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## **Planning Commission Staff Report**

**Project Type:** Amended Architectural Elevations

**Meeting Date:** March 25, 2013

**From:** Purvi Patel  
Project Planner

**Location:** South side of Wild Horse Creek Road west of its intersection with Long Road and east of its intersection with Wild Horse Parkway Drive.

**Description:** **Arbors at Wild Horse Creek:** Amended Architectural Elevations and Architect’s Statement of Design for a 23 acre tract of land zoned “PUD” Planned Unit Development located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Wild Horse Parkway Drive.

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### **PROPOSAL SUMMARY**

McBride & Sons have submitted a request to amend the previously approved Architectural Elevations and Architect’s Statement of Design for a 23 acre single family detached residential development known as the Arbors at Wild Horse Creek. The request is for approval of two additional single family home elevations that incorporate both side- and front-entry garages, creating a “courtyard” garage design. Current approved elevations allow only for side-entry garages. There are no additional amendments being requested.

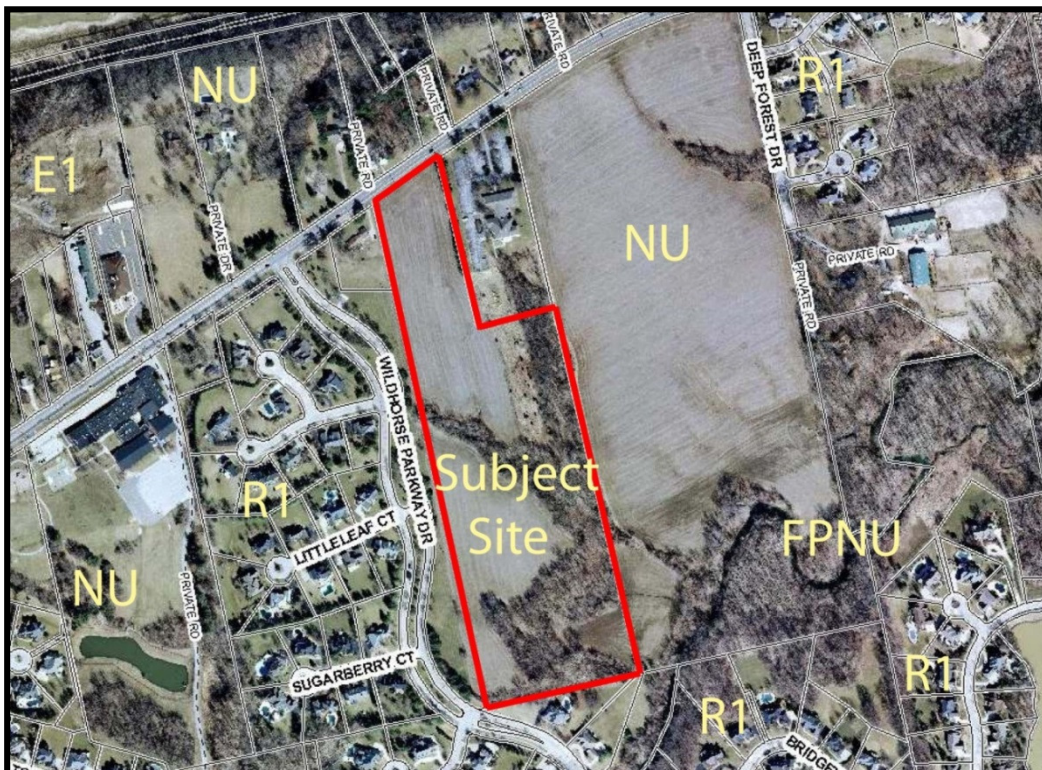
**LAND USE AND ZONING HISTORY OF THE SUBJECT SITE**

Prior to the incorporation of the City of Chesterfield, this property was zoned “NU” Non-Urban District. It has been utilized for agricultural purposes throughout this period of the St. Louis County zoning designation. In 2011, the City of Chesterfield was petitioned by McBride & Sons for a zoning map amendment at this site. The request was for Planned Unit Development “PUD” zoning, to ultimately develop the site with twenty-two (22) single-family detached homes. Subsequently, in October of 2011, this request was approved by the City Council.

In February of 2012, a Site Development Plan, Landscape Plan, and Architectural Elevations were approved by the City of Chesterfield. To date, the City has issued Municipal Zoning Approval for the construction of six (6) of the twenty-two (22) lots in the subdivision.

