



**II.A.**

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## **Architectural Review Board Staff Report**

**Project Type:** Amended Architectural Elevations

**Meeting Date:** March 17, 2011

**From:** Mara Perry, AICP  
Senior Planner

**Location:** Baxter Road south of its intersection with Wild Horse Creek Road

**Applicant:** Pulte Group

**Description:** **The Reserve at Chesterfield Village (Phase One):** Amended Architectural Elevations and an Architect's Statement of Design for a 25.929 acre lot of land zoned "R5" and "R8" Residence District with a "PEU" Planned Environment Unit located at Baxter Road south of the intersection with Wild Horse Creek Road.

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### **PROPOSAL SUMMARY**

The Pulte Group has submitted a request for Amended Architectural Elevations for Phase One of the Reserve at Chesterfield Village. The request is for approval of a single story, single-family detached home as an option within the development. This option would be limited to the lots which had been previously attached single-family lots and were amended in 2009 to be detached single-family lots.

### **HISTORY OF SUBJECT SITE**

Prior to the incorporation of the City of Chesterfield, this property was zoned "R5" and "R8" Residence District with a "PEU" Planned Environment Unit by St. Louis County via Ordinance 6816. The Ordinance was amended by St. Louis County three (3) times after that with Ordinances 10,240; 12,717; and 12,755. In 1996, the City of Chesterfield approved Ordinance 2021 which incorporated a series of amendments to the original ordinance into one (1) new ordinance.

In July of 2006, two (2) Site Development Section Plans were approved by the Planning Commission for Phase One and Phase Two of The Reserve at Chesterfield Village. The project was required to be done in phases due to a limit on the acreage per section plan in the ordinance. The request was for thirty (30) single-family detached homes, sixty-four (64) single-family attached homes and ninety-six (96) garden homes in five (5) two-story structures.

A record plat for Phase One of the development was approved by the City Council in October of 2007. In November of 2009, an Amended Site Development Section Plan was approved along with Amended Architectural Elevations for Phase One of the development. This amendment allowed for twenty-six (26) of the previously approved attached single-family homes to be built as detached single-family homes.

Pulte Homes is in the process of requesting approval of a 2<sup>nd</sup> Amended Site Development Section Plan for Phase One and an Amended Site Development Section Plan for Phase Two. This plan will change the phasing lines between the areas known as Phase One and Phase Two.



**STAFF ANALYSIS**

**General Requirements for Site Design:**

**A. Site Relationships**

Addressed As Written

Addressed with Modification

Not Applicable

The infrastructure for the subject site is primarily built out and the overall relationship of the project to the site and surrounding areas has been addressed through previously approved plans.

**B. Circulation System and Access**

*Addressed As Written*       *Addressed with Modification*       *Not Applicable*

The circulation and access to the site has already been approved and the changes to the internal roadways will be reviewed and approved with the Amended Site Development Section Plan. Staff is reviewing additional pedestrian circulation issues with the Site Development Plan.

**C. Topography**

*Addressed As Written*       *Addressed with Modification*       *Not Applicable*

The subject site has already been graded and the improvement plans will be approved with the Amended Site Development Section Plan.

**D. Retaining Walls**

*Addressed As Written*       *Addressed with Modification*       *Not Applicable*

No new retaining walls are being proposed for the overall development.

**General Requirements for Building Design:**

**A. Scale**

*Addressed As Written*       *Addressed with Modification*       *Not Applicable*

The overall scale of the existing homes and homes under construction is between twenty-eight (28) and thirty (30) feet in height. These consist of two (2) story and one and a half (1-1/2) story homes. The proposed single story homes would be approximately twenty-four (24) feet in height. Similar details in the massing of the roofline and the entryways are being proposed for all elevations in the development.

**B. Design**

*Addressed As Written*       *Addressed with Modification*       *Not Applicable*

The proposed elevation includes a covered front porch area and varied roof massing.

**C. Materials and Color**

*Addressed As Written*       *Addressed with Modification*       *Not Applicable*

The proposed elevations throughout the development include a mixture of materials and colors on the front elevations. All elevations are proposed to use masonry materials on a portion of the front elevation. Siding is proposed on the side and rear elevations which match the overall color palettes proposed.

**D. Landscape Design and Screening**

*Addressed As Written*       *Addressed with Modification*       *Not Applicable*

Landscape for the development will be approved with the Amended Site Development Section Plan.

**E. Signage**

Addressed As Written       Addressed with Modification       Not Applicable

Signage for the development has been approved.

**F. Lighting**

Addressed As Written       Addressed with Modification       Not Applicable

Street Lighting will be approved with the Amended Site Development Section Plan.

**Use Type: Residential Architecture**

**Access:** addressed above in the Requirements for Site Design.

**Exterior Elements:** a landscape buffer is being proposed along Baxter which buffers the rear facades from the external street. This is in keeping with the already approved and constructed homes in Phase One.

**Landscaping and Screening:** addressed above in the Requirements for Site Design.

**Scale:** due to the site topography, many of the locations do have an option for a walk out basement. The overall pattern of the homes being built provides a variety that could include single story options.

**Site Design:** has already been addressed in the Site Development Plan approval.

**DEPARTMENTAL INPUT**

Staff has reviewed the Amended Architectural Elevations and has found the application to be in conformance with City of Chesterfield Ordinance 2021, and all other applicable Zoning Ordinance requirements. Staff requests action on the Amended Architectural Elevations for The Reserve at Chesterfield Village, Phase Two. See the attached Exhibit A for the previously approved elevations for both Phase One and Two for the single family attached and detached units.

