

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
March 14, 2019**

The Architectural Review Board meeting began at 7:00 p.m., on Thursday, March 14, 2019, in the Community Room, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

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

Present [5]

Chair Dial
Board Member Hoffmann
Alternate Bartelsmeyer
Commission Liaison Lee
Council Liaison McCutchen

Absent [4]

Vice-Chair Crow
Secretary Hensic
Board Member Ritter
Alternate Lindberg

Staff present: Director Vujnich and Planner Newberry
City Officials: None
Petitioners present: Ken Burns and Laura Jones, representing R.L. Jones Properties; and Michael Kennedy and Joel Kerschen, representing KAI Design and Build

II. Approval of Meeting Minutes from January 10, 2018

A motion was made by Board Member Ritter, seconded by Board Member Hoffmann, to approve the November 8, 2018 meeting minutes, as presented. The motion passed by a voice vote (3-0).

III. Review of Agenda Items to be Discussed at Tonight's Meeting by Chair

IV. Old Business – No Items for Consideration

- 1) Ready for Action – No Items
- 2) Not Ready for Action – No Items

V. New Business – Three (3) Items for Consideration

1) Ready for Action – Three (3) Items

- a) Initial review of the Architectural Elevations and related materials for an approved multiple-family apartment building and associated first floor commercial space that is located on a 2.2 acre portion of a larger 5.3 acre site; Amended C-8 Planned Commercial District (Town Center ‘Downtown District’ and Neighborhood General District’); south side of Main Street, west of Taylor Road; **P.Z. 10-18 Wildwood Senior Apartments (The Prime Place at Wildwood)**. The approved site-specific ordinance governing this development allows for a four (4) story building, but the developer is currently petitioning the Planning and Zoning Commission to consider the allowance of a fifth story. Along with this additional floor, an enclosed parking structure and covered parking area, placed along the southern elevation of the building, and a large private outdoor patio area, which residents can access on the second story are also planned. The Architectural Elevations being presented to the Board reflect these requested modifications. **(Ward Eight)**

Director Vujnich provided an overview of the history of this project, noting the City Council approved the Amended C-8 Planned Commercial District near the end of 2018. He stated the current site-specific governing ordinance allows for a four story building, but the developer has petitioned the Planning and Zoning Commission to allow for a fifth story and an additional parking structure, with a large outdoor patio area for residents which would be accessed from the second story. Director Vujnich stated this request was not to add additional density, but rather to increase the square footage of the allowable forty-eight (48) units. He stated that, although this request was still in the review process, the petitioner is presenting the Architectural Elevations for the proposed five (5) story building, for its initial review and comment.

Discussion was held among Board Members regarding the use of EIFS as a major component of the elevations; the height of the five (5) story building, as it related to the scale with the existing built environment; the confirmation that all balconies depicted are habitable; the confirmation the proposed window system to be used on the first floor commercial spaces would be transparent; the proposed awning attached to the parking structure; the need to eliminate the trim around the balcony on the southeast elevation; and the need to better differentiate the horizontal change from the first floor commercial to the upper stories of residential uses.

As a result of this discussion, the following items were determined to require further consideration:

1. Remove the trim shown on the balcony on the southeast elevation and return the brick EIFS a minimum of eight (8) inches.
2. Provide information regarding the proposed lighting of the building.
3. Provide clarification regarding the planned awning that is attached to the parking structure
4. Depict the potential signage for the commercial component on the renderings.
5. Study a design to create a more defined and visible horizontal differentiation between the first floor commercial uses to the upper stories of residential units.

Council Liaison McCutchen expressed her opposition to allowing the fifth story and the use of the EIFS material.

No action was taken regarding this matter.

- b) Initial review of the Architectural Elevations and related materials for Buildings B and C at an approved office/retail center (Wildwood Square); C-8 Planned Commercial District (Town Center 'Workplace District'); northwest corner of State Route 109 and New College Avenue; **P.Z. 13-04 McClain Properties – now R.L. Jones Properties. (Ward One)**

Director Vujnich provided a brief history of this existing shopping center. He stated the development has two (2) existing buildings and parking areas, but is authorized for a total of three (3) additional building. Director Vujnich noted the owners of the property, R.L. Jones Properties, are ready to construct two (2) of the allowable commercial buildings, which are being presented to the Board at tonight's meeting for consideration of the associated Architectural Elevations and related materials

Discussion was held among Board Members regarding the proposed buildings needing to have identical treatments and proportions as the existing building, thereby ensuring consistency.

Ken Burns, architect of record, confirmed the treatments and proportions are identical to the existing buildings.

A motion by Board Member Hoffmann, seconded by Alternate Bartelsmeyer, to approve the elevations, as submitted, on the condition the new buildings replicate the existing structures, as stated by the petitioner's representative. A voice vote was taken and the motion was declared approved by Chair Dial. The vote was 3 to 0.

- c) Review of the Architectural Elevations and related materials for a proposed pedestrian bridge to be located on public spaces that are part of two (2) existing residential subdivisions; R-4 7,500 square foot Residence District (Town Center 'Neighborhood General District'), with a Planned Residential Development Overlay District (PRD) and R-1A 22,000 square foot Residence District; south side of Manchester Road, at Cherry Hills Meadows Drive; **P.Z. 19-14 The Manors at the Meadows of Cherry Hills, McBride Town Center, L.L.C. and the Manors at the Enclaves of Cherry Hills (Ward Eight)**

Director Vujnich provided a brief overview of the planned public space for these two (2) completed subdivisions. He stated the City's consultant has provided the proposed design of the pedestrian bridge connecting the two (2) trail segments, and the Department is seeking the Board's input regarding it, along with the selected materials and overall aesthetics.

Commission Liaison Lee provided the Board a summary of the discussion and action of the Commission, as part of its review of the Public Space Plan. He stated the Commission asked the Board provide input on the use of natural materials versus composite material for the decking and railing of the bridge.

Discussion was held among Board Members regarding the use of composite materials in lieu of natural materials; the spacing of the decking boards; the consideration of using ipe as a decking material; and the need to use real limestone for the pilasters at either end of the pedestrian bridge.

Director Vujnich thanked the Board for its input and stated the Department would bring the item back at a future meeting for its review of the recommended changes.

No action was taken on this item

2) Not Ready for Action – No Items

VI. Other Items – No Items for Consideration

VII. Public Comment

VIII. Next Meeting Date – April 11, 2019 (Thursday)

IX. Closing Remarks and Adjournment

A motion by Alternate Bartelsmeyer, seconded by Board Member Hoffmann, to adjourn. The motion passed by a voice vote [3-0]. The meeting was adjourned by Chair Dial at 8:15 p.m.

Approved by:

Date Approved:

**Secretary Hensic
City of Wildwood Architectural Review Board**