

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
June 11, 2020

The Architectural Review Board meeting began at 6:30 p.m., on Thursday, June 11, 2020, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri, and via the videoconferencing tool Zoom.

I. Welcome and Roll Call

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

Present [6]

Vice-Chair Crow
Secretary Hensic
Board Member Hoffmann
Board Member Ritter
Alternate Bartelsmeyer
Council Member McCutchen

Absent [3]

Chair Dial
Commission Liaison Lee
Alternate Loggia

Staff present: Director Vujnich, Assistant Director Arnett, and Planner Newberry

City Officials: None

Petitioners present: Salim Rangwala, Architect of Record for the Durga Temple of St. Louis; Michael Kennedy and Joel Kerschen, KAI Design and Build; and Eva Fryar, Vince Gelezunas, and Rachael Sellmann, Payne Family Homes

II. Approval of Meeting Minutes from April 23, 2020

A motion was made by Board Member Hoffmann, seconded by Alternate Bartelsmeyer, to approve the April 23, 2020 meeting minutes, as presented. The motion passed by a voice vote (5-0).

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

IV. New Business – Two (2) Items for Consideration

1) Ready for Action – Two (2) Items for Consideration

- a) Second review and discussion of Architectural Elevations and related materials for the Durga Temple of St. Louis, a new place of worship upon a 5.72-acre tract of land located on the west side of State Route 109, north of its intersection with Babler Park Drive (Street Address: 1431 State Route 109/St. Louis County Locator Number: 22W64012); this use – 'Place of Worship' – is permitted by right in the NU Non-Urban Residence District. **(Ward Three)**

Director Vujnich stated the Board reviewed the initial submittal of the Architectural Elevations and related materials for this place of worship at its April 23, 2020 meeting. He summarized the Board's discussion and the items that were requested at the conclusion of that meeting. Director Vujnich stated the petitioner has provided the items requested, noting they are the subject of the review by the Members at tonight's meeting.

Discussion was held among Board Members and Salim Rangwala, the petitioner's representative, regarding the provided photograph examples; and the material samples for the various components; and the required screening of the rooftop equipment. A consensus was reached among Board Members that the submittal was complete and thanked the Mr. Rangwala for providing the requested materials.

A motion by Board Member Ritter, seconded by Board Member Hoffmann, to approve the Architectural Elevations and related materials, as presented. The motion passed by a voice vote (5-0).

- b) Second review of the Architectural Elevations and related materials for an approved five (5) story multiple-family apartment building, with associated first

floor commercial space, which 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 (Locator Number: 23V310383/Street Address: 16700 Main Street); **P.Z. 10-18 Wildwood Senior Apartments (The Prime Place at Wildwood). (Ward Eight)**

Director Vujnich stated the Board reviewed the initial Architectural Elevations and related materials for this five (5) story, multiple-family apartment building, with associated first floor commercial space, in 2019. He stated no action was taken at that time, with the Board requesting additional information and offering suggestions for the applicants consideration. Director Vujnich stated the petitioner has provided additional exhibits in response to the previously requested information, which are the subject of tonight's discussion.

Discussion was held among Board Members and the petitioner regarding the colors of the different major elements of the building's exterior; the planned window systems for the different areas of the building, particularly differentiating between the commercial and residential uses, as well on the prominent northwest corner of the building; the continuous band of material around the entirety of the building, which is intended to distinguish between the lower, ground floor commercial area and upper floor residential units; the removal of the awning that was planned for the parking area; the elimination of the trim that is shown around the balcony areas on the southeast corner of the building; and the need to provide updated elevations, renderings, and floor plans, which reflect the changes discussed at tonight's meeting, for future review by the Board.

These items are also summarized in a letter dated June 19, 2020, which was prepared by the Department, and attached to these meeting minutes, as part of the official record.

No action was taken regarding this item.