**MOTION**

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Amended Architectural Elevations for The Reserve at Chesterfield Village, Phase One, as presented, with a recommendation for approval (or denial) to the Planning and Development Services Director."
- 2) "I move to forward the Amended Architectural Elevations for The Reserve at Chesterfield Village, Phase One, to the Planning and Development Services Director with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal

## Elevations approved by the Planning Commission in 2006 for Phases One and Two

Chesterfield Architectural Review Board Submittal—The Reserve at Chesterfield Village

### Single-Family Homes—Front and Rear Elevations



Chesterfield Architectural Review Board Submittal—The Reserve at Chesterfield Village

### Single-Family Homes—Side Elevations



## Single Family Detached

Chesterfield Architectural Review Board Submittal—The Reserve at Chesterfield Village

### Villa Homes—Front Elevation



Chesterfield Architectural Review Board Submittal—The Reserve at Chesterfield Village

### Villa Homes—Rear Elevation



## Single Family Attached

Elevations approved by the Planning Commission for lots in Phase One that had been attached unit locations and became detached lots in 2009





ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield \_\_\_\_\_

Project Title: Reserve @ Chesterfield Village Location: Maple Rise Path

Developer: Pulte Homes of St. Louis Architect: \_\_\_\_\_ Engineer: \_\_\_\_\_

**PROJECT STATISTICS:**

Size of site (in acres): 18 lots Total Square Footage: \_\_\_\_\_ Building Height: 2 story max

Proposed Usage: Detached single family residences

Exterior Building Materials: Brick, stone, vinyl siding, glass

Roof Material & Design: Asphalt shingles

Screening Material & Design: NA

Description of art or architecturally significant features (if any): \_\_\_\_\_

**ADDITIONAL PROJECT INFORMATION:**

**Checklist:** Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

## **Reserve at Chesterfield Village Architectural Statement**

Presently the site has been completely graded and all infrastructure in place. Residential units will be located along the existing Maple Rise Path with the scale of buildings consistent with the existing detached residences along the street.

As proposed by the original builder, home designs will include a mix of ranch, one and a half story and two story designs. All homes will have a three car garage. A variety of elevations are proposed utilizing building materials of brick, stone, siding and shingle roofs which will be compatible with materials of existing residential development in the area.

Landscaping and lighting of the streetscape will be in accordance with the provisions of the Subdivision Ordinance of the city of Chesterfield. The existing landscaped monument at Baxter Road will be retained. Site utilities will be underground and drainage will be in accord with applicable requirements. No new retaining walls are planned at this time.

February 14, 2011

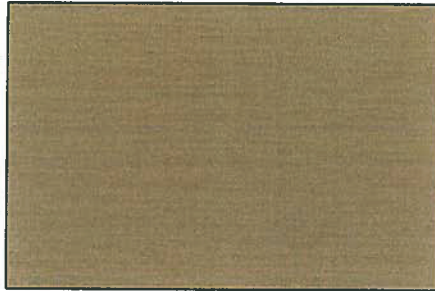
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3-Tab Shingle  
*(per community)*