**Land Use and Zoning of Surrounding Properties**

Direction	Land Use	Zoning
North	Residential	“NU” Non-Urban District
South	Residential	“R1” Residence District /w “PEU” Planned Environmental Unit
East	Undeveloped	“NU” Non-Urban District
West	Residential	“R1” Residence District /w “PEU” Planned Environmental Unit



## **STAFF ANALYSIS**

### **Architectural Elevations**

The proposed single-family residential structures will be constructed of brick, hardie plank siding, stone and architectural shingles as previously approved. The request is for approval of two additional single family home elevations that incorporate both side- and front-entry garages, creating a “courtyard” garage design.

The project was reviewed by the Architectural Review Board on March 14, 2013. During the meeting, the Board recommended moving the project forward with the recommendation that no more than four total garage stalls be permitted. The petitioner noted in the presentation that they were not planning on offering more than the four stall garage option.

Please note residential developments do not typically go before the Architectural Review Board unless specifically listed in the site specific ordinance.

## **DEPARTMENT INPUT**

Staff has reviewed the Amended Architectural Elevations and Architect’s Statement of Design and has found the application to be in conformance with the site specific ordinance and all other applicable Zoning Ordinance requirements. Staff recommends approval of the proposal as presented.

## **MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the Amended Architectural Elevations and Architect’s Statement of Design for the Arbors at Wild Horse Creek.
- 2) “I move to approve the Amended Architectural Elevations and Architect’s Statement of Design for the Arbors at Wild Horse Creek with the following conditions...” (Conditions may be added, eliminated, altered or modified)

Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Amended Architectural Elevations  
Amended Architect’s Statement of Design



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Saint Louis, Missouri 63141

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[www.glantzarchitects.com](http://www.glantzarchitects.com)

## City of Chesterfield Design Guidelines

December 5, 2011

\*February 27, 2013 (revised)

Arbors at Wildhorse Creek for:  
McBride and Son Homes

### Chapter One/Site Layout

#### A. Physical Features

1. Site improvements have been designed to minimize changes to the existing topography (given the overall grade changes on site).
2. The site was also designed to maintain as much green space as possible and to buffer the homes from surrounding properties.
3. Natural site amenities, including storm water retention are maintained per the existing site. Careful consideration was given to the layout of the site in order to preserve the natural features such as natural slopes and existing ephemeral creeks.
4. Natural slopes and topography have been retained as much as possible. Grading contours at the perimeter of the site are well coordinate with adjacent properties.
5. Some retaining walls of high quality are proposed for this project.

#### B. Vegetation

1. Site improvements have been designed to minimize changes to the existing topography and maintain the natural environment as much as possible.
2. Landscaping will be incorporated in the construction of each single family home.

#### C. Site Relationships of Design

1. The 22 single family homes are oriented logically, facing the street in the development.
  2. The building design will not impair any future development or enjoyment of adjacent properties. Front yards will face the street, with private rear yards to the back of each home.
  3. No unattractive project elements such as storage areas or trash enclosures are proposed. Any utility or similar transformers that may be used on site will be screened from view.
  4. The site plan provides for adequate planting and safe pedestrian movement. Yard areas are very generous.
  5. Generous common ground is included in the development of this site.
  6. Phased construction is not proposed for this site.
-

#### D. Pedestrian and Vehicular Circulation

1. Circulation patterns are safe and obvious. There is no possibility of “short cuts” through yards.
2. Parking is in 3 car side entry garages, \*or 4 car “courtyard” garages designed as an integral part of each home.
3. Pedestrian travel includes a 4’ - 0” wide sidewalk adjacent to the street, and a sidewalk from each driveway to the front door of each home. Safe separation has been designed between vehicular and pedestrian traffic.
4. This is not a large commercial development.
5. Provisions have been made for limited types of transportation in this residential development.
6. Bicycles are an ancillary use in this type of development.
7. Shared driveways are not proposed in this residential development.
8. The visual impact of parking is minimized (3 car side entry garages \*or 4 car “courtyard” garages).
9. No separate parking areas are proposed.

#### E. Pedestrian Orientation

1. Pedestrian scale is incorporated in the design of each detached single family home.
2. Pedestrian activity is encouraged in the development with continuous sidewalks, and proposed walking trails in the Eastern portion of the site.
3. Pedestrian open spaces are provided throughout this development.
4. Some pedestrian “gathering” may take place in common areas.
5. No signage or pedestrian “frontages” are proposed.
6. No parking lots or service alleys are proposed.

### Chapter Two/Buildings

#### A. General Architectural Guidelines

1. The numerous detached single family home models are \*attractive, very high quality, homes.

#### B. Scale

1. The scale of each home is one and two story, with a maximum height of approximately 32’ - 0”.
2. The design of each home achieves a sense of human scale.
3. The design of each home compliments surrounding building types.

