



II.A.

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Architectural Review Board Staff Report

Project Type: Site Development Plan

Meeting Date: December 15, 2011

From: Shawn Seymour, AICP
Senior Planner

Location: Wild Horse Creek Road east of Wild Horse Parkway Drive

Applicant: McBride & Sons

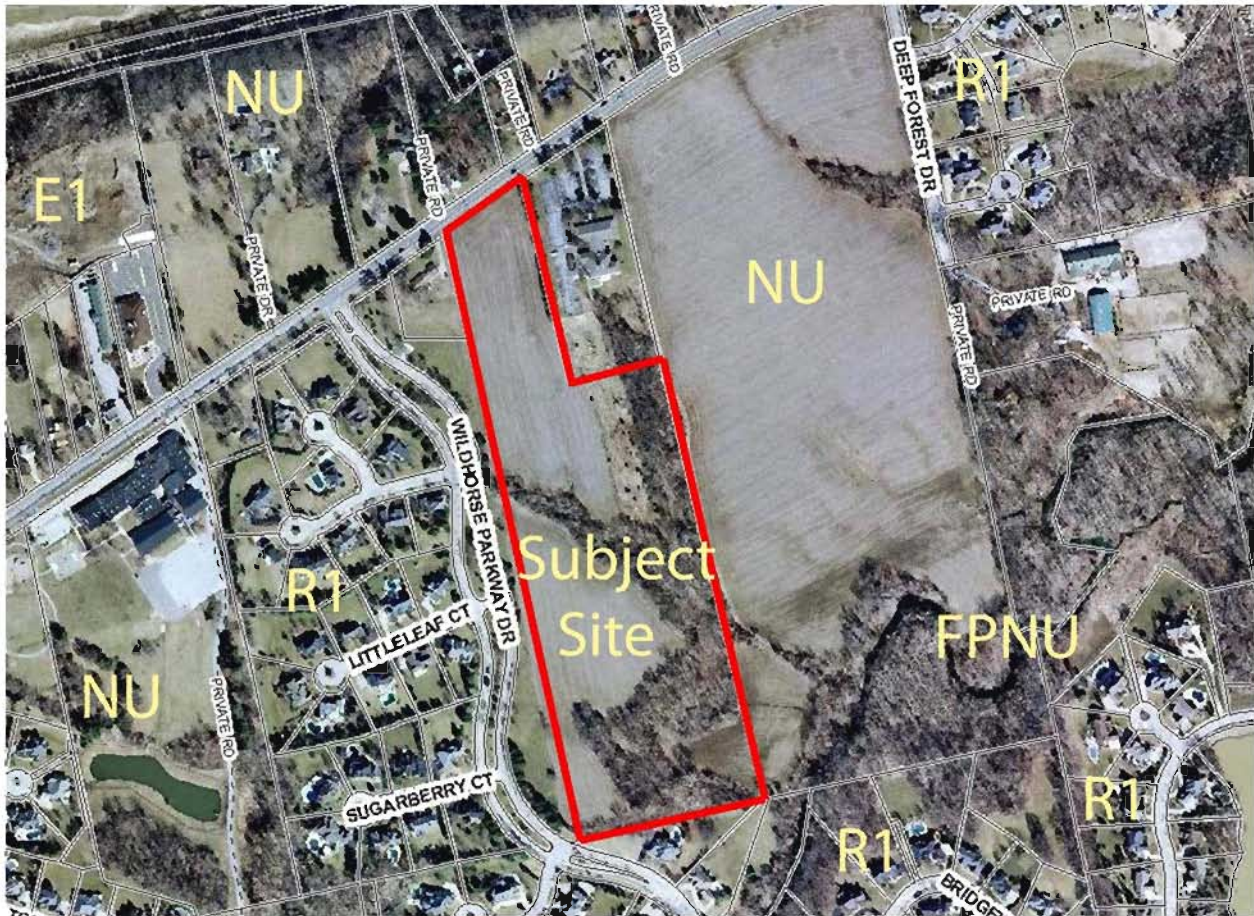
Description: **Arbors at Wild Horse Creek:** A Site Development Plan, Landscape Plan, Architectural Elevations, and Architects Statements of Design for a 23 acre tract of land zoned “PUD” Planned Unit Development located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Wild Horse Parkway Drive (18V330046).

PROPOSAL SUMMARY

McBride & Sons has submitted a request for a Site Development Plan (SDP) for their proposed residential development the Arbors at Wild Horse Creek. The request is for approval of twenty-two (22) single-family detached residential structures. The site is currently undeveloped and is utilized for agricultural purposes. McBride & Sons propose to use hardie board siding, brick, and stone with architectural shingles as their exterior building materials. They are also proposing to maintain as much of the natural landscape as possible and to minimize the need for grading and tree removal on site. The applicant has working closely with the neighbors of adjacent properties to ensure that the end product will be aesthetically pleasing from their vantage point.

HISTORY OF 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.



STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

Addressed As Written Addressed with Modification Not Applicable

Site is being developed in similar scale as neighboring residential subdivisions. Existing grades will be minimally impacted along with existing tree canopy to keep the current rural feel of the site. Addition of water quality feature in roundabout to enhance and otherwise typical residential street. Full sidewalks to be provided with walking trails for use by residents.

B. Circulation System and Access

Addressed As Written Addressed with Modification Not Applicable

The access to the site has already been approved by MoDOT and the internal roadway will be reviewed and approved with the Site Development Plan.

C. Topography

Addressed As Written Addressed with Modification Not Applicable

AS mentioned above, applicants are maintaining as much of the existing topography as possible and minimally modifying the grade and tree canopy of the site.

D. Retaining Walls

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

No retaining walls are being proposed for the overall development. However, if needed at a later date, they will be constructed as to provide a continuance of the high quality of the overall development.

General Requirements for Building Design:

A. Scale

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

The overall scale of the homes will complement the existing residential development along Wild Horse Creek Road. These consist of two (2) story and one and a half (1-1/2) story homes. The proposed single homes would be at a maximum thirty-two (32) feet in height.

B. Design

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

The proposed elevations include recessed entries, a covered porch area, and varied roof massing. Optional dormer windows can be added to the upper roofline.

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 Site Development Plan.

E. Signage

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

No signage is proposed at this time.

F. Lighting

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

Street Lighting will be approved with the Site Development Plan.

Use Type: Residential Architecture

Access: Single access point from Wild Horse Creek Road, approved by MoDOT.

Exterior Elements: A landscape buffer is being proposed along the western boundary or Wild Horse Parkway Drive which buffers the rear facades of the proposed residential structures.

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

Scale: The Arbors at Wild Horse Creek is an entirely new residential development. It has been designed to match the existing building environment of the adjacent residential subdivisions while still maintaining sufficient natural topography and tree canopy.

Site Design: Simple cul-de-sac design with existing changing elevations.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Plan, Landscape Plan, Architectural Elevations and Architects Statement of Design and has found the application to be in conformance with all applicable Zoning Ordinance requirements. Staff requests action on the Site Development Plan for The Arbors at Wild Horse Creek.

MOTION

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

- 1) "I move to forward the Site Development Plan, Landscape Plan and Architectural Elevations for The Arbors at Wild Horse Creek, as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Site Development Plan, Landscape Plan and Architectural Elevations for The Arbors at Wild Horse Creek, to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



12-06-11 P04:51

ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield 11-30-11

Project Title: The Arbers at Wild Horse Location: 17560 Wild Horse Creek Rd.

Developer: Arber Holdings, LLC Architect: Glantz Associates, Inc Engineer: The Sterling Co.