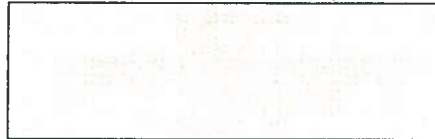


Dimensional Shingle  
*(per community)*

Horizontal  
Siding



Shake  
Siding



Board & Batten  
Siding

Trim\*



Vinyl Shutters



Entry Door

Brick



Stone



February 14, 2011

## Scheme# 134

3-Tab Shingle  
*(per community)*

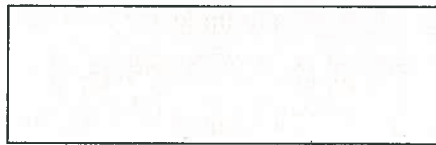


Dimensional Shingle  
*(per community)*

Horizontal Siding



Shake Siding



Board & Batten Siding

Trim\*

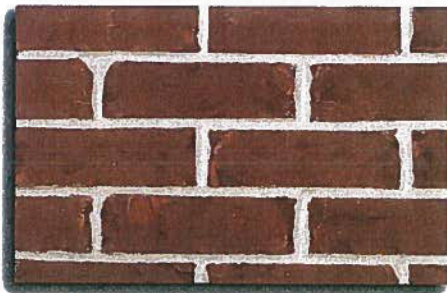


Vinyl Shutters



Entry Door

Brick



Stone

February 14, 2011

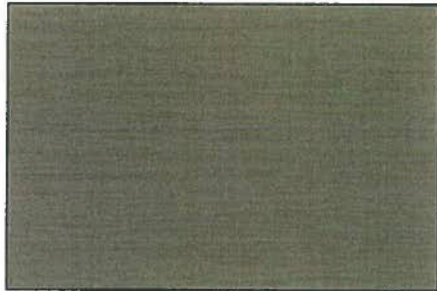
## Scheme# 130

3-Tab Shingle  
*(per community)*



Dimensional Shingle  
*(per community)*

Horizontal  
Siding



Shake  
Siding



Board & Batten  
Siding

Trim\*

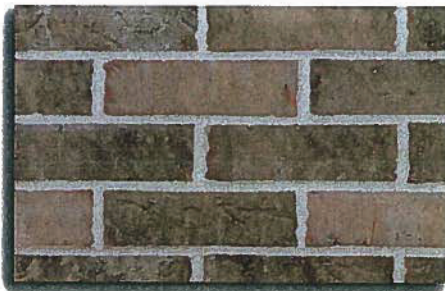


Vinyl Shutters



Entry Door

Brick



Stone

February 14, 2011

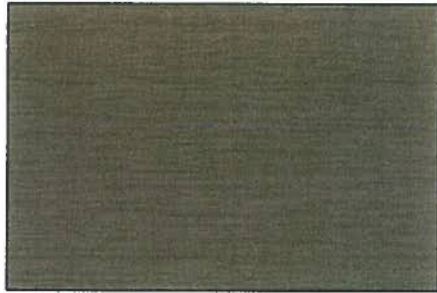
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*(per community)*

