

NOTE: The Plan Commission-Architectural Review Board Meeting will be held **both IN-PERSON and VIRTUALLY** via Zoom.

Individuals may attend the meeting in-person or virtually via Zoom. Doors will open 30 minutes prior to the start of each meeting. Due to the ongoing pandemic, occupancy will be limited to 30 attendees per meeting in order to accommodate social distancing. While masks are recommended, proof of vaccination will be required for individuals who do not wish to wear a mask. Failure to provide proof of vaccination will require a mask to be worn while in City Hall.

Hi there,

You are invited to a Zoom webinar.

When: May 16, 2022 05:30 PM Central Time (US and Canada)

Topic: 05/16/2022 PC/ARB Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85052871753>

Or One tap mobile :

US: +13017158592,,85052871753# or +13126266799,,85052871753#

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Webinar ID: 850 5287 1753

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**Persons interested in making their views known on any matter on the agenda should send an email with their comments to: [akrane@claytonmo.gov](mailto:akrane@claytonmo.gov). All comments received will be distributed to the entire Commission/Board before the meeting.**

**CITY PLAN COMMISSION/  
ARCHITECTURAL REVIEW BOARD MEETING**  
05/16/2022 - 5:30 PM

CITY HALL CHAMBERS – 10 N. BEMISTON AVENUE  
CLAYTON, MO 63105

Applications and Plans available at [www.claytonmo.gov/PendingApplications](http://www.claytonmo.gov/PendingApplications)

For further information contact Anna Krane at 314-290-8459

## **AGENDA**

### **ROLL CALL**

**MINUTES** – Regular meeting of 05/02/2022

### **NEW BUSINESS**

~~**1. 632 AUDUBON DRIVE – ARCHITECTURAL REVIEW – RESIDENTIAL ADDITION**~~

~~Consideration of a request by Terry Bernstein, Owner, for the review of a proposed screened porch and pergola above an existing below-grade garage. Removed from agenda at request of applicant 5/11/2022~~

**2. 20 RIDGEMOOR DRIVE – ARCHITECTURAL REVIEW – EXTERIOR ALTERATION**

Consideration of a request by Pedro Soares, Owner, for the review of the design and materials associated with the replacement of a retaining wall extending into the front yard.

**3. 750 WENNEKER DRIVE – ARCHITECTURAL REVIEW – EXTERIOR ALTERATION**

Consideration of a request by Bryan Law, Applicant, on behalf of James Zeng, Owner, for the review of the design and materials associated with the location of roof mounted solar array systems.

**4. 14-A NORTH MERAMEC AVENUE – CONDITIONAL USE PERMIT – RESTAURANT CUP**

Consideration of a request by Ashley Morrison, Applicant/Tenant, for the review of a Conditional Use Permit for a restaurant measuring 1,550 square feet and known as Ivy Café.

**5. 8120 KINGSBURY BOULEVARD – SITE PLAN REVIEW – NEW RESIDENTIAL**

Consideration of a request by Linda Clark, MRM Manlin Development Group, Applicant, on behalf of 8140 Kingsbury LLC, Owner, for the review of the design and materials associated with a new 4,570 square-foot, two-story single-family residence.

**6. 8120 KINGSBURY BOULEVARD – ARCHITECTURAL REVIEW – NEW RESIDENTIAL**

Consideration of a request by Linda Clark, MRM Manlin Development Group, Applicant, on behalf of 8140 Kingsbury LLC, Owner, for the review of the design and materials associated with a new 4,570 square-foot, two-story single-family residence.

**7. 8250 FORSYTH BOULEVARD – PLAN COMMISSION REVIEW – PLAT**

Consideration of a request by Grimes Consulting, Inc., Applicant, on behalf of Steve Metherd, Midas Enterprises, Owner, for review of a Lot Consolidation Plat for a mixed-use planned development.

## **PUBLIC HEARING**

### **1. 7814-7820 FORSYTH BOULEVARD, 4-8, 10, 14-16, 18-22 SOUTH CENTRAL AVENUE – REZONING – NEW MIXED-USE**

Consideration of a request by David W. Kehm, HDA Architects, Applicant, on behalf of Steve Metherd, MG Clayton Acquisition, LLC, Owner, for a recommendation to the Board of Aldermen for the rezoning of the above addresses from HDC High Density Commercial District and Northeast Downtown Overlay District to Planned Unit Development to allow for the construction of a new mixed-use development including hotel, condominium, retail, event, and structured parking uses.

### **2. 7814-7820 FORSYTH BOULEVARD, 4-8, 10, 14-16, 18-22 SOUTH CENTRAL AVENUE – PLANNED UNIT DEVELOPMENT – NEW MIXED-USE**

Consideration of a request by David W. Kehm, HDA Architects, Applicant, on behalf of Steve Metherd, MG Clayton Acquisition, LLC, Owner, for a recommendation to the Board of Aldermen for the rezoning of the above address to Planned Unit Development to allow for the construction of a new mixed-use development including hotel, condominium, retail, event, and structured parking uses.

### **3. 7814-7820 FORSYTH BOULEVARD, 4-8, 10, 14-16, 18-22 SOUTH CENTRAL AVENUE – SITE PLAN REVIEW – NEW MIXED-USE**

Consideration of a request by David W. Kehm, HDA Architects, Applicant, on behalf of Steve Metherd, MG Clayton Acquisition, LLC, Owner, for the review of the Site Plan associated with the construction of a new mixed-use development including hotel, condominium, retail, event, and structured parking uses.

### **4. 7814-7820 FORSYTH BOULEVARD, 4-8, 10, 14-16, 18-22 SOUTH CENTRAL AVENUE – PLAN COMMISSION REVIEW – PLAT**

Consideration of a request by Stock & Associates Consulting Engineers, Inc., Applicant, on behalf of Steve Metherd, MG Clayton Acquisition, LLC, Owner, for review of a Lot Consolidation Plat for a mixed-use planned development.

### **5. 7814-7820 FORSYTH BOULEVARD, 4-8, 10, 14-16, 18-22 SOUTH CENTRAL AVENUE – ARCHITECTURAL REVIEW– NEW MIXED-USE**

Consideration of a request by David W. Kehm, HDA Architects, Applicant, on behalf of Steve Metherd, MG Clayton Acquisition, LLC, Owner, for the review of the design and materials associated with the construction of a new mixed-use development including hotel, condominium, retail, event, and structured parking uses.

## **ADJOURNMENT**

Agenda topics may be deleted at any time prior to the Plan Commission/Architectural Review Board Meeting without further notice. To inquire about the status of agenda topics, call 314-290-8450 or 314-290-8453. Subject to a motion duly made in open session and a roll call vote pursuant to Section 610.022, the Plan Commission/ARB may hold a closed meeting, with a closed vote and record, for one or more of the reasons as authorized by Section 610.021(1), (2) and (3) RSMO, relating to legal issues, real estate and/or personnel, negotiation of a contract pursuant to Section 610.021(12) RSMO., and/or proprietary information pursuant to Section 610.021(15).