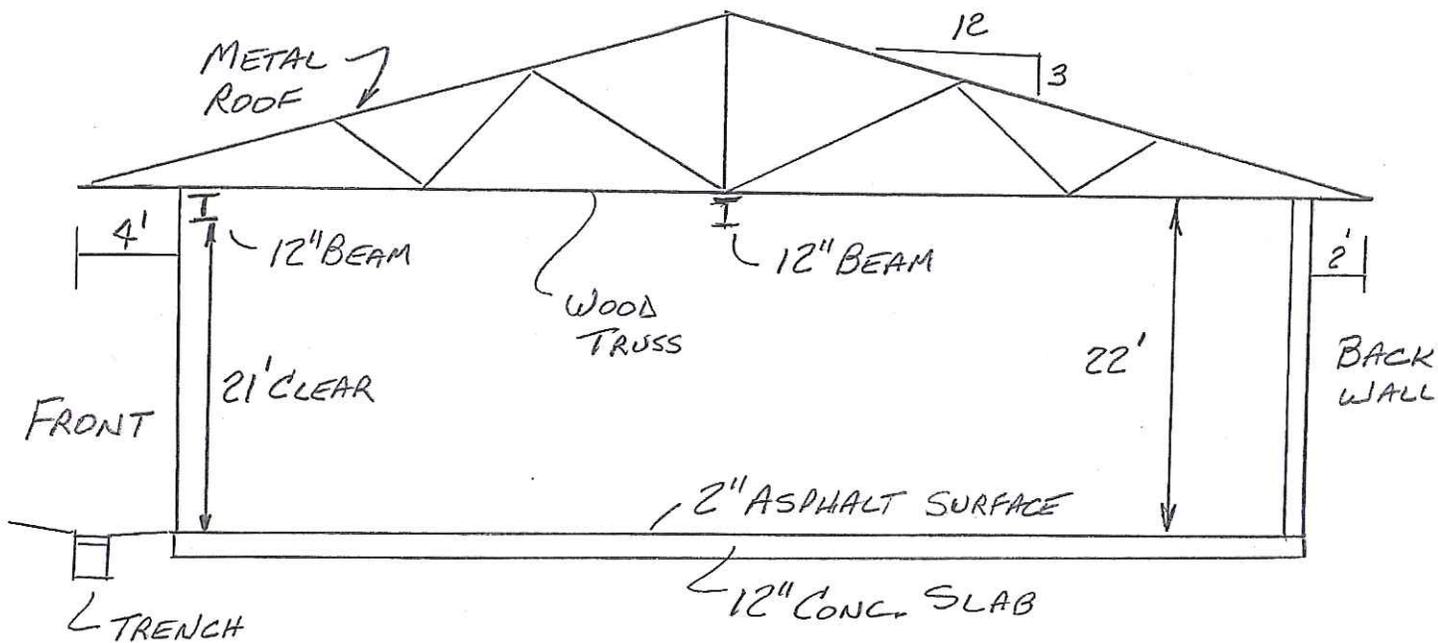
Layout of structure:



Footprint of structure: 105 ft. x 51 ft.

Roof Structure Details:

Cross Section:



Walls and Slab:

