

THE KEYSTONE DESIGN REVIEW BOARD

April 2, 2007

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:05 p.m. in the Neighbourhood Company conference room on Monday, April 2, 2007.

Board Members Present Were;

Randy May, Chairman
Paul Duxbury, Member
Gene Baker, Member
Todd Weber, Member
Ken O'Bryan, Member

II. Approve Previous Meeting Minutes – March 19, 2007

The previous minutes dated March 19, 2007 were reviewed and approved as presented.

III. Lot 28 Elk Run – Schematic Review (Gwen Wheeler Architect)

The Keystone Design Review Board reviewed and approved the schematic phase for Lot 28 at Elk Run with the following comments:

- Ensure that the roof plans and floor plans match up.
- Resolve the issue at the east gable on the roof plan.
- Provide a 3D model at the next review.
- Modify the details of the chimney on the north elevation.
- Ensure that all areas of the house do not encroach the set back.
- Add a bend in the driveway to achieve 15' driveway encroachment.
- Relocate the chemical toilet to inside the property and out of the road right-of-way.
- Specify how the perimeter drain will be terminated.
- Break up the large wall plane at the east elevation garage.
- Vary the height of the wainscoting.
- The small windows on the west and east elevations don't seem to fit with the overall architecture of the building.
- Look at increasing the proposed grade 1 – 1.5 feet so that it grades away from the home into the drainage ditch.
- The preliminary submittal must be received in our office on or before 1pm on Monday April 23, 2007 for review at the April 30, 2007 meeting.

IV. Lot 41 Elk Run – Orientation (Larry, LGC Architect)

The Keystone Design Review Board met with Larry Cohen of LGC Architecture to discuss Lot 41 at Elk Run. Mr. Cohen has been newly assigned to this project to help move it in the right direction. He was provided a copy of the Elk Run guidelines and given a brief overview of the history of the project. He was asked to provide a surveyed site plan including existing trees, setbacks, elevations and existing and proposed grades. Mr. Cohen will submit a revised schematic phase of the home reflecting a prominent entry and wall planes that step in as the house rises. The board emphasized that significant changes, in accordance with the design guidelines, need to be made to the home in order for an official review.

V. Lot 21 Elk Run – Schematic Review (Steve Harrison, Architect)

The Keystone Design Review Board reviewed schematic phase for Lot 21 at Elk Run. The Board would like to see the schematic phase again due to the following reasons:

- Provide all the items required for the schematic review including a site plan.
- Look at redesigning the roof to reduce volume creating more useable space.
- There appears to be three areas around the home of water drainage trapping.

- The board will review the Schematic phase again on April 30, 2007 if a submittal is received by 1pm on Monday, April 23, 2007.

VI. Lot 17 Settlers Creek – Schematic Review (Steve Harrison, Architect)

The Keystone Design Review Board reviewed the schematic phase for Lot 17 at Settlers Creek. The Board would like to review the schematic phase again due to the following reasons:

- Rework the garage and driveway location.
- The driveway should be 15' away from the property line at the road and driveway intersection.
- Provide a site plan with grading.
- See page 23 regarding Design and Configuration. Homes need to step with the natural contours of the lot.
- The board will review the Schematic phase again on April 30, 2007 if a submittal is received by 1pm on Monday, April 23, 2007.

VII. Lot 13 Settlers Creek – Schematic Review (John & Dave, Euthenics West Architecture)

The Keystone Design Review Board reviewed and approved the schematic phase for Lot 13 at Settlers Creek with the following comments:

- Step the long unbroken ridge line of the roof down.
- The use of metal siding is still too significant and needs to be used in accent areas only.
- The only allowed stone in this neighborhood is Arkansas River Moss Rock.
- Add landscape screening around the hot tub.
- The Board will review the preliminary phase on April 30, 2007 if the submittal is received by 1pm on Monday, April 23, 2007.

VIII. Lot 14 Settlers Creek – Review prior to 4/23/07 Schematic (Dick Clark, Solar One Builders)

The Keystone Design Review Board reviewed the initial submittal for Lot 14 at Settlers Creek and provided the following feedback:

- The entry needs to be the dominant feature of the house (see section H, page 31 of the design guidelines).
- Openings for windows and doors shall be designed in proportion to the structure and form of the residence. (see section G, page 30 of the design guidelines).
- When two-story homes are proposed, the second floor shall be limited to a maximum of 75% of the first floor area. While you may meet this requirement by calculation, the intent of the rule is not being met as three of the four walls of the home are large, unbroken wall planes. The house should step towards the back of the lot along with the slope of the site (see section C, page 24 & 25 of the design guidelines).
- There are issues with the continuous five foot moss rock band around the house. (see section F, page 28 & 29 of the design guidelines).
- The Dutch hip is out of character and inconsistent with the rest of the house.
- All construction staging must be within the property line.
- The Board will review the schematic phase on April 30, 2007 if the submittal is received by 1pm on Monday, April 23, 2007.

IX. Lot 4 Keystone Ranch – Addition/Remodel (Randy Hodges Architect)

The Board reviewed the initial submittal for an addition/remodel at Lot 4 of the Keystone Ranch. While the Board is supportive of the remodel it is not able to approve it because the improvements are being proposed outside the property line. This is regardless of the fact that areas of the home already exist outside the property line. All additions need to be made within the building envelope unless prior approval is obtained from the Homeowners Association. It also appears that if approved, access to the areas of the site will occur on common area. This is also not allowed without prior written approval from the Homeowners Association. The Board will review this application at the April 23, 2007 meeting if written approval from the Homeowners Association is provided at that time.

X. Slifer, Smith and Frampton – Sign Application

The Board denied the “Open House” sign application from Slifer, Smith and Frampton because it does not fit within the criteria of Section 2.9 relating to Real Estate Signs. The Board reviewed the Sign Code and found no other section in which this sign could be approved.

XI. Lot 11 Elk Run – Set Back Question (Guss Boughton)

The Board reviewed and discussed the potential for a change to the set back on Lot 11 at Elk Run. After some discussion it was determined that Mr. Boughton should provide a tree locate so that the Board can understand the existing landscaping in the area prior to making a final determination. Mr. Boughton provided written approval from the owner of Lot 12 but will still need to provide written approval from the owner of Lot 10.

XII. Adjournment

The next meeting will be delayed until April 23, 2007 due to Spring Break vacations. The meeting was adjourned at 4:15 pm.