

Our Vision - The City of Weldon Spring fosters a premier Community that is a safe place to live and enjoy life.



**CITY OF WELDON SPRING
SPECIAL JOINT WORK SESSION
WITH THE BOARD OF ALDERMAN AND
THE ARCHITECTURAL REVIEW COMMISSION
ON WEDNESDAY, APRIL 10, 2024, AT 6:00 P.M.
WELDON SPRING CITY HALL
5401 INDEPENDENCE ROAD
WELDON SPRING, MISSOURI 63304**

******TENTATIVE AGENDA******

A NOTICE IS HEREBY GIVEN that the Special Joint Work Session will be in person at 5401 Independence Road Weldon Spring, Missouri, 63304. Also, the public can attend virtually by video-conference and/or audio-conference call, you may attend the meeting on a desktop, laptop, mobile device, or telephone by following the highlighted instructions below.

Link:

<https://us02web.zoom.us/j/8163394872?pwd=aUdVRUtDRUdBTvFXyUJUMEtHbm5DZz09&omn=87550658002>

**Meeting ID: 816 339 4872
Password: WS.BOA**

Or by telephone dial: 1-312-626-6799

**Meeting ID: 816 339 4872
Password: 886581**

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Our Mission - The City of Weldon Spring will provide premier public services to the Community with integrity, transparency, and fiscal responsibility.

Our Vision - The City of Weldon Spring fosters a premier Community that is a safe place to live and enjoy life.

******WORK SESSION AGENDA 4/10/24 at 6:00 PM******

- 1. CALL TO ORDER**
- 2. NEW DISCUSSION**
 - A. Architectural Review Commission (Various Topic for Discussion – See Packet)**
- 3. OTHER DISCUSSION**
- 4. ADJOURN WORK SESSION**

***** No votes are to be taken at a Work Session.**



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List of ARC Topics

- A. It would be of help to know what the City's direction is with business and residential builds and new projects?
- B. What architectural standards does the City want? Are we striving for consistency? Should the City consider homes with a Farm House look as an example?
- C. How is the ARC to handle new request that seems to be undefined in the ordinances?
- D. If the City wants to be classified as a premium place to live, should the City and the ARC be stringent with goals/guidelines to achieve this?
- E. How flexible does the city want to be with items like facades, building colors, building materials, trim colors, roof materials, etc.? Should we be updating approved requirements. colors, etc.?
- F. How do we want to handle the following:
 - 1. EV Charging Stations in Commercial zoning and Residential Zoning for multi family?
 - 2. Solar Panels
 - 3. Metal Roofs
 - 4. Wind Turbines in Agricultural "AG" District
 - 5. Minimum percentage for brick/stone on front facades of residential and commercial buildings
 - 6. Additional colors, which would be acceptable for building siding and for building trim in both residential and commercial.

Architectural Review Requirements & Procedures for Other Cities

	City of Chesterfield	City of Clarkson Valley	City of Ladue	City of Town & Country	City of Wildwood
Name of the Body	Architectural Review Board (ARB) - serves as an advisory and recommending Body for the Planning Commission	Architectural Board (AB)	Architectural Review Board (ARB)	Architectural Review Board (ARB)	Architectural Review Board (ARB)
Number of Members	7 (2 commercial architects, 2 residential architects, 2 landscape architects, and 1 from a related field)	2 (Resident of the City & Licensed Architect) - the alternate member is the President of the Board of Aldermen	3 (architects/landscape architects who are residents of the City). 2 alternate members may be appointed.	8 (At least 3 members must be building or design professionals, such as architects or engineers)	5 (1 City Council member, 1 from P & Z, and 3 shall be an architect, engineer, landscape architect, urban planner, or qualified by experience and training pertaining to building construction. 3 alternate members)
Projects to be Reviewed	vacant/undeveloped land and property to be redeveloped including additions and alterations	All building permits except for minor repairs not affecting outward appearance of the building	All building or construction projects except for projects involving alterations and repairs, which do not affect outward appearance of the building	Construction/reconstruction of all new and existing principal buildings, gates/fencing for entrances to residential subdivision, roof mounted solar energy systems, building additions that are 500 or over square feet in size, and residential accessory buildings that require a Conditional Use Permit (CUP)	Construction plans for buildings/structures except for single-family dwellings or any authorized residential accessory use
Approval Process	Recommendation to the Planning Commission	Goes to the Building Commissioner to issue permit	Goes to the Building Official	Residential goes to Building Department and non-residential goes to the Board of Alderman	Outside of Town Center, the recommendation goes to the Planning & Zoning Commission
Denial Process	Appeals go to the Planning Commission. If the denial is overturned, the City Council has final say	Appeals go to the Board of Adjustment	Appeals go to the Zoning Board of Adjustment	Appeals go to the Board of Aldermen then to the Circuit Court of St. Louis County	Appeals go to City Council and needs a 2/3 vote to overrule

Architectural Design Standards for Other Cities

City of Chesterfield

City of Town & Country

City of Wildwood

Site Relationships

Circulation System And Access.

Topography

Retaining Walls

Scale and design of the building

Structure materials and colors

Landscaping (includes design & screening)

Scale and design of the building

Structure materials and colors

Additions to residential structures

Awnings, canopies and marquees

Screening

Lighting (Exterior)

Landscaping

Fireplaces/Chimneys

Foundation Siding

Scale and design of the building

Structure materials and colors

Landscaping

Accessibility

Foundation Siding