

Memorandum Planning & Development Services Division



To: Planning and Public Works Committee

From: Jessica Henry, Project Planner

Date: February 9, 2017

RE: Unified Development Code Article 4 Architectural Review Design Standards—Residential Architecture Updates

Summary

Staff has been directed by the Planning and Public Works Committee to review and propose changes to Article 4 Architectural Review Design Standards of the UDC in order to place new restrictions on residential architecture. Specifically, the Planning and Public Works Committee has expressed a desire to minimize the amount of exposed foundation on new residential construction projects. Recent projects, such as the Harmony Seven and Warwick on White Road developments, have been approved with restrictions achieving this desired effect, and Staff is recommending placing similar restrictive language into the Architectural Standards section of Article 4 of the UDC in order to make this requirement universal for new single and multi-family construction in Chesterfield.

Staff spoke with several members of the ARB who concurred with the proposed changes and saw no issues from a technical or material standpoint.

The proposed updates consist of inserting the following two points into the Residential Architecture and Multifamily Architecture portions of the Architectural Review Design Standards:

- Primary building material shall be extended and installed so that a maximum of twelve (12) inches of concrete foundation wall is exposed.
- Any exposed portion of concrete foundation wall must be painted to match the color of the adjacent building material.

Attached to this report please find a redline version of the individual pages of the Unified Development Code where updates are proposed. If the Planning and Public Works Committee concurs with the proposed updates, Staff will prepare the updates for formal adoption.

Respectfully submitted,

Jessica Henry, AICP
Senior Planner
Attachment

1. Draft Code Updates

Article 04. Development Requirements and Design Standards

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Residential Architecture	See "General Requirements for Building Design" Section 04-01.D. of this Article.	<p>Use architectural elements and materials matching the front façade on the sides and rear of the structure where the front façade is visible from streets external to the subdivision. Avoid long uninterrupted building surfaces and materials or designs that cause glare.</p> <p><u>Primary building material shall be extended and installed so that a maximum of twelve (12) inches of concrete foundation wall is exposed.</u></p> <p><u>Any exposed portion of concrete foundation wall must be painted to match the color of the adjacent building material.</u></p>	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Design to fit appropriately with the natural landscape. Design infill development to reinforce functional relationships and patterns of development within the existing neighborhood.	Utilize setbacks, screening, building massing or driveway parking locations to provide transitions when adjacent to a different land use or residential density.
Multi-Family Architecture	Provide an on-site pedestrian system with access to common ground areas.	Express architecturally the individual dwelling units within the building. Utilize color, material and plane changes to articulate facades. Avoid monotonous or institutional designs.	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Respect the scale, proportion and character of the adjacent or predominant neighborhood.	Provide functional recreation areas. Provide private outdoor space for each dwelling. Provide visual transitions between the street and the dwelling units.

Article 04. Development Requirements and Design Standards

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
		<p><u>Primary building material shall be extended and installed so that a maximum of twelve (12) inches of concrete foundation wall is exposed.</u></p> <p><u>Any exposed portion of concrete foundation wall must be painted to match the color of the adjacent building material.</u></p>			
Commercial and Industrial Architecture	<p>Locate service and loading areas away from public streets and out of the main circulation system and parking areas. Provide access for service vehicles, trash collection and storage areas from alleys when possible. If not possible, utilize the street with the least traffic volume and visual impact.</p>	<p>See "General Requirements for Building Design" Section 04-01.D. of this Article.</p>	<p>Screen utility meters, and surface transformer switching pads.</p>	<p>See "General Requirements for Building Design" Section 04-01.D. of this Article.</p>	<p>Design and locate building equipment and utilities to minimize visibility from public streets, surface parking lots, and neighboring properties.</p>