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]	Absent [1]
Chair Hoffmann	Commission Liaison Lee
Vice-Chair Dial	
Secretary Crow	
Board Member Hensic	
Board Member Teller	
Council Liaison Baugus	
Alternate Lindberg	

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:

Secretary Crow
City of Wildwood Architectural Review Board

Date Approved:

6.9.16