PROJECT STATISTICS:

2,010 - 5,000 + with an average of 4,000

Size of site (in acres): 23.42 Total Square Footage: # Building Height: 27.0' - 32.0'

Proposed Usage: Single-Family Residential

Exterior Building Materials: Hard board siding, brick and stone

Roof Material & Design: 30yr architectural shingles

Screening Material & Design: N/A

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. *side + rear included - front elevation copies already provided.*
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- N/A* Details of screening, retaining walls, etc.
- N/A* 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.
- N/A* Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- NA* Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required. *- on enclosed disc*

City of Chesterfield Design Guidelines

December 5, 2011

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, 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).
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 very high quality, attractive homes that will sell for approximately \$500,000.00- \$850,000.00.

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.

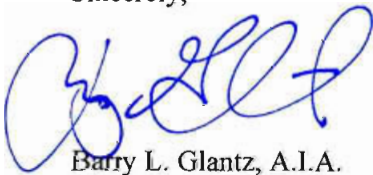
E. Energy Conservation

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,



Barry L. Glantz, A.I.A.
President
Glantz and Associates Architects, Inc.

BLG/dbf



SW at site from property to the east.



SW at site from Wild Horse Creek Rd.



SE at site from Wild Horse Creek Rd.



East at site from Wild Horse Parkway Dr.

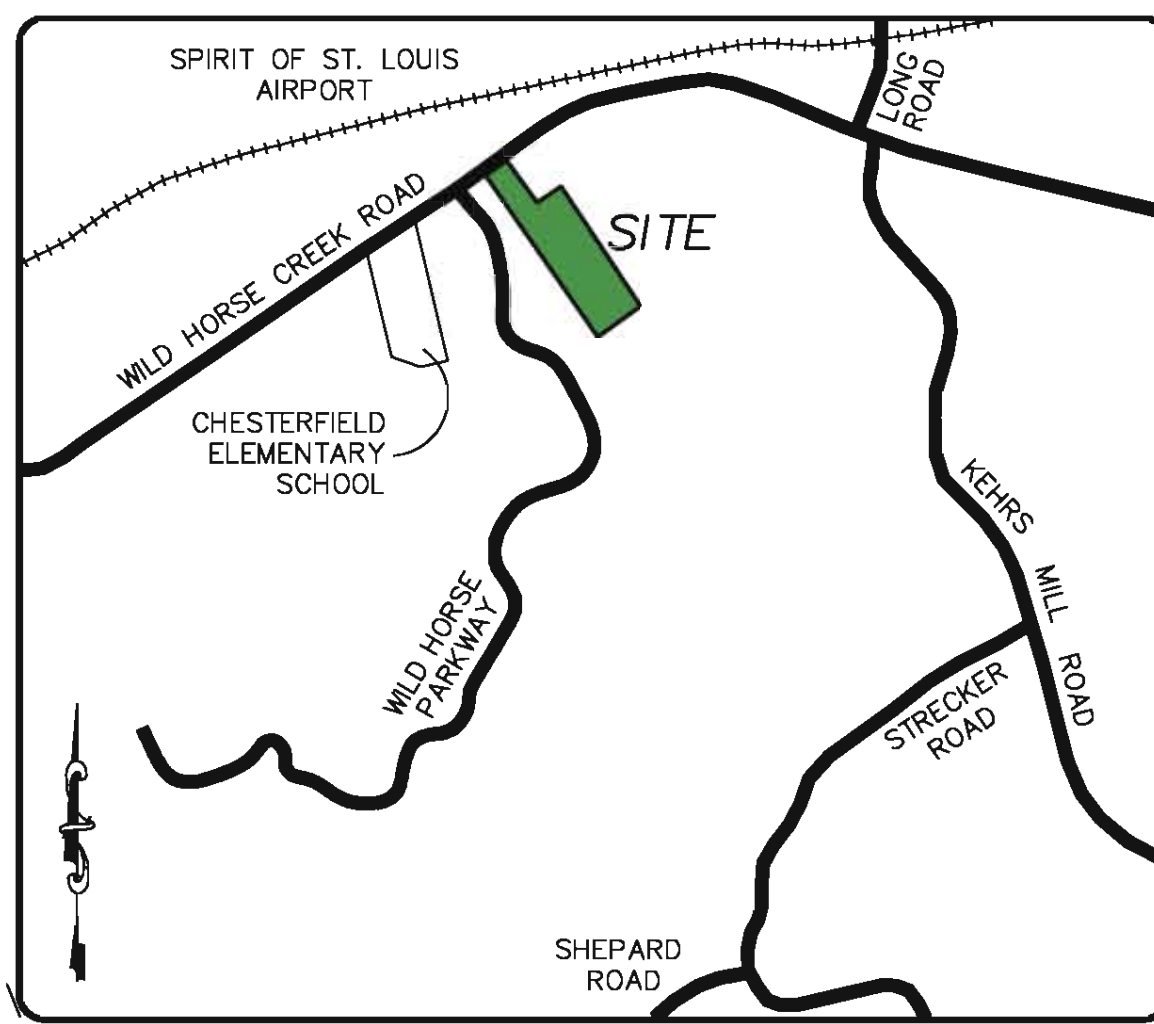


East at site from Wild Horse Parkway Dr.



East at site from Wild Horse Parkway Dr.

ARBORS AT WILDHORSE CREEK



LOCATION MAP
N.T.S.



