



Permit # _____

Date Received: _____

ARB REVIEW

P.O. Box 196 ♦ 2061 Grothe Road ♦ Flint Hill, Missouri 63346 ♦ (636) 327-4441 ♦ cityofflinthill@centurytel.net

The Architectural Review Board ("ARB") is established under Article 12-A of the Zoning Ordinance for review and approval of all standards applicable to development within the Downtown Special District Zoning District of the City of Flint Hill, Missouri ("City").

APPLICANT: _____

ADDRESS: _____

PHONE: _____

FAX: _____

LOCATION OF PROPERTY (ADDRESS): _____

PROPERTY OWNER: Name: _____

Address: _____

Phone: _____

Fax: _____

DEVELOPER/ENGINEER: Name: _____

Address: _____

Phone: _____

Fax: _____

LEGAL DESCRIPTION OF PROPERTY (other than address): _____

ACREAGE OF PROPERTY SITE _____

PROPOSED USE: _____

If applicable:

DATE AREA PLAN APPROVED: _____

- include with this application a true and correct copy of the Area Plan as approved, any resolution approving the Area Plan, and proof of satisfaction of any conditions precedent to Area Plan approval

DATE OF FINAL PLAN APPROVAL: _____

- include with this application a true and correct copy of the Final Plan as approved, any ordinance approving the Final Plan, and proof of satisfaction of any conditions precedent to Final Plan approval.

DATE OF FINAL PLAT APPROVAL: _____

- include with this application a true and correct copy of the Final Plat as approved, any ordinance approving the Final Plat, and proof of satisfaction of any conditions precedent to Final Plat approval.

WITH THIS APPLICATION, PLEASE SUBMIT THE FOLLOWING INFORMATION IN SUFFICIENT DETAIL TO PERMIT INFORMED REVIEW AND APPROVAL BY THE BOARD:

1. Architectural elevations for all buildings and structures proposed or anticipated to be built on the Site. § 12-A.04.H(a)(1), Zoning Ordinance.
 - (a) "Material selection and construction quality should maintain the highest standard possible." § 12-A.04.H(b)(1)

- please attach materials selected and sufficient detail for the elevations for buildings to ensure the ARB can evaluate the material selection and construction quality.
 - (b) "Buildings shall to the maximum extent feasible reflect and be consistent with the architectural character (in terms of building height, scale and orientation; materials, textures and colors; roof forms and architectural details) and historic period predominant in the DSD." § 12-A.04.H(b)(2).

- please show on elevations the building heights, scales and orientation; include information regarding materials, textures and colors, roof forms and other architectural details in sufficient detail to ensure the ARB can evaluate these issues.
 - (c) "[B]uildings shall be oriented to the street and directly accessible from the sidewalk." § 12-A.04.H(b)(2).

- please show the orientation of the building on the lot and access from the sidewalk.

- (d) “Building walls shall be clad in brick, stone, wood shingles, wood clapboard, drop siding, wood board and batten and smooth stucco. Other materials having the design and visual/textural characteristics may be approved by the [ARB].”

- please show the materials for use on walls and provide, if feasible, samples for the Board.

2. Site Design Standards. § 12-A.04.H(c).

- (a) “Design and building placement must take into account sensitivity to the site and the surrounding area, including the inclusion of and/or considerations of transition to different uses contemplated in the Purpose, Section 12-A.01, consistent with an overall downtown area co-extensive with the area of the DSD.” § 12-A.H(c)(1).

Section 12-A.01 of the Zoning Ordinance provides: “The purpose of the DSD – Downtown Special District is to recognize the unique and historic attributes of the area identified as the historic center of the City of Flint Hill and to encourage the redevelopment and revitalization of this area as a pedestrian-oriented, downtown including a mix of retail, service, professional and governmental office, restaurant and hospitality, and residential uses as well as to encourage preservation and restoration of the historic character of the buildings, streetscapes and surrounding public and private spaces within the area.”

- Include details showing building design and building placement and how those take into account the site, the surrounding area and the purposes of the DSD.

- (2) “Design and building placement must incorporate the environmental features as defined by the Natural Resource Protection Standards.” § 12-A.04.H(c)(2).

- Include details showing building design and building placement and how those take into account the site, the surrounding area and the purposes of the DSD.

- (3) “Design of parking areas must reflect site characteristics and reduce excessive land disturbance by minimizing paved surfaces, utilizing alternative materials and terracing or other similar construction techniques.” § 12-A.04.H(c)(3).

- Show detail regarding parking areas, including, as relevant, materials selected and sensitivity to excessive land disturbance.

(4) "Design of buildings or clusters of buildings should avoid 'monotonous tendencies'." § 12-A.04.H(c)(4).

(5) "Design, orientation and presentation of all buildings visible to the public from an adjoining public right-of-way shall particularly address this elevation(s)." § 12-A.04.H(c)(5).

- Show detail of the design of the building and/or buildings, including, as relevant, neighboring properties, neighboring buildings and adjacent buildings, and how covenants, other regulations, orientation and design inhibit monotonous tendencies.

(6) "Views enjoyed by surrounding properties shall be maximally preserved, where possible, through accommodations in the mass, bulk and height of structures." § 12-A.04.H(c)(6).

- Show sufficient detail of the orientation, height and placement of buildings to enable the Board to evaluate views of the buildings and from the buildings.

(7) "Orientation of buildings shall consider, at least, natural lighting qualities and benefits." § 12-A.04.H(c)(7).

- Show landscaping details, heights and orientation of the building and/or buildings and how such details can be preserved (through covenants and/or deed restrictions and/or design).

(8) "Landscaping materials must be utilized as part of any improvement and should complement the exterior color and treatments of the buildings located on the lot." § 12-A.04.H(c)(8).

- Show landscaping details, color and treatments of the building and/or buildings and how such details can be preserved (through covenants and/or deed restrictions and/or design).

3. Attach proposed deed restrictions, protective covenants, and/or homeowner's association articles of incorporation and bylaws.

FEE: _____ DATE PAID: _____ CHECK # _____

NOTE: This Application will be reviewed for decision only after this form is completed, the applicable fee is received, and such other requirements of applicable City ordinances are satisfied.

Applicant's Signature

Date

Owner's Signature

Date

Owner's Signature

Date

DATE SUBMITTED: _____

NOTE: By affixing signatures hereto, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning and subdivision regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

Architectural Review Completed on _____

Details on approved elements as submitted are to be noted on this Application and, by signature of the Applicant and Owner below, the Applicant and Owner agree to conform in development of the Site to the approved elements.

AGREED on this ____ day of _____, in the year _____:

Applicant: _____

Owner: _____