#### C. Design

1. Each single family home is unique, with very high quality design features.
2. No linear, repetitive streetscape facades are proposed.
3. No corporate or franchise style is associated with this design.
4. No parapet wall or this type of construction is proposed.
5. All building elevations have been considered to achieve the desired design intent.
6. Harmony and continuity of design is considered in the exterior design of each home.

7. No roof top equipment is proposed.
8. Building entries provide protection from the elements and create a sense of entry / arrival.
9. The building design considers energy conservation.
10. Phased construction is not proposed for this development.

#### D. Relation to Adjacent Development

1. This development respects, compliments and improves architectural features of neighboring developments.
2. The architectural design respects, compliments and improves features of neighboring developments.
3. Each home built on this site will be visually cohesive.
4. Building colors proposed are subdued and will not compete with neighboring structures.
5. Each home is sited to create a functional and livable neighborhood of single family homes.

#### E. Materials/Colors

1. Materials (brick / stone veneer, fiber cement siding, etc.) are of excellent architectural character, durable and compatible with the adjoining properties.
2. Material and color changes will be consistent, subtle and define each home.
3. Architectural consistency will be provided on all building elevations.
4. Driveways will not be a large portion of the front elevation. Circular drives may be offered in some instances.
5. Soffits and other architectural elements will be finished compatibly with other exterior materials.

### II. Residential Architecture

#### A. General Residential Architecture

1. The residential development is an appropriate use for the site.
2. This residential development is sensitively designed to respect existing residential patterns and surrounding development.
3. The architectural design of these homes does not overly dominate the natural landscape.
4. Design consideration has been given to all elevations.
5. Architectural elements utilized on the front portion of residential structures may also carry through to side elevations.

#### B. Multiple-Family Architecture

Not applicable

### III. Non-Residential Architecture

Not applicable.

### Chapter Three/Landscape Design

1. Landscaping is designed to keep in and character with the residential nature of the project (adding to and maintaining existing species).
2. Consistency is displayed in the maintaining of existing species and strengthened by the proposed plantings.
3. Buffer areas are planned throughout the development, and a heavily landscaped buffer easement (maintained by the H.O.A.) will act as a buffer between the site and the adjoining residential subdivision to the West.
4. Endangered plantings are protected from pedestrian and vehicular damage by curbing.
5. There are no parking areas, however, the street and individual home sites will be landscaped to soften any impact on the residential nature of the development.
6. No art work or sculptures are planned for this residential development.
7. Landscaping is “consistent” throughout the development.
8. In this residential development, lighting enhancements will be in the form of required street lights. Fencing on private lots may be offered – consistent with typical architectural standards in the neighborhood. There will be no trash enclosures. Signage will be kept to a minimum with street signs, stop signs and an appropriately designed entry monument.
9. Landscaping is “consistent” throughout the development and the interior plantings have been selected accordingly.
10. Again as referenced above, the landscaping is “consistent”, and the general lay of the property is being utilized to its fullest advantage to both the residents and those who pass the development along the roadways.
11. The developer is utilizing the services of contractors experienced in residential irrigation. Each home site will be regulated by individual controls.
12. Due to the nature of the site, berming, terracing and retained slopes may also be featured in the development, but are “existing”.
13. Again, there are no parking structures to be incorporated into the landscaping design.

### Chapter Four/Miscellaneous

A. Signage  
Not applicable.

B. Lighting  
Not applicable.

C. Utilities

1. All on-site utilities shall be installed underground.

D. Storm Water Drainage

1. In a fashion typical to residential development, roof drainage will be discharged into lawn areas.
2. Storm water drainage will be conveyed via a combination of underground pipes system, and overland flow through vegetated buffers. Storm water will be “treated” via bio-retention areas planted with approved native plants that

encourage evapotranspiration. Landscape materials near the storm water piping will be installed after the sewers.

3. Detention areas are located in the lowest portion of the development, away from the home sites and buffered by vegetation.

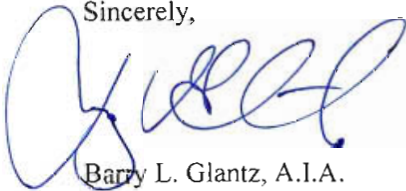
E. Energy Conservation

1. Building orientation, design and materials will be in accordance with the principles of good energy conservation; utilizing low maintenance and environmentally conscious materials, energy efficient appliances, upgraded ceiling insulation, low-e windows, low flow toilets and faucets, and high efficiency HVAC equipment.