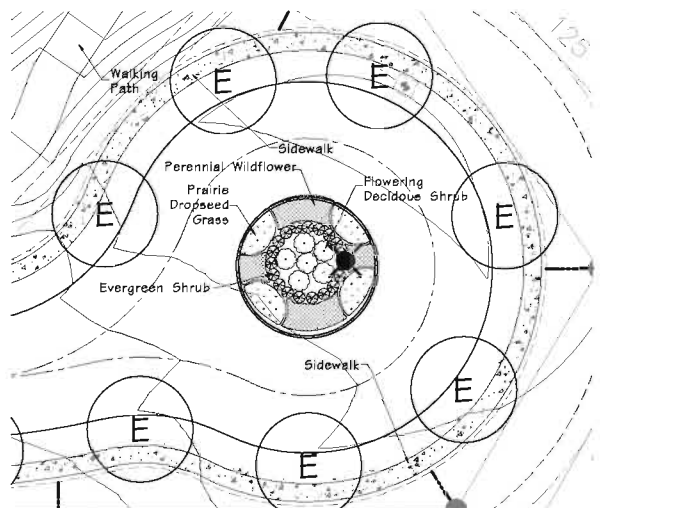
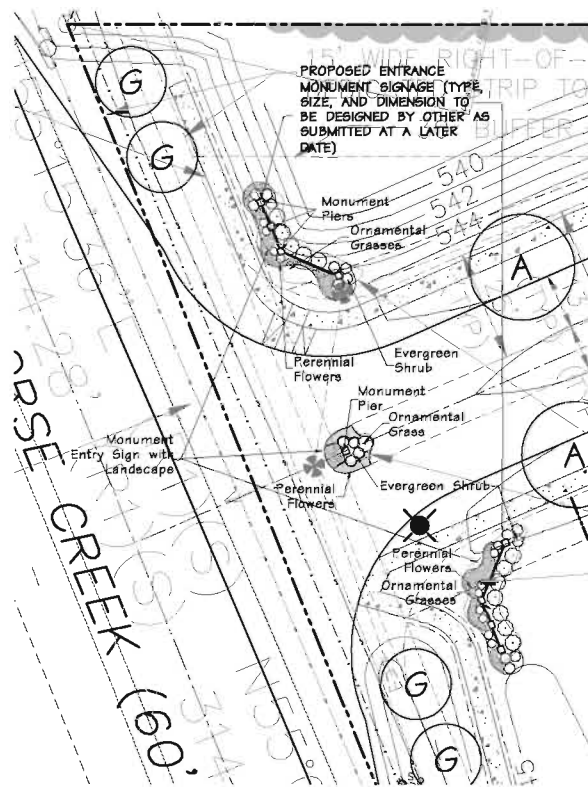
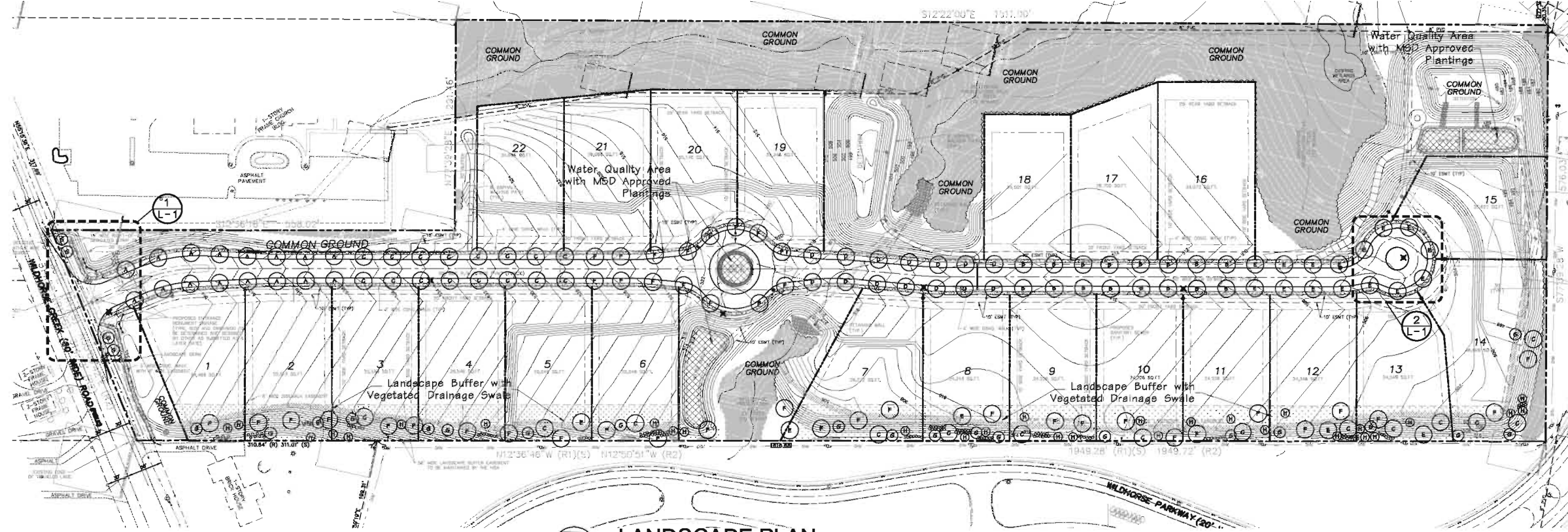
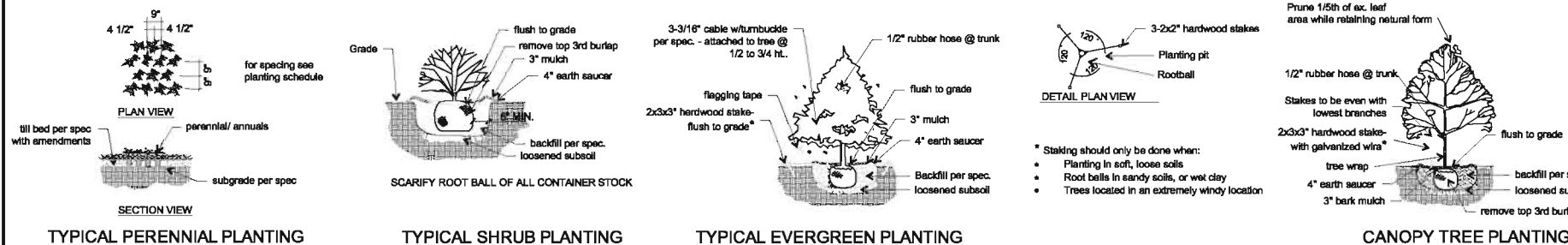


Jerold Saunders - Landscape Architect
MO License # LA-007

Consultants:

Arbors at Wildhorse Creek McBride and Son

Chesterfield, Missouri



PLANTING SCHEDULE								
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	GROWTH RATE	TYPE	
A	16	Acer rubrum	Red Maple	2.5"	B&B	Fast	Deciduous	
B	16	Acer saccharum	Sugar Maple	2.5"	B&B	Slow/Med.	Deciduous	
C	30	Celtis occidentalis	Hackberry	2.5"	B&B	Med./Fast	Deciduous	
D	14	Gleditsia triacanthos inermis	Thornless Honeylocust	2.5"	B&B	Fast	Deciduous	
E	19	Platanus x acerifolia	London Planetree	2.5"	B&B	Fast	Deciduous	
F	43	Quercus bicolor	Swamp White Oak	2.5"	B&B	Med.	Deciduous	
G	20	Amelanchier arborea	Downy Serviceberry	2.5"	B&B	Slow/Med.	Ornamental	
H	30	Picea glauca	White Spruce	6'	B&B	Slow/Med.	Evergreen	
Notes	122	Hazelnut, Arrowwood, Buttonbush, Ninebark, Fragrant Sumac, Spicebush, Witch Hazel						
	TBD	Plantings & Quantities to be determined through MSD Approval						

QUANTITY	SYMBOL	TYPE
130	(Symbol)	Canopy Tree 2.5"
20	(Symbol)	Ornamental Tree 2.5"
30	(Symbol)	Evergreen Tree 6'
122	(Symbol)	Large Shrub 4'-6'
TBD	(Symbol)	Dry Grasses & Wildflowers: Type & Quantities to be determined through MSD Approval
TBD	(Symbol)	Drainage Swale Plantings: Type & Quantities to be determined through MSD Approval
TBD	(Symbol)	Water Quality Plantings & Quantities Per MSD Specifications

Revisions:		
Date	Description	No.