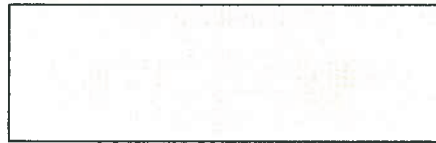


Dimensional Shingle  
*(per community)*

Horizontal  
Siding



Shake  
Siding



Board & Batten  
Siding

Trim\*



Vinyl Shutters



Entry Door

Brick



Stone

February 14, 2011

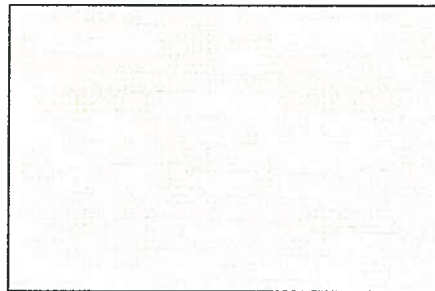
### Scheme# 109

3-Tab Shingle  
*(per community)*



Dimensional Shingle  
*(per community)*

Horizontal  
Siding



Shake  
Siding



Board & Batten  
Siding

Trim\*



Vinyl Shutters

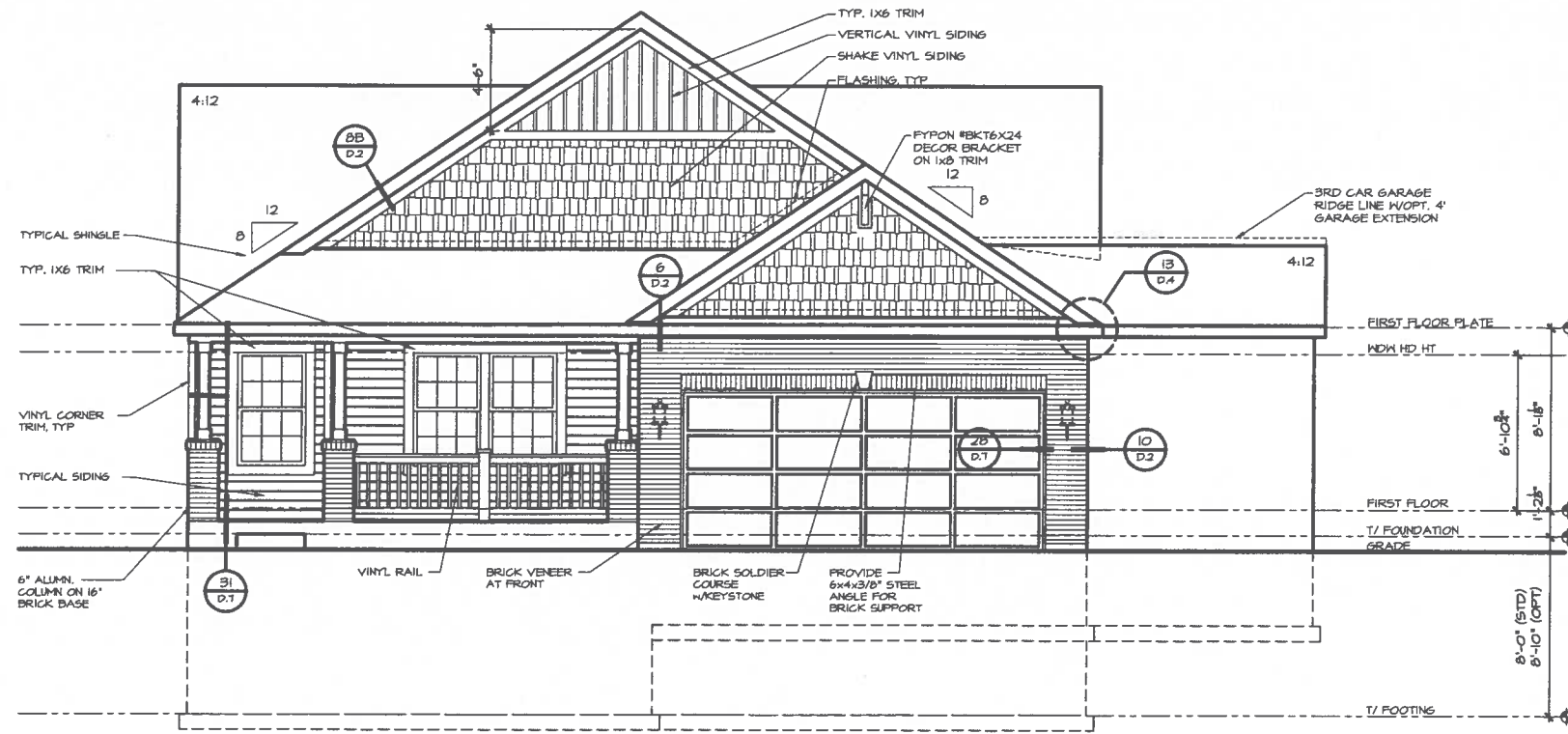


Entry Door

Brick



Stone



NOTE: 4'-4 1/8" - OPTIONAL FIRST FLOOR CEILING HGT  
 W/ TRIM AT 6'-10 3/4"  
 OPTIONAL 3-CAR GARAGE - BRICK  
**FRONT ELEVATION "C" - BRICK**  
 SCALE: 1/8" = 1'-0" (2x SCALE @ 22x34 SHEET)

**ELEVATION NOTES**

1. SEE GENERAL NOTE SHEETS FOR SUPPLEMENTAL INFORMATION.
2. PROVIDE DRIP CAPS OR FLASHING AT ALL WINDOWS AND DOORS. FOR ADDITIONAL FLASHING INFORMATION SEE DETAILS.
3. ALL ROOF SADDLES TO BE OSB SHEATHED W/ BUILDING PAPER AND SHINGLES.
4. FIREPLACE FLUE WITH SPARK ARRESTORS TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MINIMUM 3'-0" PENETRATION ABOVE ROOF.
5. PROVIDE AND INSTALL FLASHING AT HEAD OF WINDOW FRAME OPENINGS, ROOF VALLEYS, ROOF TO WALL INTERSECTIONS AND CONCRETE SLAB INTERSECTIONS WITH HOOD FRAMING.
6. STANDARD CORNER POSTS TO BE 3 1/2" SMOOTH CORNERPOST.
7. ALL TRIM (i.e. PAINTED WOOD, ALUM, OR HOOD COMPOSITE MATERIAL, VINYL CORNERS, VINYL LINEAL TRIM, COLLARS, PORCH RAILS, EAVES, SOFFITS AND RAKES) TO MATCH IN COLOR.
8. ALL SHUTTERS TO BE VINYL, LOWERED (UNLESS NOTED OTHERWISE)

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design reference code:  
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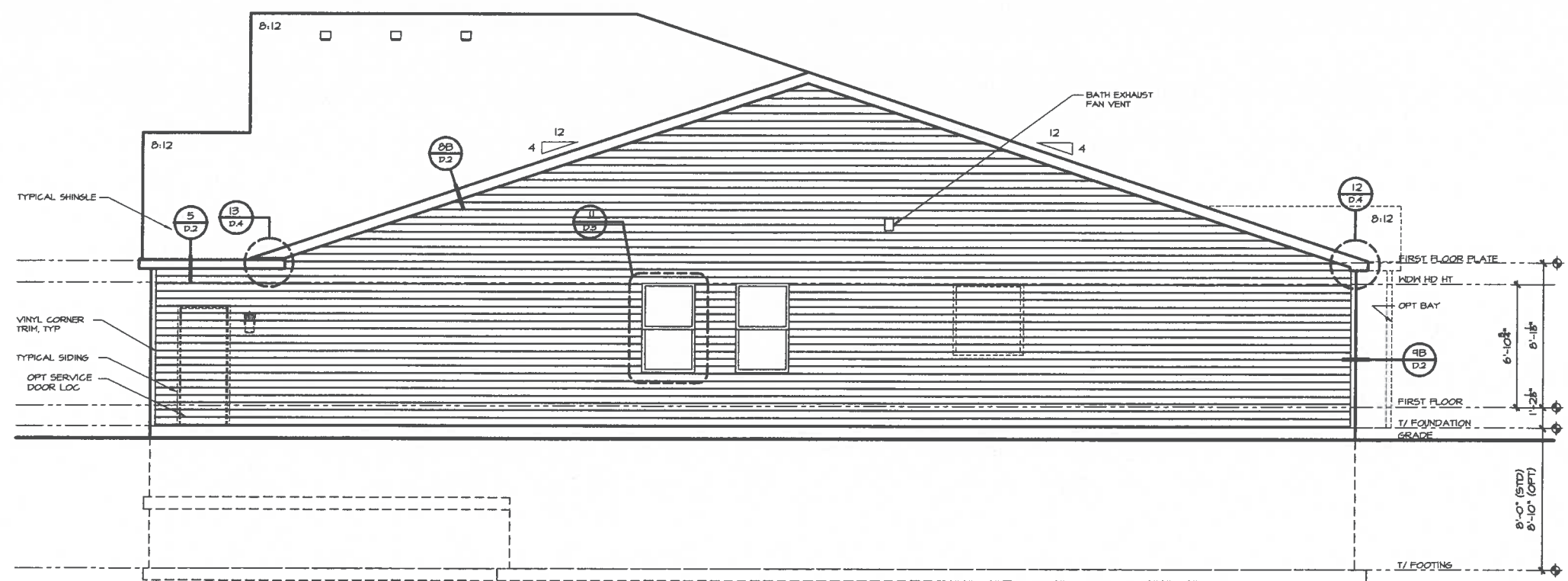
**EXTERIOR ELEVATIONS**  
**"C" - GARAGE OPTS. - BRICK**