F. Screening (Fences and Walls)

1. Any new walls shall be designed to minimize visual monotony.
2. The design of fencing (not proposed) or similar site elements shall be compatible with the architecture of the new single family homes.
3. Fencing on private lots may be offered, consistent with typical architectural standards in the neighborhood.
4. No special fencing is proposed
5. No exterior trash or storage areas are proposed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Barry L. Glantz', written over a circular stamp.

Barry L. Glantz, A.I.A.

President

Glantz and Associates Architects, Inc.

BLG/dbf





FRONT ELEVATION

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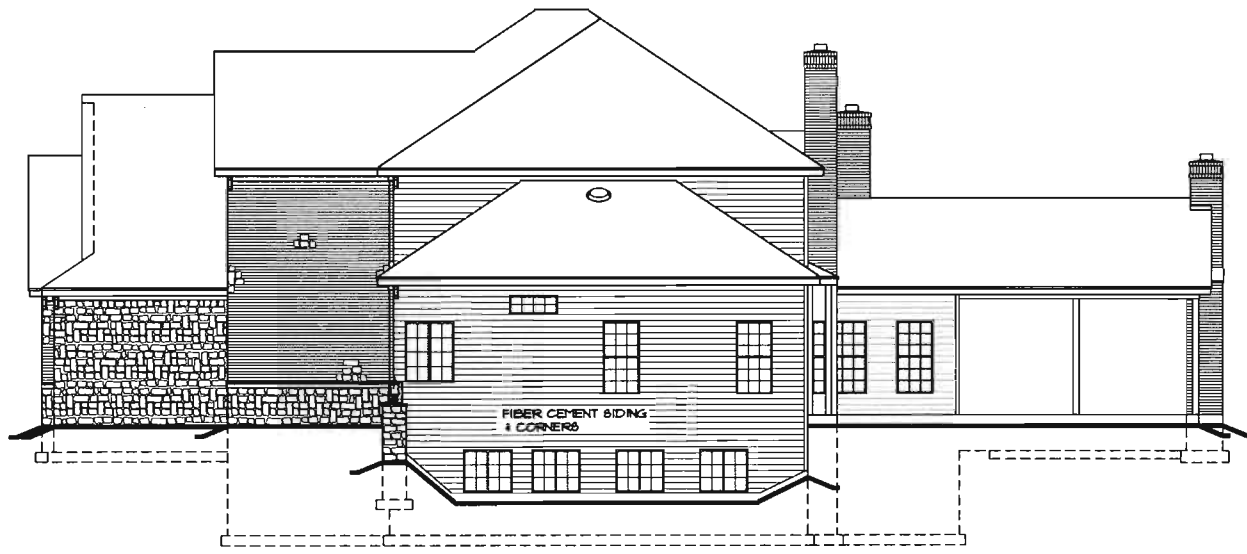
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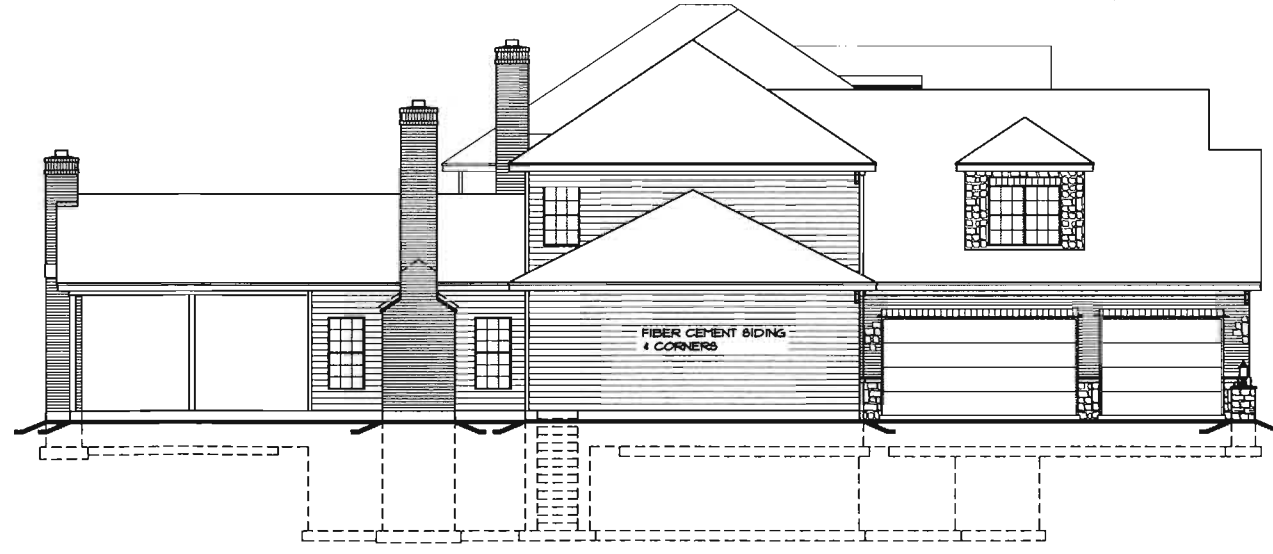
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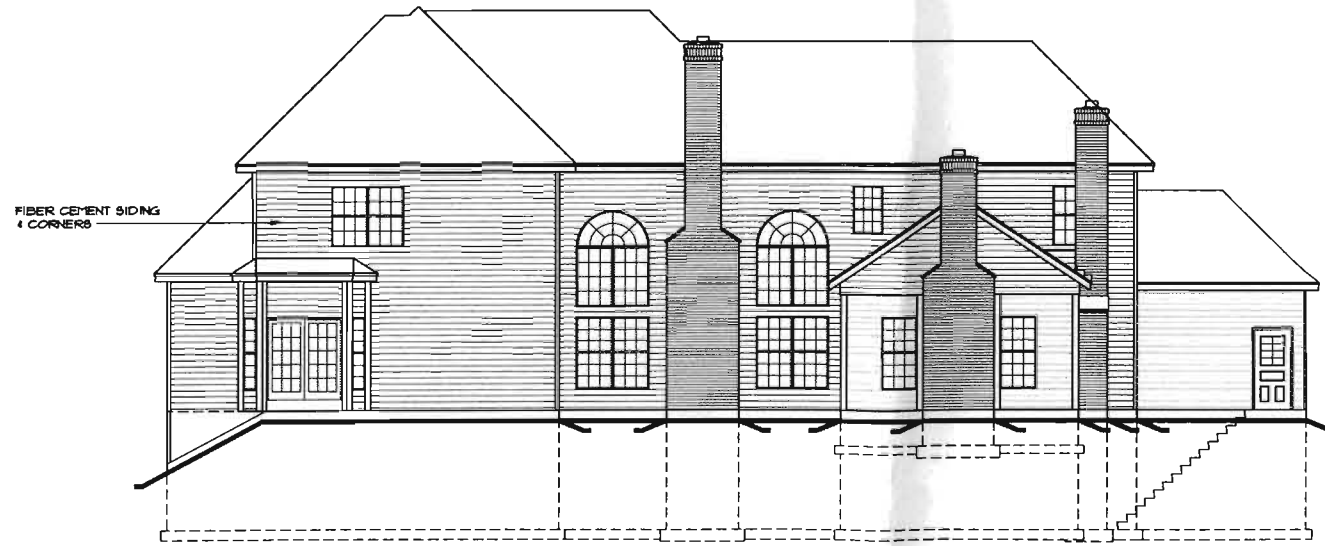
**RIGHT ELEVATION**