Drawn: JJ
Checked: RS

loomisAssociates
 landscapearchitects/planners
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 Phone: 636.863.1077
 Email: info@loomisassociates.com

Loomis Associates, Inc.
 Missouri State Certificate of Authority #: LAC #000018

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 10/25/11
Job #: 769.021



KENNINGTON - 490 PLAN

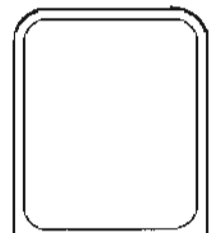
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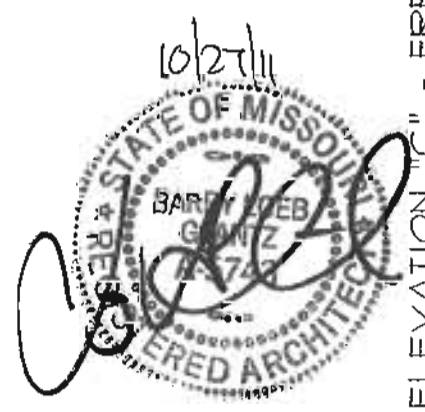
Arbors @
Wildhorse Creek

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ELEVATION "A" - AMERICAN COLONIAL KENNINGTON - 490 PLAN

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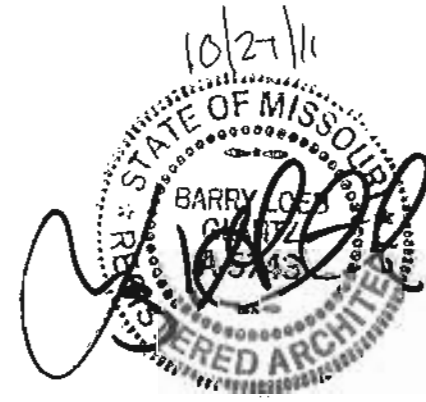
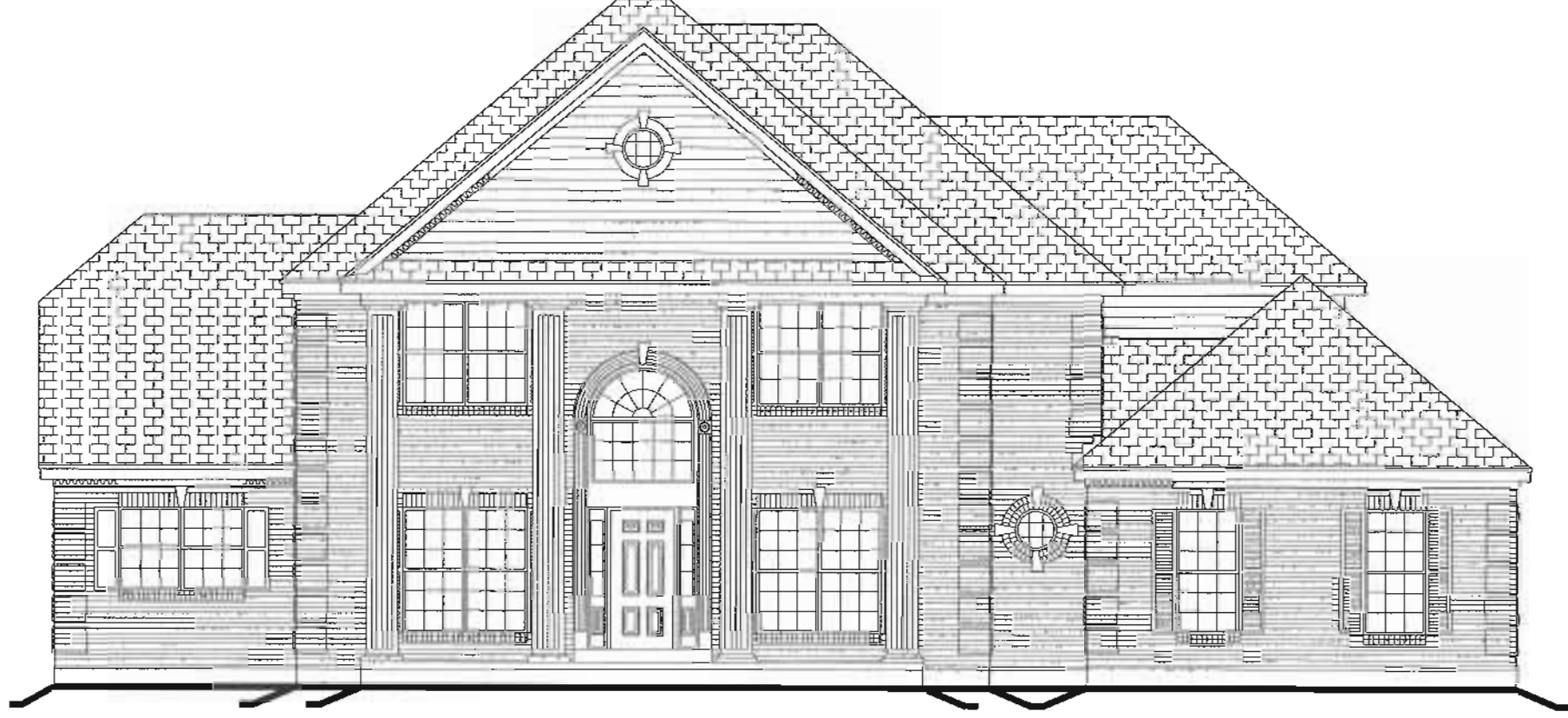
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ELEVATION "D" - PLANTATION

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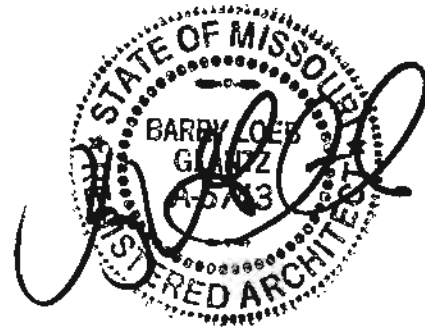
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ELEVATION "F" - COUNTRY COLONIAL

KENNINGTON - 490 PLAN

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WINDSOR - 420 PLAN

ELEVATION "D" - PLANTATION

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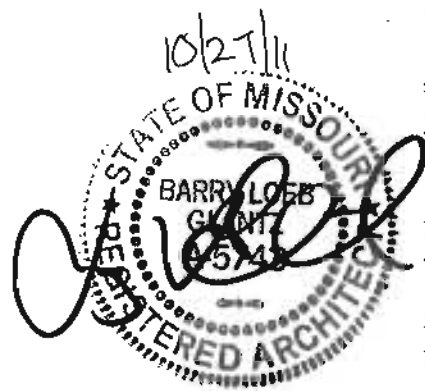
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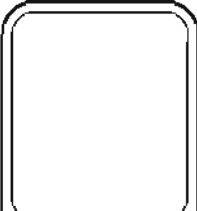
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ELLINGTON - 320 PLAN

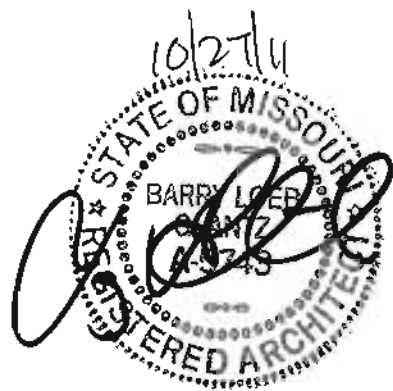
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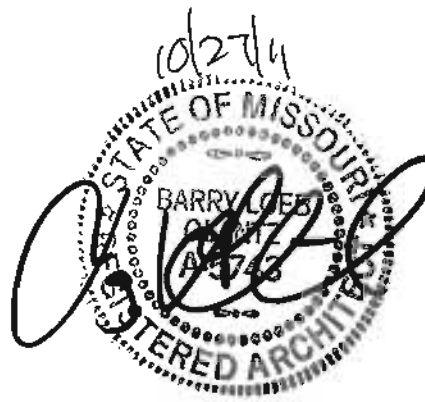
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ELEVATION "E" - FRENCH PROVINCIAL