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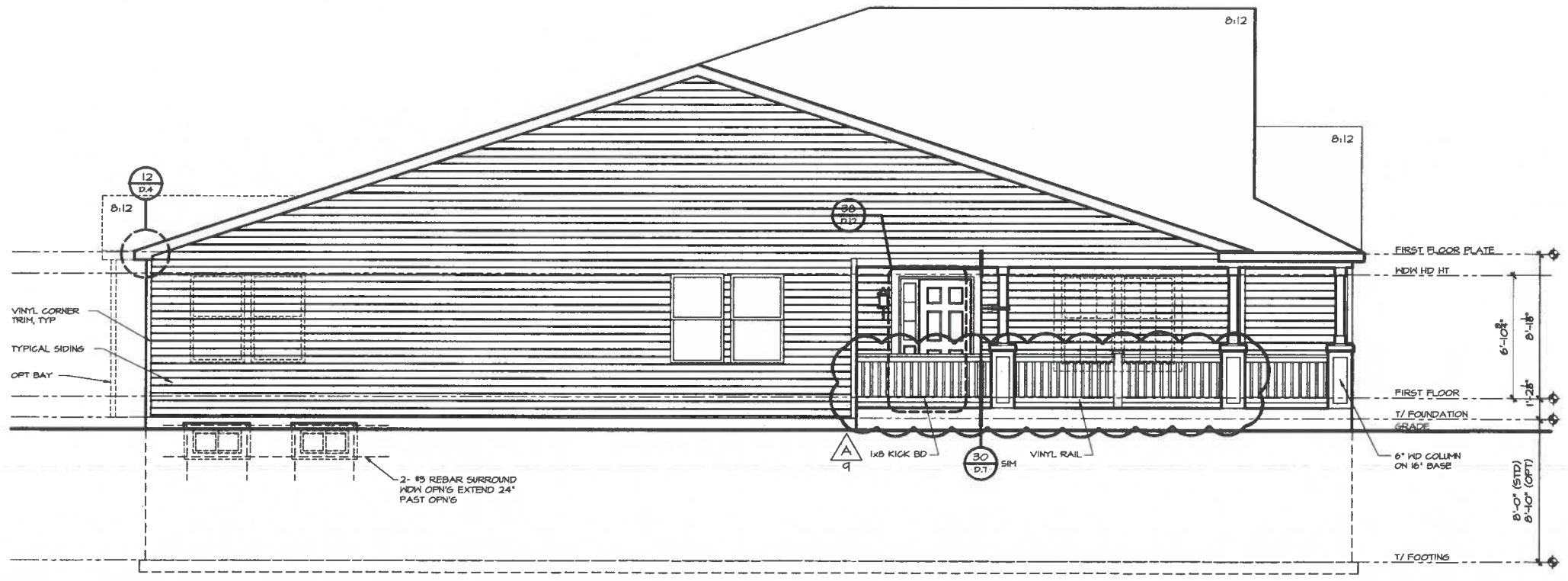
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01/18/06	PK
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drawn by:	PK, LP
checked by:	MT
date:	01/18/06

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**6.3.5**



NOTE: 9'-1 1/8" - OPTIONAL FIRST FLOOR CEILING HGT  
W/ T/NDM AT 6'-10 3/4"  
**RIGHT SIDE ELEVATION "C"**  
SCALE: 1/8" = 1'-0" (2x SCALE @ 22x34 SHEET)



NOTE: 9'-1 1/8" - OPTIONAL FIRST FLOOR CEILING HGT  
W/ T/NDM AT 6'-10 3/4"  
**LEFT SIDE ELEVATION "C"**  
SCALE: 1/8" = 1'-0" (2x SCALE @ 22x34 SHEET)

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**EXTERIOR ELEVATIONS  
"C" - RIGHT & LEFT SIDE**

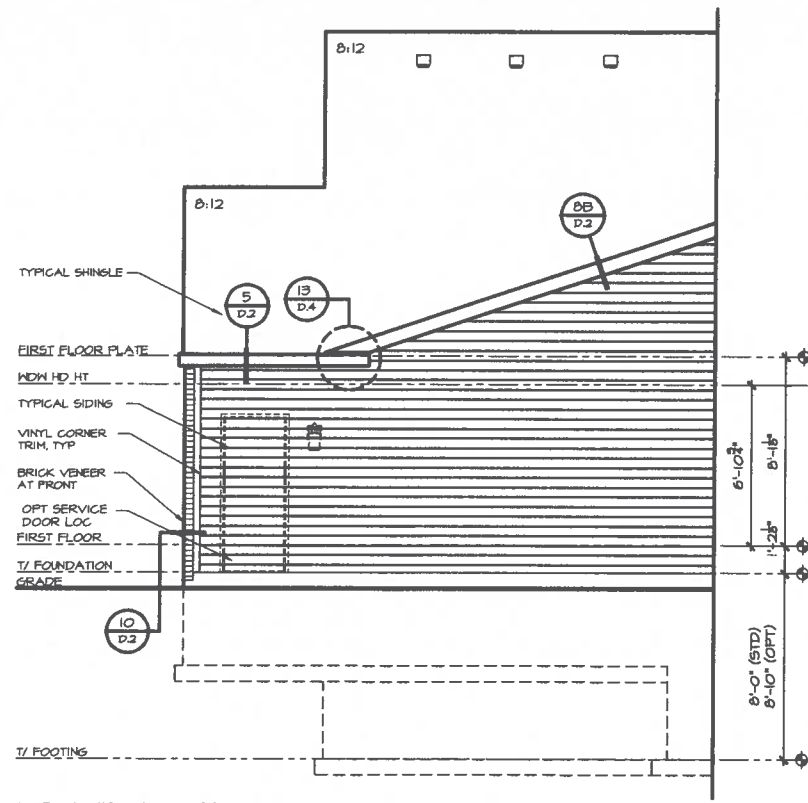
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drawn by: PS, LP  
checked by: MT  
date: 01/15/06