1/8"=1'-0"



**LEFT ELEVATION**

1/8"=1'-0"



**REAR ELEVATION**

1/8"=1'-0"

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FRONT ELEVATION

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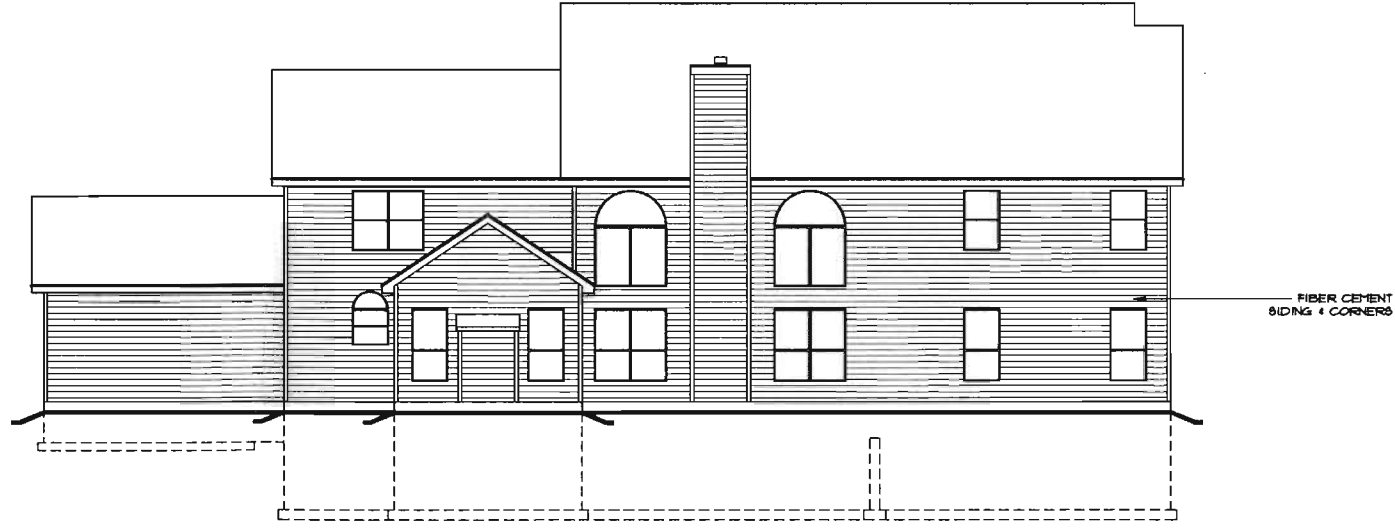
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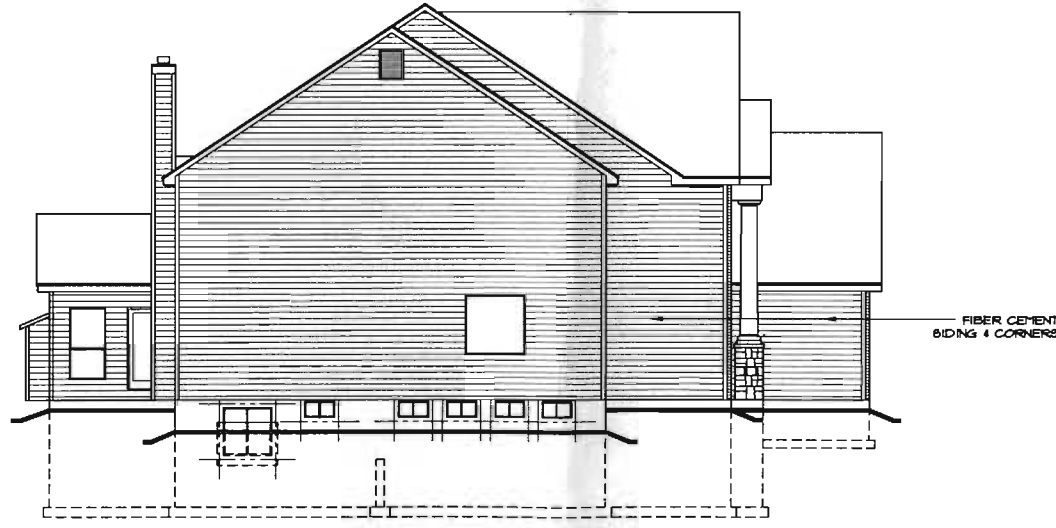
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1/8"=1'-0"



**REAR ELEVATION**  
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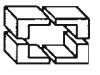
**LEFT ELEVATION**  
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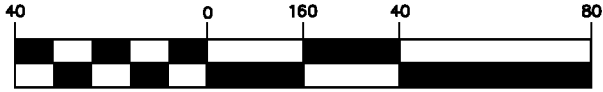
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OF	

# THE ARBORS AT WILDHORSE CREEK

LOCATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
(P.B. 360, PGS. 220-221)