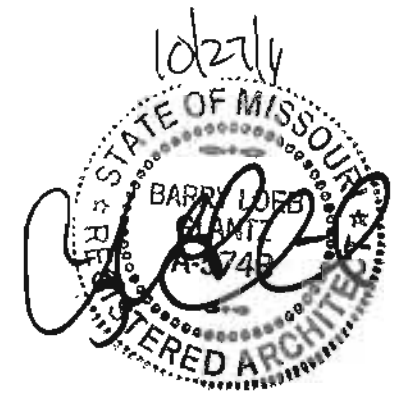
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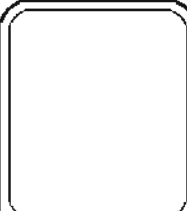
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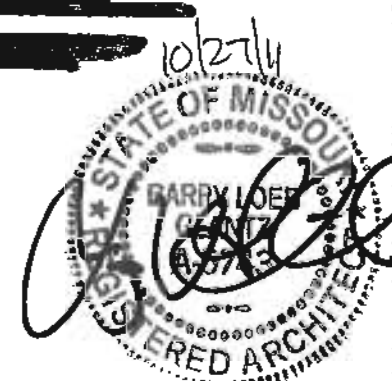


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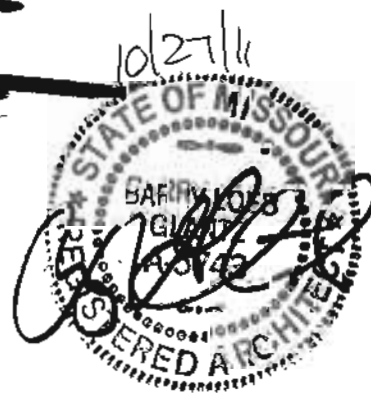
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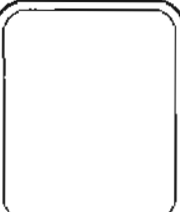
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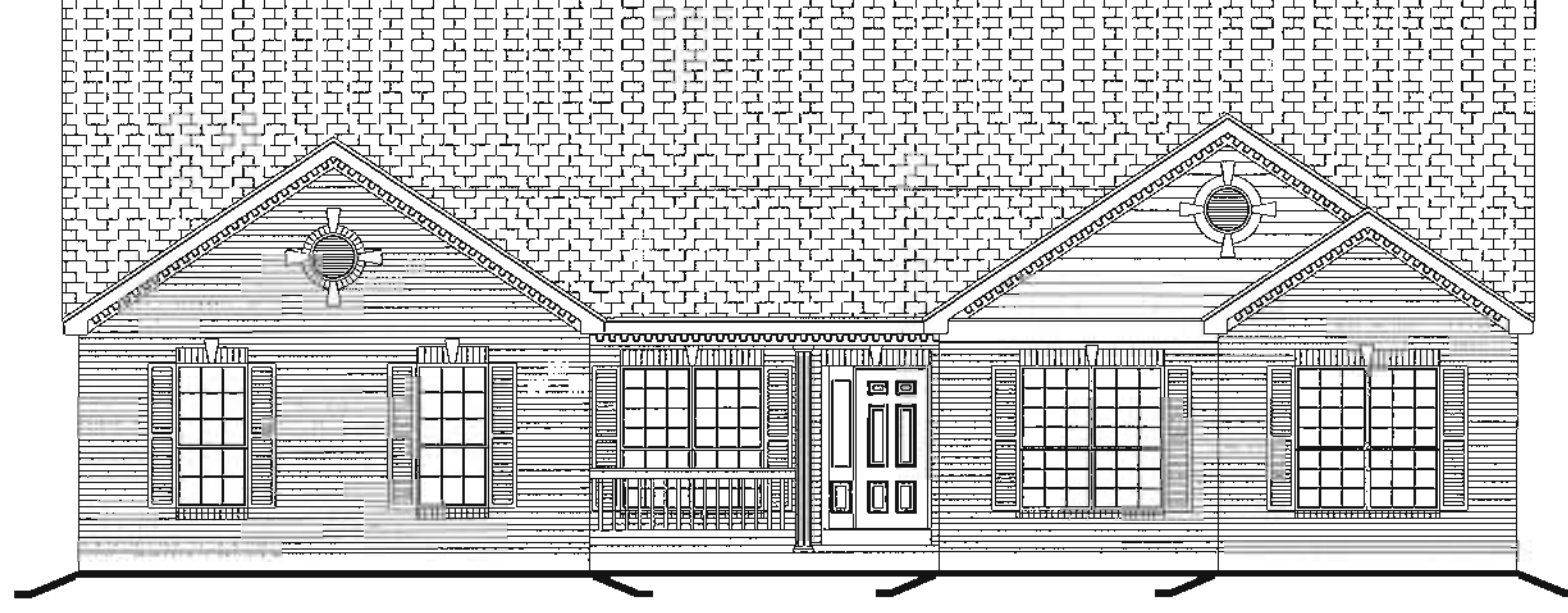


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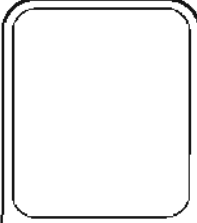
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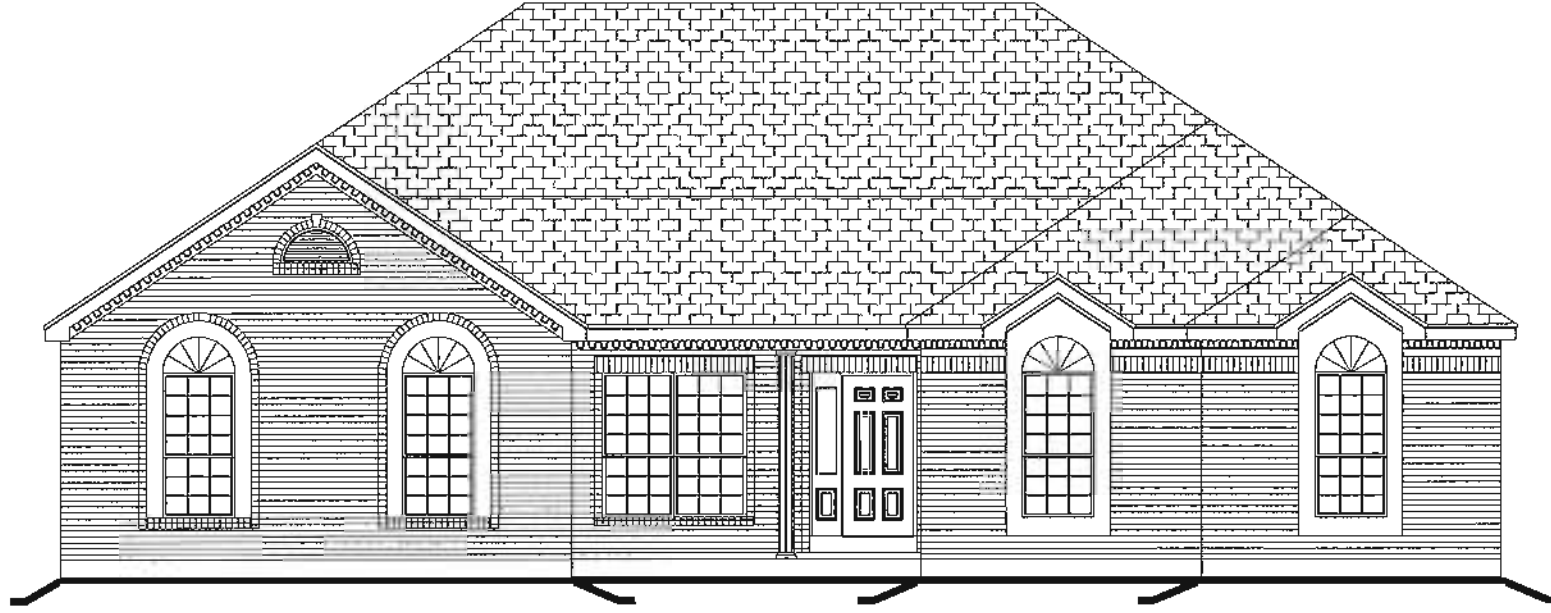