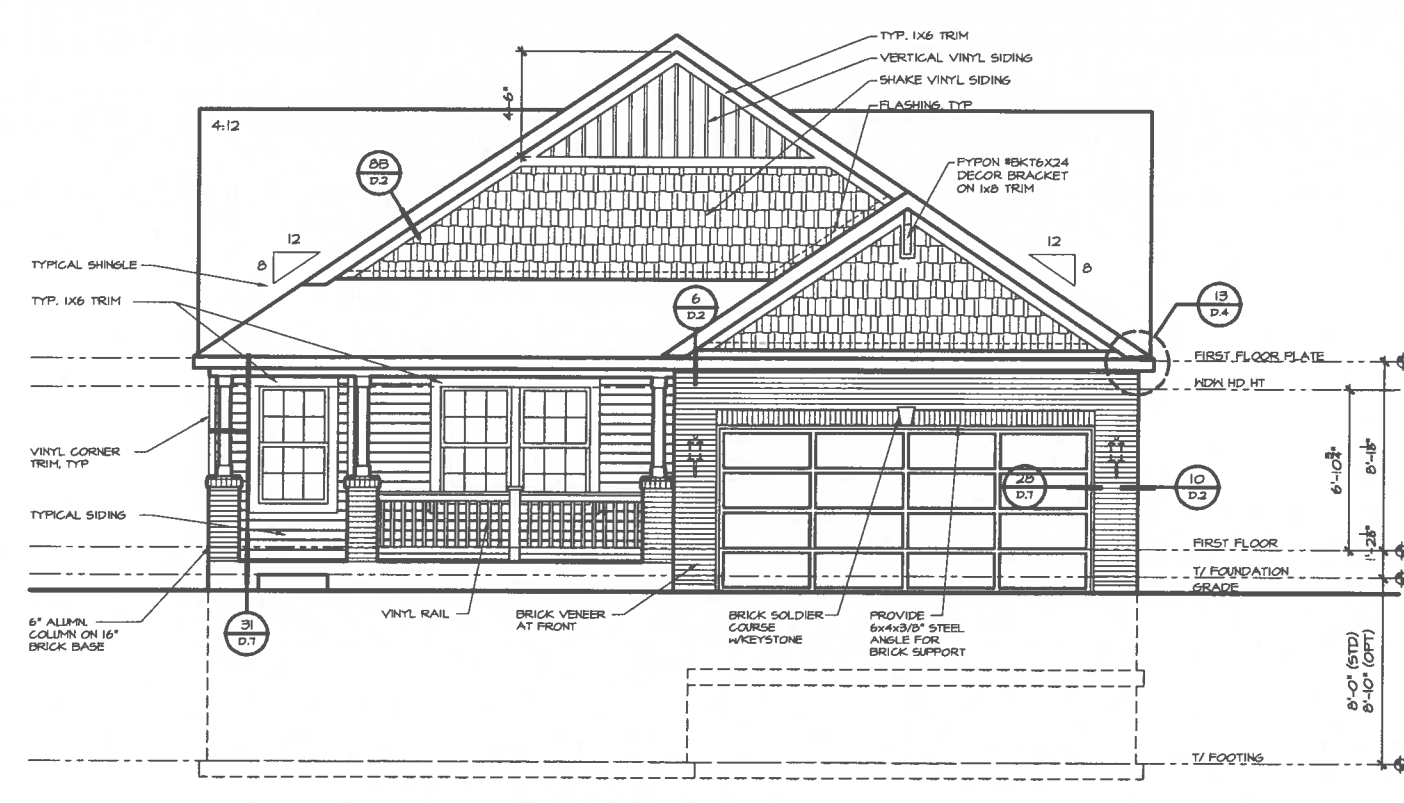
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**6.3.2**



NOTE: 9'-1 1/8" - OPTIONAL FIRST FLOOR CEILING HGT  
W/ T/NDM AT 6'-10 3/4"