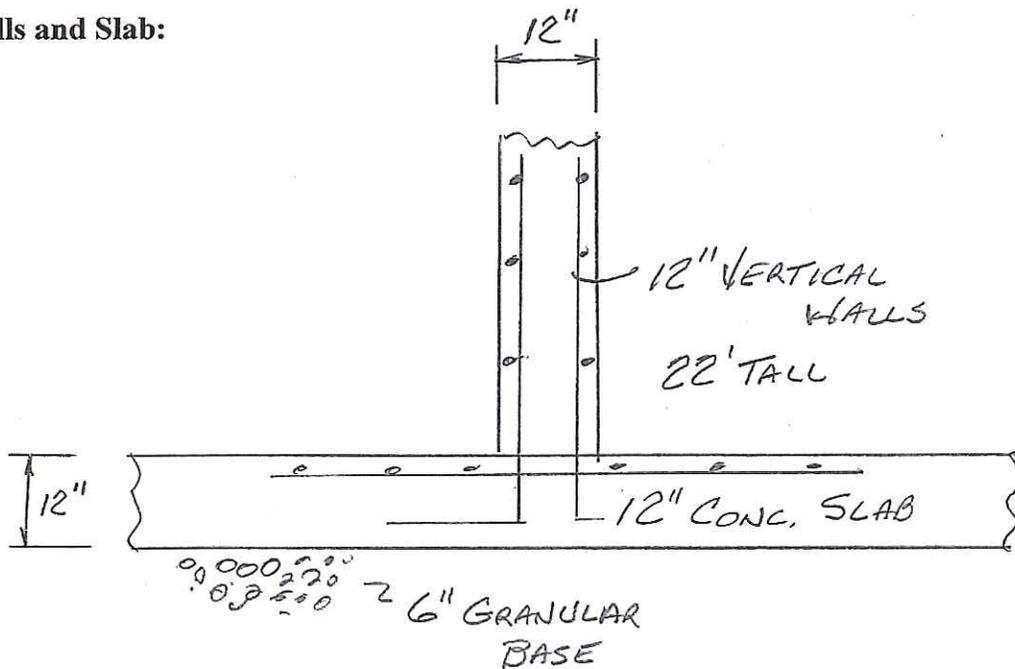




Exhibit 5
View of Site - With Proposed Building

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16860 Main Street ♦ Wildwood, Missouri 63040 ♦ 636-458-0440 phone ♦ 636-458-6969 fax



Exhibit 6
View of Site – Without Building

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Exhibit 7
View of Site - From Manchester Road

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Exhibit 8
View of Site - Looking West from Manchester Road and St. Albans Road

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Exhibit 9
St. Albans Road – Looking West Adjacent to Site

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ROOFS—George Crow (To be discussed June 9, 2016)

Materials

Roofs shall be clad, ~~copper, concrete, metal, and clay tiles, wood shingles, fiberglass asphalt shingles or standing seam sheet metal, colors and types to be selected from the Architectural Review Board Master List.~~ Residential roof cladding materials to include; clay and concrete tiles, metal shingles, slate, wood shakes and shingles, fiberglass-asphalt shingles and metal panels. Colors and types to be selected from the Architectural Review Board Master List (*This needs to be developed for roofing materials*). (*We keep getting 30 year warranty fiberglass-asphalt shingles submitted. I don't find this in the code requirements. Is this a*

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper coated), ~~vinyl or anodized~~ pre-finished aluminum. Metal chains may be used in lieu of downspouts. Splash blocks shall be made of brick, gravel, or concrete. In the absence of gutters, brick or gravel shall be placed at the drip line.

Flashing shall be copper, tin, vinyl, stainless steel, membrane or ~~anodized~~ pre-finished aluminum.

Copper or tin roofs, flashing, gutters, and downspouts shall be allowed to age naturally (not painted or sealed).

Configurations

The principal roofs shall be a symmetrical gable or hip with a slope between 6:12 to 12:12.

Ancillary roofs (attached to walls at the upper portion) may be sheds with a slope between 2:12 to 3:12.

Review Slopes

Roof trusses shall have integral eave returns allowing room for either expressed lintels or a frieze board above top story openings.

Flat roofs shall have a parapet wall as high as the City Building Code allows. Flat roofs shall be permitted in commercial buildings only and prohibited on residential buildings. *(Discuss, this would preclude contemporary, modern plus, ect. design for homes. Do we want to restrict our residences to traditional architectural expression?)*

~~Purlins, if exposed, shall be a minimum width of 1 ½ sq. inches.~~

~~Eaves shall be continuous. Eaves that overhang more than 16 inches shall have exposed rafters.~~

~~Gutters shall be square or half round. Downspouts shall be round.~~

Dormers, if provided, shall be ~~habitable~~ functional and placed a minimum of 36 inches from side building walls and have gable or hipped roofs with a slope of 10:12 or shed roofs with a slope of 3:12. *(Discuss considering use of decorative dormers. If we keep habitable dormers, we need to review the roof slopes and dimensional clearances indicated.)*

Roof penetrations shall be placed on the rear slope of the roof and painted to match the color of the roof, except those of pre-finished metal. ~~which may be left unpainted.~~ Plumbing stacks and vents shall not be placed on the front slope of any roof or a visible portion of it from the primary street.

Skylights shall be flat and mounted on the rear slope of the roof. No plastic bubble units shall be authorized in the Town Center.

NOTES:

Discuss Solar Panels

Commercial—Roofs	Residential—Roofs
<ul style="list-style-type: none">▪ Roofs on towers shall have a slope greater than 6:12.▪ Flat roofs shall have a parapet wall as high as the City Building Code allows.	<ul style="list-style-type: none">▪ The principal roofs shall be a symmetrical gable or hip with a slope between 6:12 to 12:12.▪ Ancillary roofs (attached to walls at the upper portion) may be sheds with a slope between 2:12 to 3:12.▪