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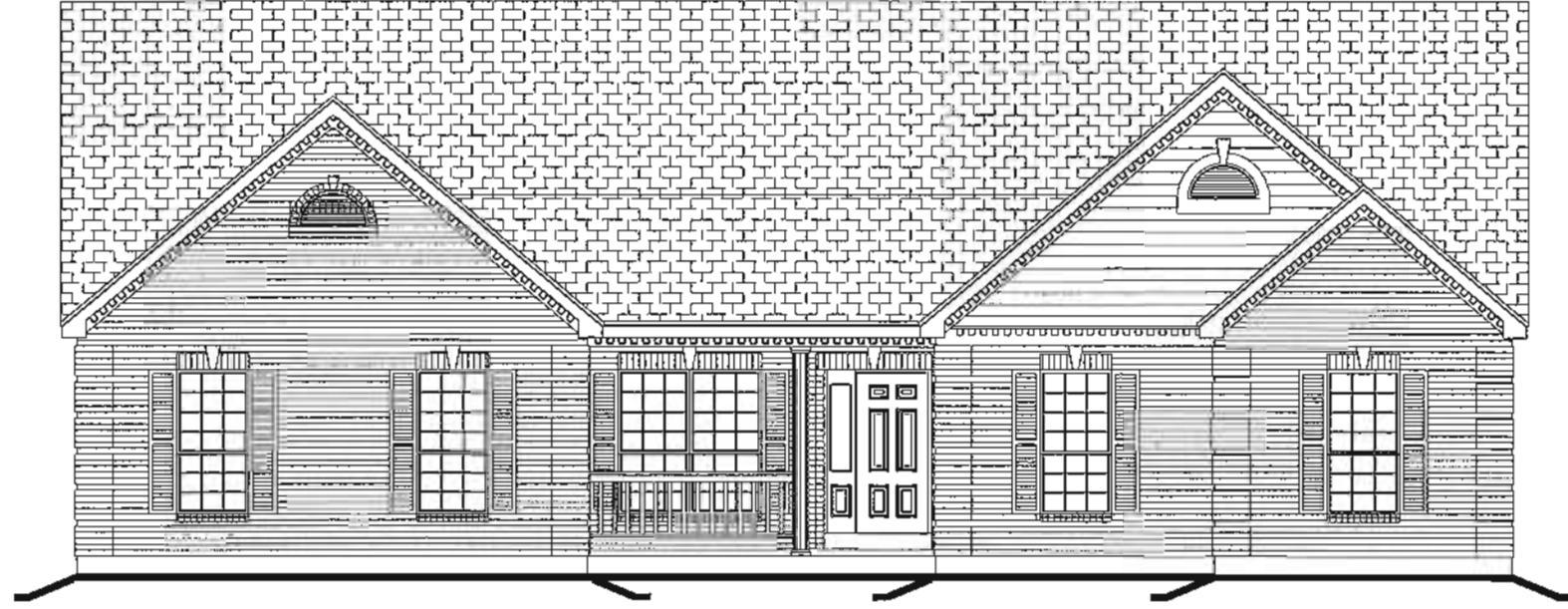
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ELEVATION "D" - ENGLISH COLONIAL

BUCKLEY - 299 PLAN

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ELEVATION "E" - COUNTRY COLONIAL II

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ELEVATION 1 - FRENCH COLONIAL



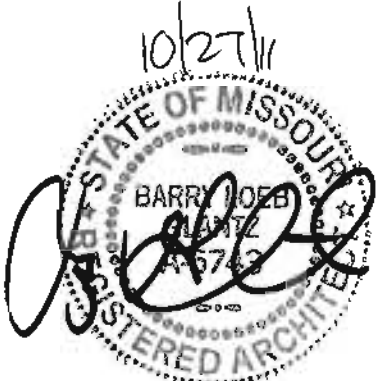
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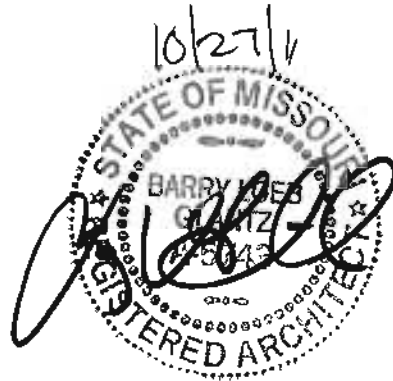
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ELEVATION "C" - PROVINCIAL

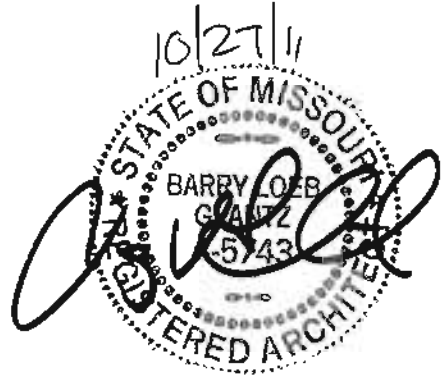


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ELEVATION "D" - FRENCH PROVINCIAL WESTBROOK - 230 PLAN

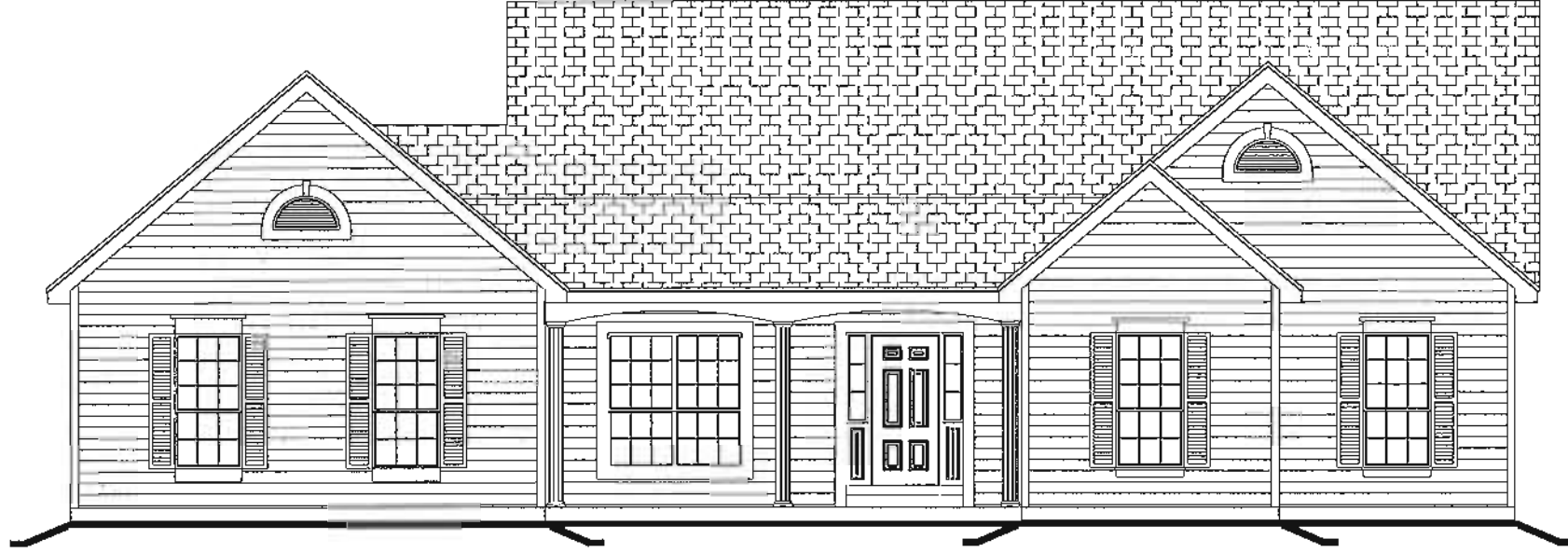
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ELEVATION "A" - COUNTRY COLONIAL