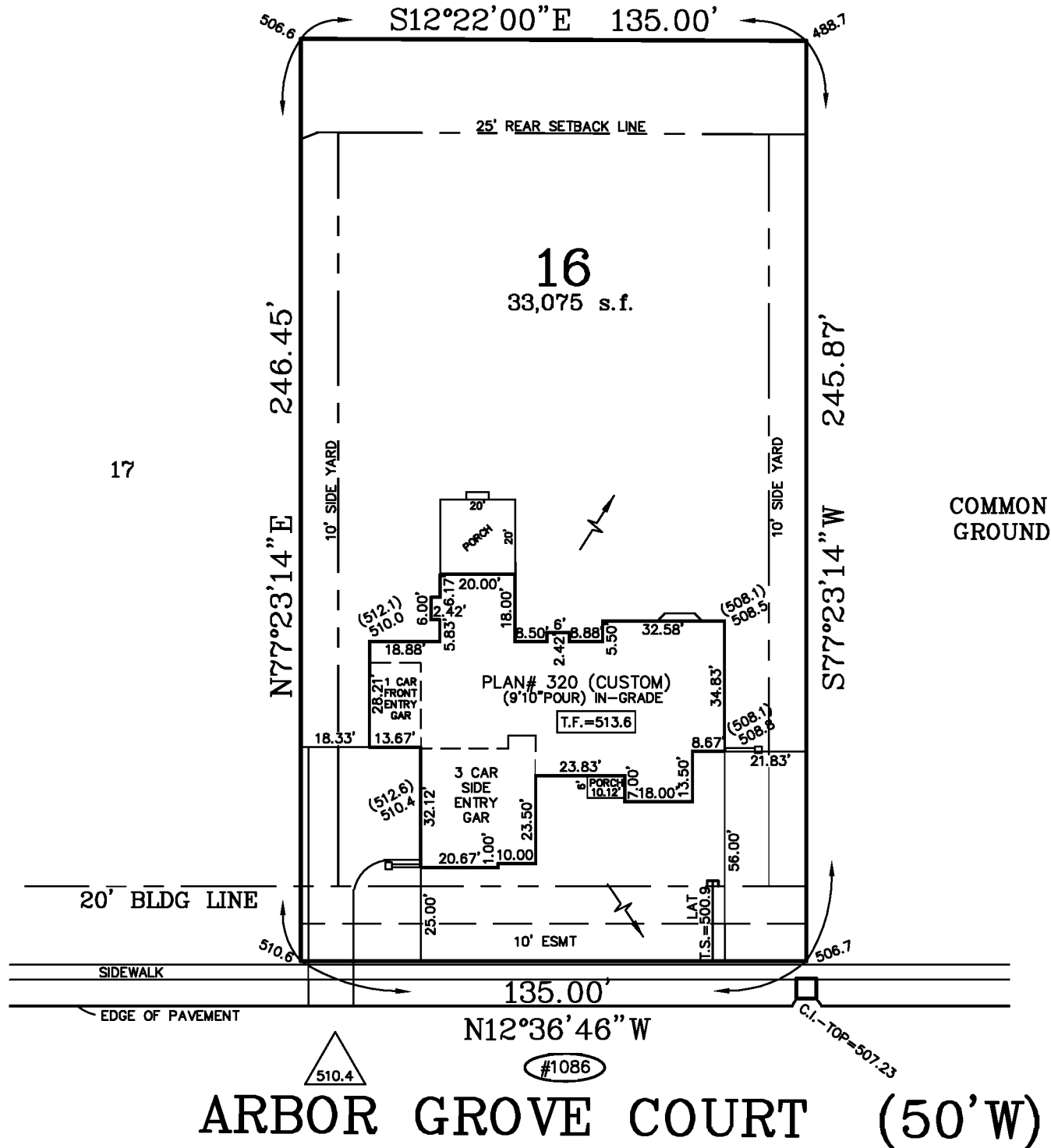
## GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

NOTE: All easements shown per Record Plat.  
No title binder was provided at time of drawing.

COMMON  
GROUND




## ARBOR GROVE COURT (50' W)

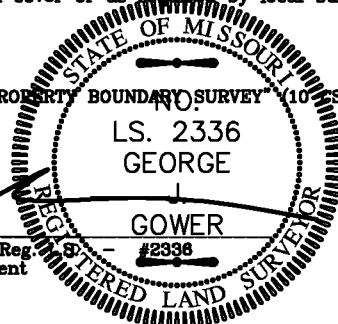
Plot Plan Prepared by  
THE STERLING COMPANY (314) 487-0440

Notes:

1. Finished grades at the building to be a minimum of 8 inches below top of foundation for wood frame and 4 inches below for wood frame with brick veneer.
2. All wood framing members that rest on top of the foundation located less than 8 inches above the exposed ground and all other wood less than 8 inches from the ground shall be pressure treated in accordance with Section R319.1.
3. Grade shall be noted to slope away from foundation a minimum of a 8 inch drop or min. 5% within the first 10 feet or to a swale. (except in the City of O'Fallon a minimum 2% drainage slope)
4. Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.
5. This plot plan conforms to "2005 ST. LOUIS COUNTY CODE".
6. Elevation Examples: 714.0=Existing Elevation, (714.0)=Proposed Elevation.

THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY" (10 CSR 30-2 AND 20 CSR 2030-18 EFFECTIVE DATE AUGUST 28, 2008).

By   
George J. Gower - Mo. Reg. #2336  
Vice President



P.P. FDN. FNL.

