

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: Jun 6, 2022 05:30 PM Central Time (US and Canada)

Topic: 06/06/2022 PC/ARB Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87875166322>

Or One tap mobile :

US: +19292056099,,87875166322# or +13017158592,,87875166322#

Or Telephone:

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Webinar ID: 878 7516 6322

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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. All comments received will be distributed to the entire Commission/Board before the meeting.

**CITY PLAN COMMISSION/
ARCHITECTURAL REVIEW BOARD MEETING**

06/06/2022 - 5:30 PM

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

Applications and Plans available at www.claytonmo.gov/PendingApplications

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

AGENDA

ROLL CALL

MINUTES – Regular meeting of 05/16/2022

DISCUSSION

1. STORAGE USE

Consideration of a request by Mark Mehlman for a presentation and discussion of indoor storage uses not currently allowed in commercial districts within the City.

OLD BUSINESS

1. 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.

2. 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.

3. 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.

4. 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.

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.

NEW BUSINESS

1. 716 FRANCIS PLACE – ARCHITECTURAL REVIEW – EXTERIOR ALTERATION

Consideration of a request by Robert Cormier, Owner, for the review of a proposed front yard retaining wall.

2. 7439 BUCKINGHAM AVENUE – ARCHITECTURAL REVIEW – EXTERIOR ALTERATION

Consideration of a request by Bob Lapides, Applicant, on behalf of Richard Perrin and Jacqueline Payton, Owners, for the review of the design and materials associated with the construction of a covered front porch.

3. 7923 FORSYTH BOULEVARD – CONDITIONAL USE PERMIT – RESTAURANT CUP

Consideration of a request by Jim Kellogg, Applicant/Tenant, for the review of a Conditional Use Permit for a shared ghost kitchen providing carry-out restaurant service.

4. 7801 FORSYTH BOULEVARD – CONDITIONAL USE PERMIT – DRIVE-THROUGH

Consideration of a request by Amanda Norris, Applicant/Architect, on behalf of M1 Bank, Owner, for review of a Conditional Use Permit to allow for the continued use of a drive through in a new location and the addition of a second lane.

5. 7801 FORSYTH BOULEVARD – ARCHITECTURAL REVIEW – EXTERIOR ALTERATION

Consideration of a request by Amanda Norris, Applicant/Architect, on behalf of M1 Bank, Owner, for review of the design and materials associated with exterior renovations to the existing building and site.

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).