**PARTIAL RIGHT SIDE ELEVATION "C" - BRICK**

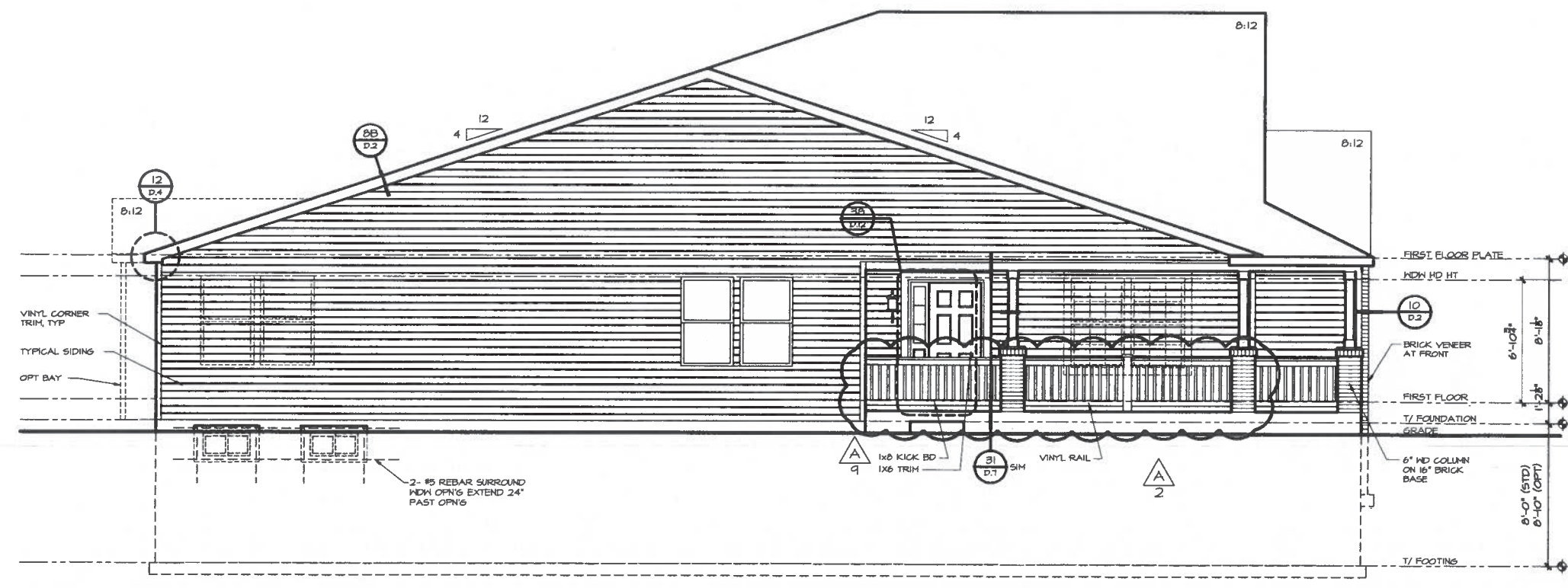
SCALE: 1/8" = 1'-0" (2x SCALE @ 22x34 SHEET)



NOTE: 9'-1 1/8" - OPTIONAL FIRST FLOOR CEILING HGT  
W/ T/NDM AT 6'-10 3/4"

**FRONT ELEVATION "C" - BRICK**

SCALE: 1/8" = 1'-0" (2x SCALE @ 22x34 SHEET)



NOTE: 9'-1 1/8" - OPTIONAL FIRST FLOOR CEILING HGT  
W/ T/NDM AT 6'-10 3/4"

**LEFT SIDE ELEVATION "C" - BRICK**

SCALE: 1/8" = 1'-0" (2x SCALE @ 22x34 SHEET)

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**EXTERIOR ELEVATIONS "C" - BRICK AT FRONT**