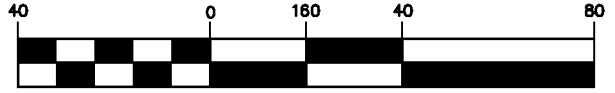
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# THE ARBORS AT WILDHORSE CREEK

LOCATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
(P.B. 360, PGS. 220-221)

NOTE: All easements shown per Record Plat.  
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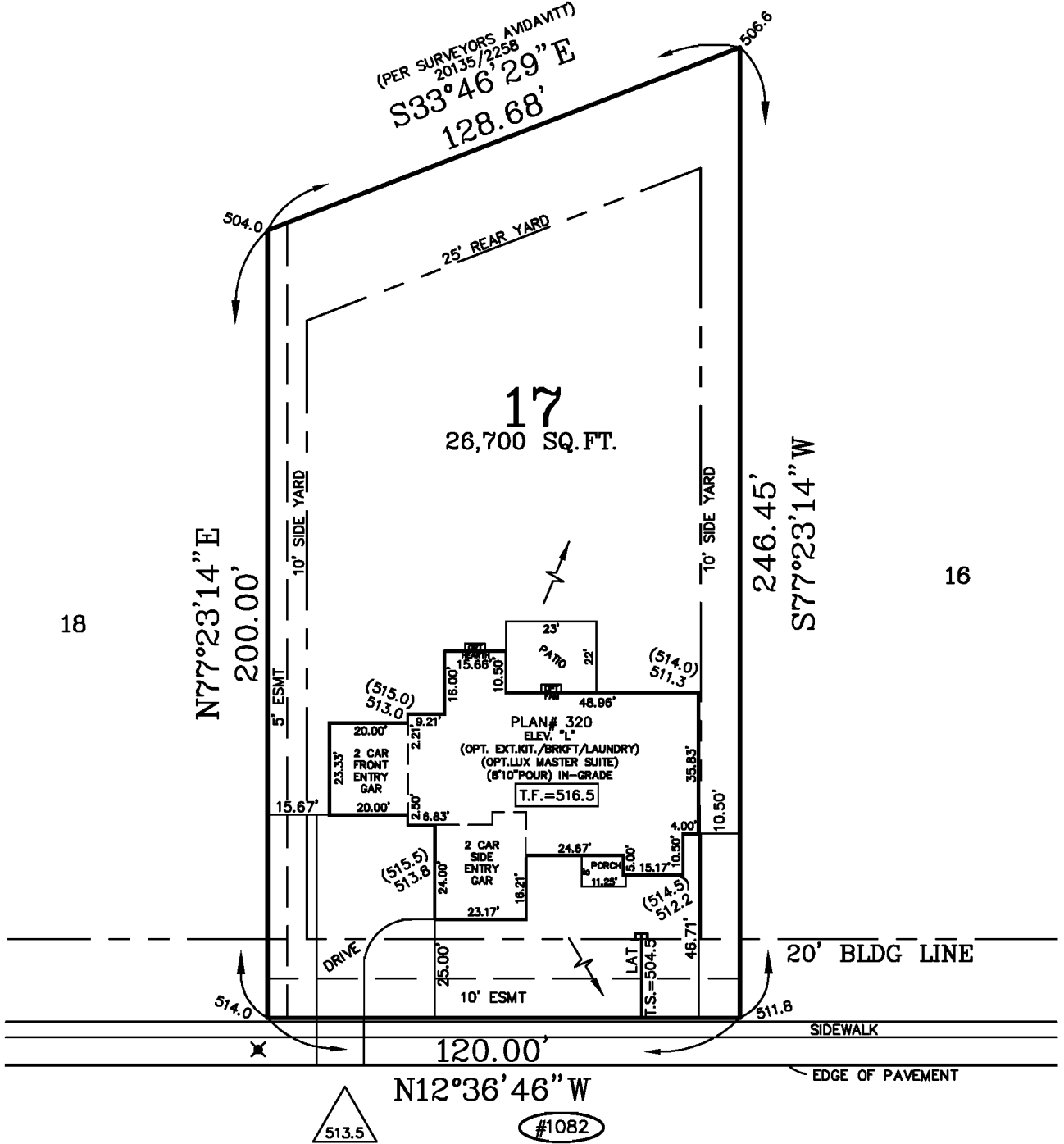
GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



COMMON  
GROUND



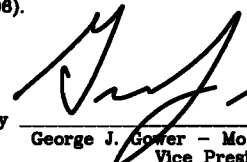
## ARBOR GROVE COURT (50' W)

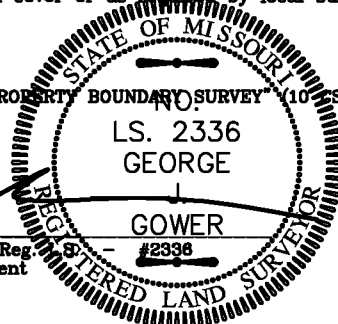
Plot Plan Prepared by  
THE STERLING COMPANY (314) 487-0440

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