WESTBROOK - 230 PLAN

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WESTBROOK - 230 PLAN

ELEVATION "B" - FRENCH COLONIAL



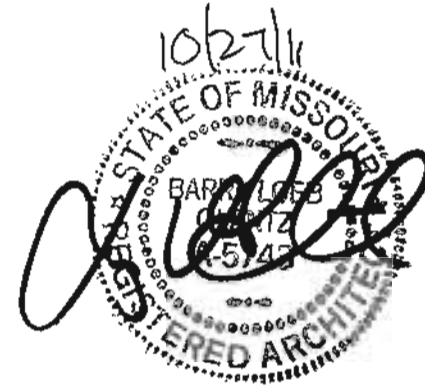
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ELEVATION "E" - PROVINCIAL II HAMPTON II - 177 PLAN

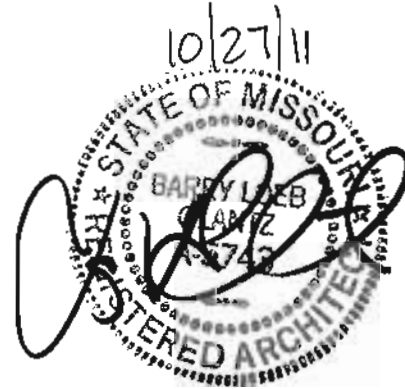
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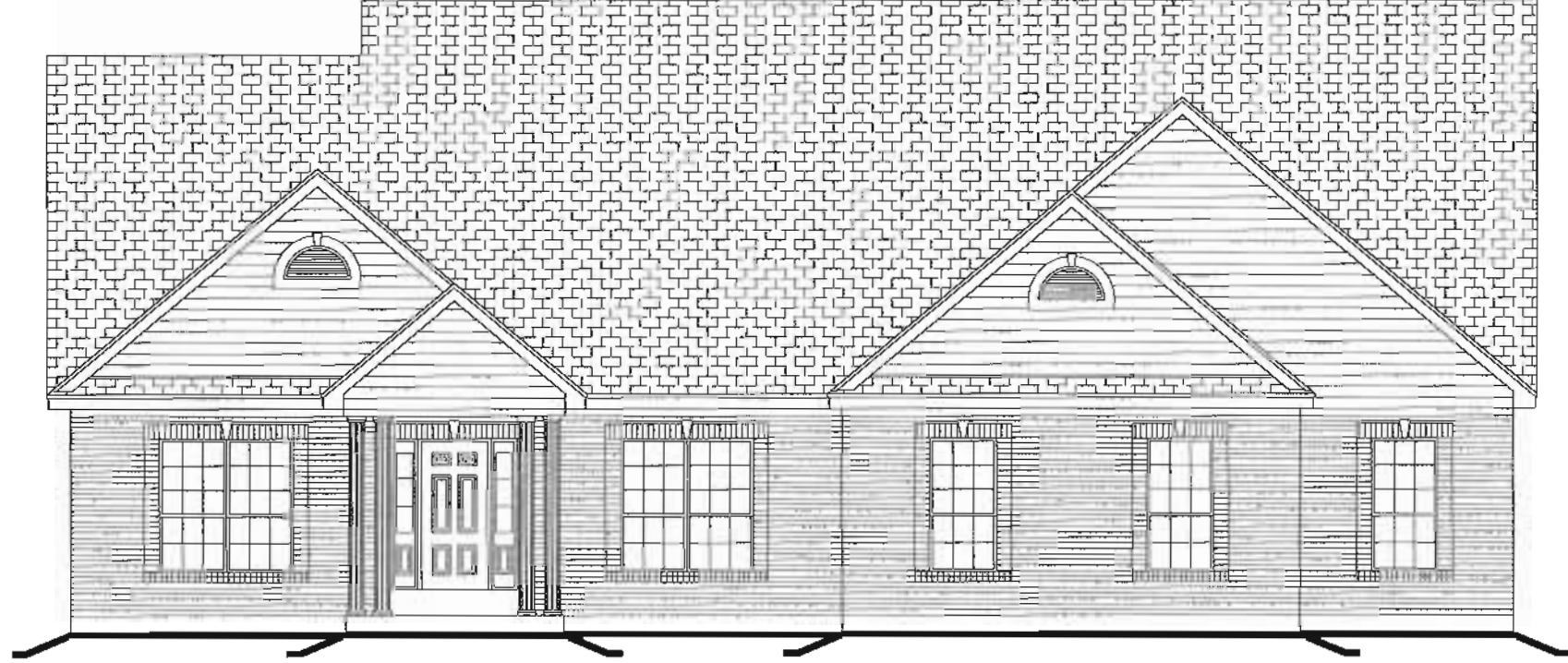
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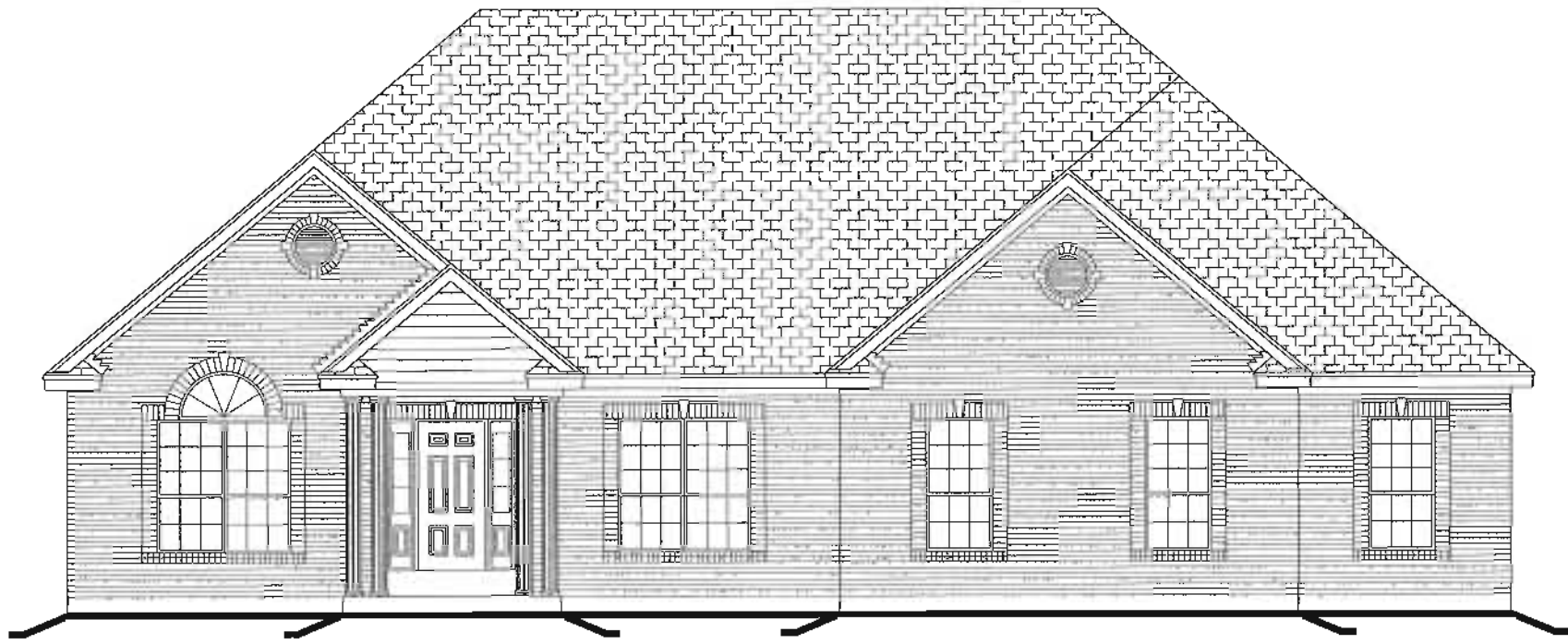
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HAMPTON II - 177 PLAN