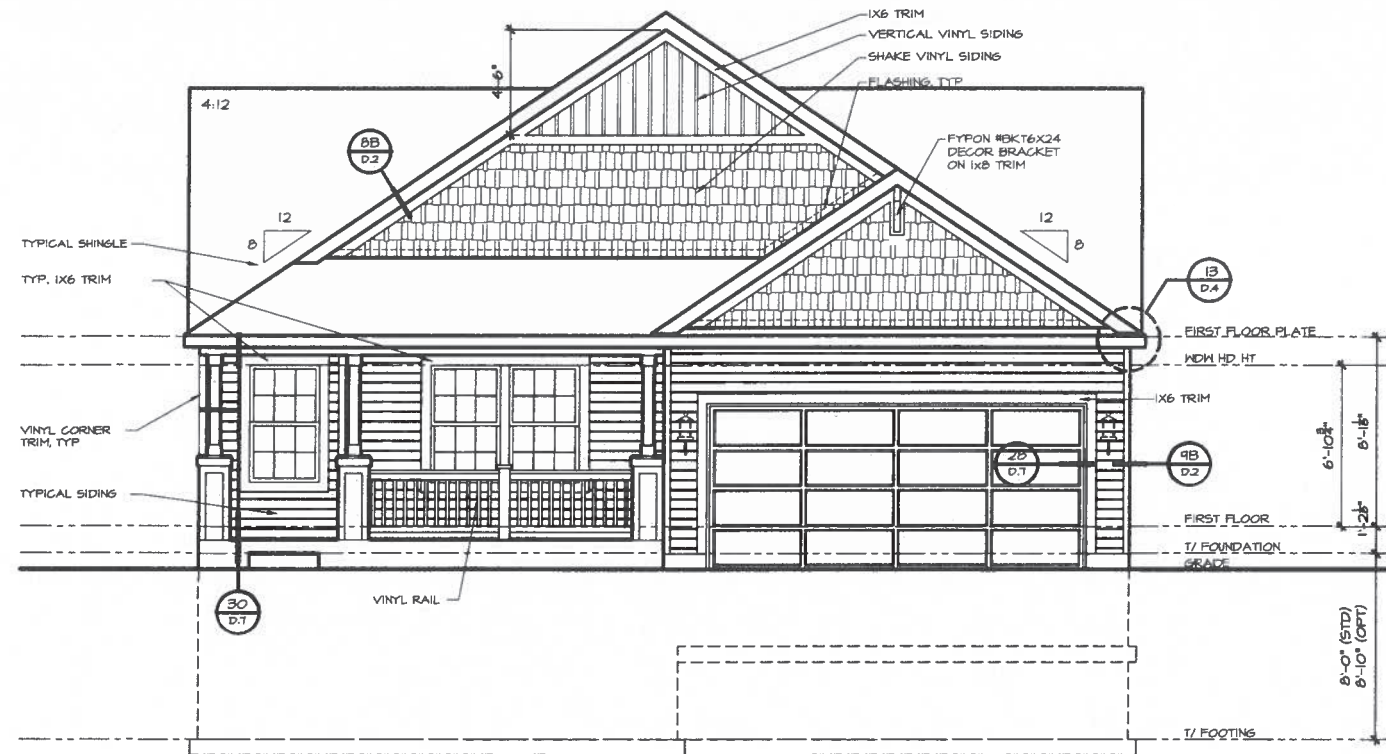
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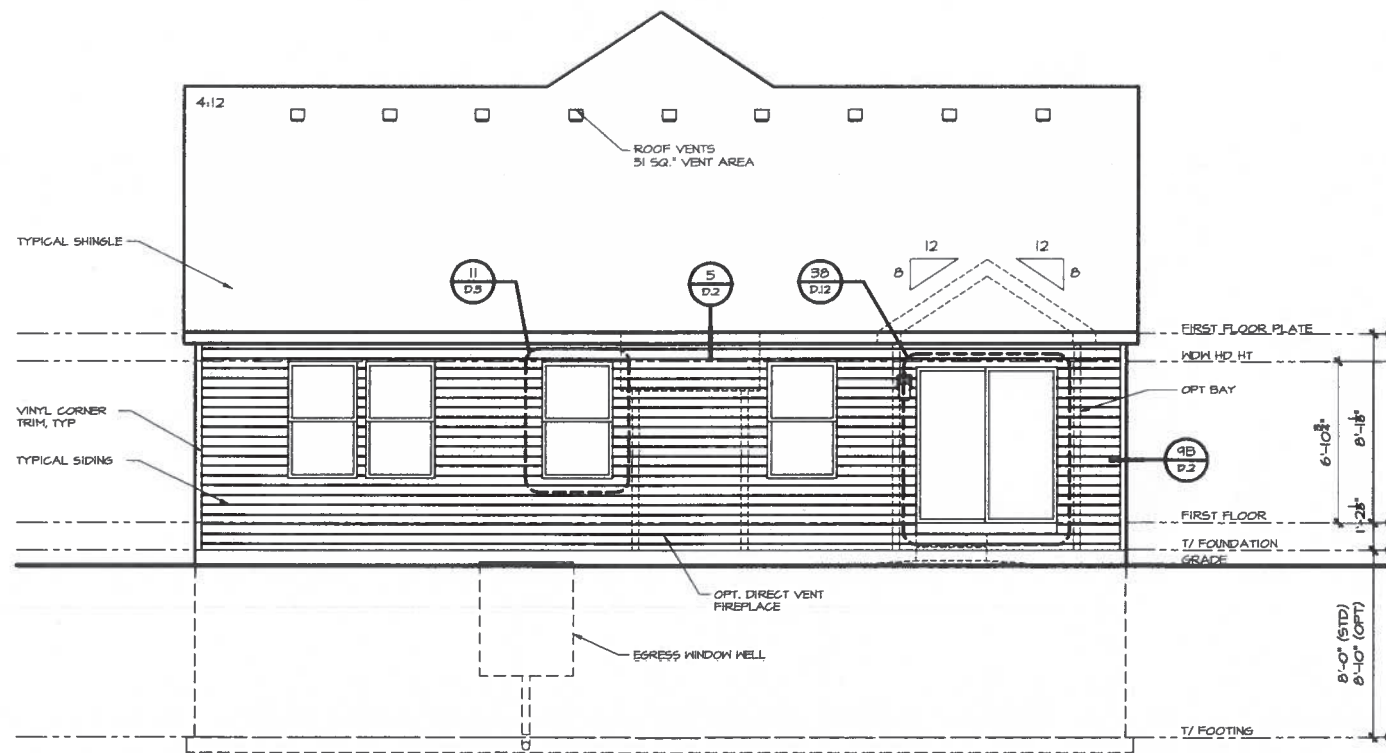
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drawn by: PG, LP  
checked by: MT  
date: 01/18/06

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**6.3.3**



NOTE: 9'-1 1/8" - OPTIONAL FIRST FLOOR CEILING HGT  
W/ T/NDW AT 6'-10 3/4"  
**FRONT ELEVATION "C"**  
SCALE: 1/8" = 1'-0" (2x SCALE @ 22x34 SHEET)



NOTE: 9'-1 1/8" - OPTIONAL FIRST FLOOR CEILING HGT  
W/ T/NDW AT 6'-10 3/4"  
**REAR ELEVATION "C"**  
SCALE: 1/8" = 1'-0" (2x SCALE @ 22x34 SHEET)

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design reference code:  
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**EXTERIOR ELEVATIONS "C" - FRONT & REAR**

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drawn by: PS, LP  
checked by: MT  
date: 01/15/06

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**6.3.1**