2) Not Ready for Action – No Items for Consideration

VI. Old Business – No Items for Consideration

1) Ready for Action – One (1) Item for Consideration

- a) Review and discussion of certain Architectural Elevations for several identified lots and the required variety of housing models throughout the overall development. This review relates to an approved single family residential project that consists of one hundred four (104) detached units, to be located on a 28.0 acre tract of land; east side of State Route 109, south of State Route 100; R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD) (Town Center 'Neighborhood Edge District'); **P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C. (Ward Eight)**
 - i. Lot 9A;
 - ii. Lot 16A;
 - iii. Lot 52B; and
 - iv. Lot 58B

Director Vujnich stated the Department is in receipt of three (3) Zoning Authorization requests from the petitioner for new single-family homes to be constructed in this approved subdivision that is located in Town Center. He stated the elevations are being presented to the Board because the Department has determined they do not provide the required variety of housing models throughout the overall development. Director Vujnich stated, upon the Board's original review and approval of the Architectural Elevations for this neighborhood, the petitioner's representative committed to providing this desired variety and avoid monotony . Director Vujnich stated the Department is seeking the Board's direction regarding this overall issue and these three (3) elevations specifically.

Planner Newberry provided a slideshow presentation of the proposed elevations, as they relate to abutting and neighboring lots, specifically relating to the repetition of the same models and elevations in close proximity to one another.

Discussion was held among Board Members regarding the following:

Lot 9A

Discussion held regarding the configuration of the subject lot, in relation to the site across Main Street, which is constructed of the same model and elevation as it, and the need to ensure a variety of color selections at this location.

A motion by Board Member Hoffmann, seconded by Board Member Hensic, to approve the proposed elevation, with the requirement the color of the materials be significantly different than the neighboring homes (abutting and across the street). The motion passed by a voice vote (5-0).

Lot 16A

Discussion was held regarding the number of the same model of homes and elevations being sold along Eatherton Road, the easternmost portion of this neighborhood. The Board sought clarification as to why this repetition has occurred and why another model could not be chosen, in order to provide the desired and promised architectural variety. The petitioner's representative provided an explanation, which related to the style of homes being offered (ranch type) and the price ranges associated with them. The Board Members, as well as the Department, expressed their disappointment with the resulting variety of architecture along this prominent street in this new neighborhood, noting its inconsistency with what was previously committed to by the petitioner.

Board Members stated this monotony of architectural style within this area could be offset, if the color selections for the subject lot were guaranteed to be substantially different than the neighboring homes.

A motion by Board Member Hoffmann, seconded by Board Member Hensic, to approve the proposed elevation, with the requirement the color of the materials be significantly different than the neighboring homes (abutting and across the street). The motion passed by a voice vote (5-0).

Lot 52B

Discussion held regarding the configuration of the subject lot, in relation to the corner lot, which is constructed of the same model and elevation as it, and the need to ensure a variety of color selections at this location, as well.

A motion by Alternate Bartelsmeyer, seconded by Board Member Hoffmann, to approve the proposed elevation, with the requirement the color of the materials be significantly different than the neighboring homes (abutting and across the street). The motion passed by a voice vote (5-0).

Lot 58B

Director Vujnich stated this fourth (4th) elevation for Lot 58B is an approved elevation, with modifications requested by the home purchaser. The Department is seeking the Board's review of this modified elevation.

Discussion was held among Board Members regarding the color selections for this home.

A motion by Board Member Hoffmann, seconded by Board Member Hensic, to approve the proposed elevation, with the requirement the color of the materials be significantly different than the neighboring homes (abutting and across the street). The motion passed by a voice vote (5-0).

2) Not Ready for Action – No Items for Consideration

VII. Other Items – No Items for Consideration

VIII. Public Comment

IX. Next Meeting Date – July 9, 2020 (Thursday)

X. Closing Remarks and Adjournment

A motion by Board Member Hoffmann, seconded by Alternate Bartelsmeyer, to adjourn. The motion passed by a voice vote [5-0]. The meeting was adjourned by Vice-Chair Crow at 8:35 p.m.

Approved by:

Date Approved:

Kurt Hensic, Secretary
City of Wildwood
Architectural Review Board