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HAMPTON II - 177 PLAN

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ELEVATION "D" - PROVINCIAL

HAMPTON II - 177 PLAN



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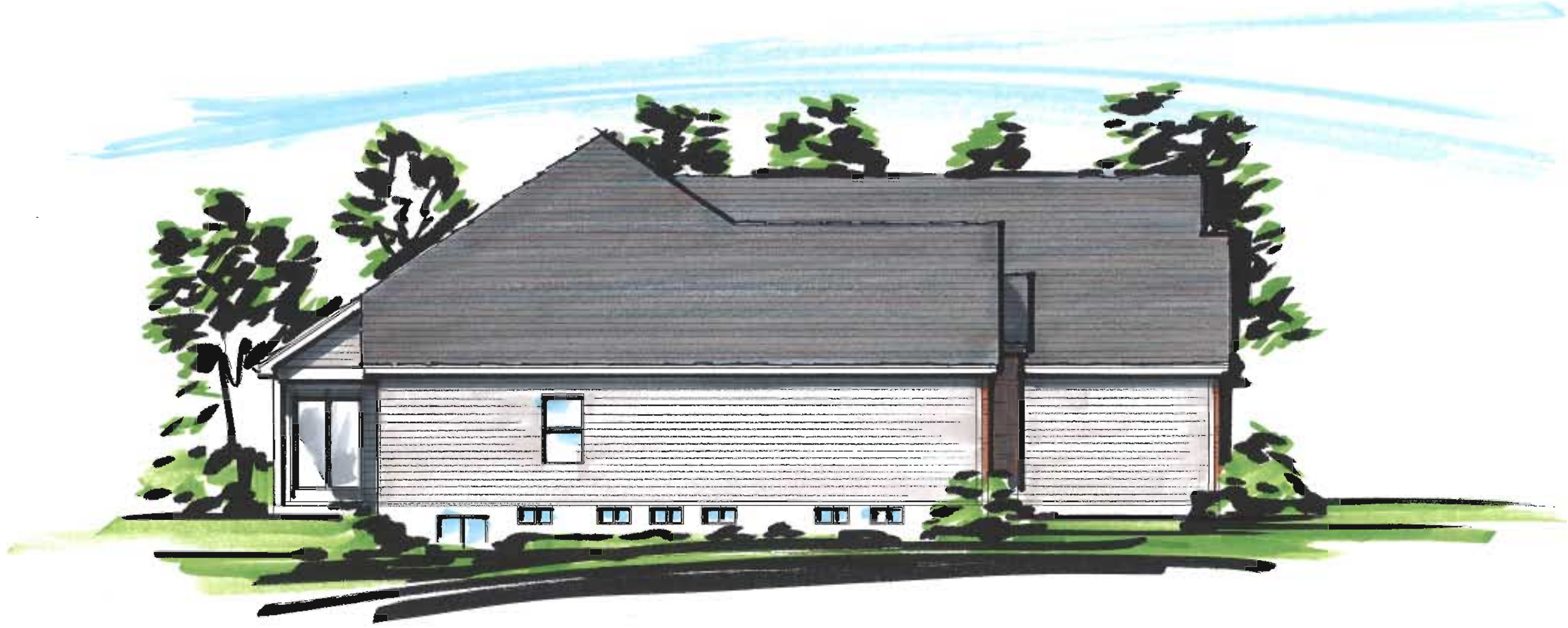
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ELEVATION "E" - PROVINCIAL II LEFT ELEV.

HAMPTON II - 177 PLAN

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ELEVATION "E" - PROVINCIAL II RIGHT ELEV.

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HAMPTON II - 177 PLAN

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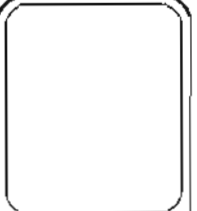
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ELEVATION "D" - FRENCH PROVINCIAL LEFT ELEV. WESTBROOK - 230 PLAN

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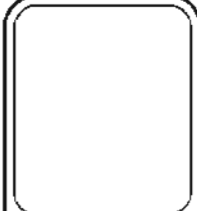
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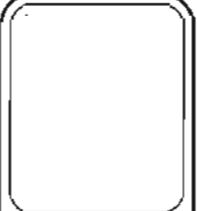
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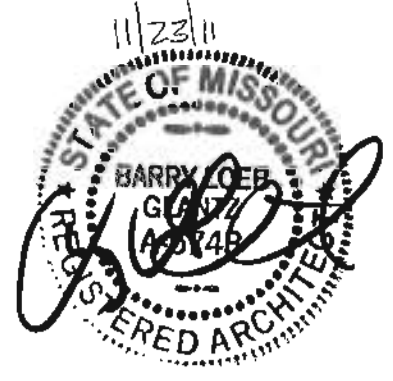


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ELEVATION "A" - COLONIAL - REAR ELEV.

CUMBERLAND II - 270 PLAN

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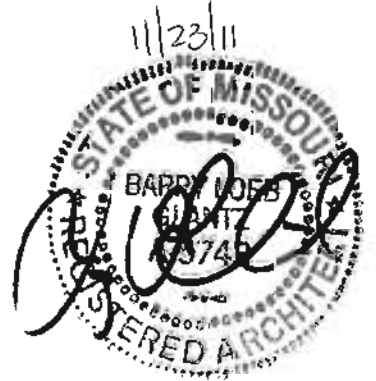
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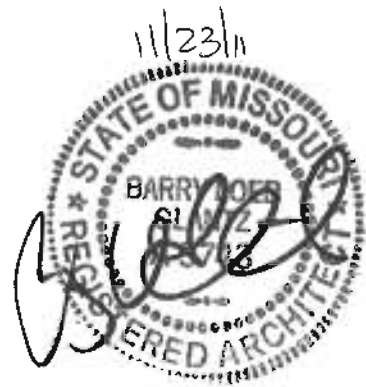
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ELEVATION "F" - ENGLISH TUDOR LEFT ELEV.

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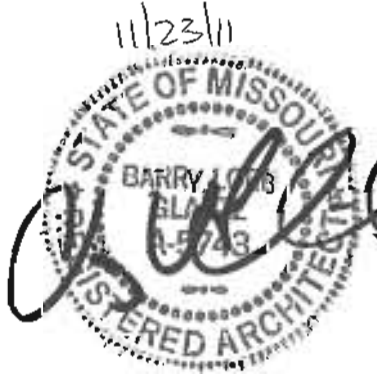
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ELEVATION 1 - FRENCH COLONIAL LEFT ELEV.



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