

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
April 14, 2016**

The Architectural Review Board meeting began at 7:00 pm, on Thursday, April 14, 2016, in the Wildwood City Hall Community Room, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

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

Present [5]
Vice-Chair Dial
Secretary Crow
Board Member Hensic
Council Liaison Baugus
Alternate Lindberg

Absent [3]
Chair Hoffman
Board Member Teller
Commission Liaison Lee

Staff present: Director Vujnich, Planner Newberry, and Director of Public Works Brown

City Officials: Mayor Woerther and Council Member Goodson

Petitioners present: Jim Harris and another representative of Pulte Homes of St. Louis, LLC; Tim Nugent and Greg Brunkhorst, CDG Engineers

II. Approval of Meeting Minutes from March 10, 2016

A motion was made by Secretary Crow, seconded by Board Member Hensic, for the approval of the March 10, 2016 meeting minutes, as prepared. There being no discussion or changes, the motion passed by a voice vote [4-0].

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

Vice-Chair Dial noted two (2) items under Old Business "Ready for Action", and one (1) item under New Business "Ready for Action". No modifications to the agenda were made and the meeting proceeded, as outlined.

IV. Old Business

1. Ready for Action [Two (2) Items]

- 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 consider edits to the "**Application for the City of Wildwood's Architectural Review Board**" document (Approved December 10, 2015 and discussed February 11, 2016). (Wards 1, 4, 5, 6, 7, & 8)

A discussion was held on the final edits to the "Application for the City of Wildwood's Architectural Review Board" document. Following the discussion, the Board reached a consensus on the changes.

- b) First review and discussion of additional Architectural Elevations and related materials for **P.Z. 4, 5 and 6-14 Wildwood Trail Subdivision**; approved, twenty (20) lot residential development; located north of Towns at Windrush Subdivision and along Viola Gill Lane; 'R-4' 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), which is designated for Town Center 'Neighborhood Edge' District. (Ward Eight)

Director Vujnich described the submittal before the Board from Pulte Homes for the Wildwood Trail Subdivision. The petitioner is presenting additional elevations to the Board that are currently being offered to home buyers, but were not previously approved by the Board.

Jim Harris, Pulte Homes St. Louis, LLC, presented the elevations and related materials for the following models:

Fifth Avenue:

- Elevation 1
- Elevation 4
- Elevation 5
- Elevation 6

Boardwalk:

- Elevation 4
- Elevation 5
- Elevation 6

Park Place:

- Elevation 2
- Elevation 5
- Elevation 6

Woodward

- Elevation 1
- Elevation 2
- Elevation 4
- Elevation 5
- Elevation 6

Vice-Chair Dial commended the petitioner for the quality of the submitted application packet. Discussion was held among Board Members about previously approved architectural requirements for key lots; the width of shutters on the smaller windows; the color of materials being offered; and the use of box gables. Vice-Chair Dial invited members of the public to comment on the proposal.

Larry Goodson, Council Member Ward Five, 2544 Viola Gill Lane, stated his concern for the variety and darkness of colors of the materials being offered for the Wildwood Trail Subdivision, in relation to the Towns at Windrush Subdivision. He also stated his concern about the orientation of the homes on Lot 8 and Lot 9 of the Wildwood Trail Subdivision toward the garages in the Towns at Windrush..

A motion was made by Secretary Crow, seconded by Member Hensic, to approve the elevations, and related materials, with the acknowledgement of the following components:

1. Remove the oversized shutters on the smaller, second story windows (Fifth Avenue – Elevation 6; Boardwalk – Elevation 6; and Woodward – Elevation 6).
2. Do not utilize box gables (Fifth Avenue – Elevations 1, 4, and 6; Boardwalk – Elevation 4; Park Place – Elevations 2 and 6; Woodward – Elevations 1, 2, 4, and 6).

Vice Chair Dial called the question and a roll call vote was taken, with the following results:

Ayes: Vice Chair Dial, Secretary Crow, Member Hensic, and Alternate Lindberg

Nays: None

Absent: Chair Hoffman and Board Member Teller

Abstain: None

Whereupon Vice-Chair Dial declared the motion approved by a vote of 4-0

2. Not Ready for Action [One (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) – **WAS POSTPONED**

V. New Business

1. Ready for Action [One (1) item]

- a) Initial review and discussion of Architectural Elevations and related materials for **Strecker Road Bridge Replacement**, c/o Department of Public Works; vehicular bridge replacement; Strecker Road, south of its intersection with Valley Road, and spanning Caulks Creek; FPNU – Flood Plain Non-Urban Residence District. (Wards Two and Three)

Director Vujnich introduced Rick Brown, Director of Public Works and City Engineer, to present this Capital Improvement Project to the Board. Director Brown described the project and shared a slideshow of photographs depicting the surrounding bridges and other existing conditions near the

project area. He explained the Department of Public Works is asking the Board for recommendations on the architectural components of the Strecker Road Bridge Replacement.

Tim Nugent and Greg Brunkhorst, representatives of CDG Engineers, the City's consultant on this project, presented two (2) design options and the various components of such.

Discussion was held among Board Members about the difference in cost between the two (2) options; the proposed lettering on either end of the bridge; the design of the stamped concrete; and the finish of the concrete.

A motion was made by Member Hensic, seconded by Secretary Crow, to make the following recommendations:

1. Do not include the lettering at either end of the bridge.
2. Do not sandblast the concrete features between the open spaces at the base of the bridge.
3. Include the raised feature at the center of the bridge, with stamped concrete design.

The motion passed with a unanimous voice vote of 4-0

2. Not Ready for Action [No Items]

VI. Other [One (1) Item]

- a) An update by the Department of Planning on the current elevations – approved May 14, 2015 – 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. (Ward Eight)

Director Vujnich updated the Board on the limited color options being offered by McBride and Son Homes to buyers at the Cambury Subdivision. He explained the Board approved a submittal that included a wide variety of color and material options at its May 2015 meeting. However, only one (1) color option is being offered to buyers.

A discussion was held among Board members about the its understanding that all color options would be made available to buyers and that such is a deviation from what was approved; the options available to prevent this situation from occurring for future homes in the Cambury Subdivision, as well as other approved projects; and incorporating language in the Town Center Plan's Architectural Guidelines to ensure a variety of home colors in future Town Center developments. The Board directed the Department of Planning to compose a letter to McBride and Son Homes requiring the following be considered:

1. Select three (3) complementary colors to be offered to future buyers of the remaining units for their consideration.

2. Remove the Timber Bark color from the offerings of options allowed within this development.
3. Complement the new color selections for these remaining units with a variety of shingle color, as well as brick and stone accents.

No formal vote was taken, but there was a consensus among Board Members.

VII. Public Comment

VIII. Closing Remarks and Adjournment:

Director Vujnich noted the next regularly scheduled meeting will be held on May 12, 2016

Secretary Crow made a motion, seconded by Board Member Hensic, to adjourn. The motion was passed by a voice vote [4-0]. The meeting was adjourned at 9:00 p.m.

Approved by:

Date Approved:



Secretary Crow
City of Wildwood Architectural Review Board

5-12-16