

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.

Hi there,

You are invited to a Zoom webinar.

When: Sep 16, 2024 05:30 PM Central Time (US and Canada)

Topic: 09/16/2024 PC/ARB Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87413264046>

Or One tap mobile :

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+1 386 347 5053 US

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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 rhelle@claytonmo.gov. All comments received will be distributed to the entire Commission/Board before the meeting.



Interested in receiving the City's weekly e-newsletter, which includes regular development updates and more? Scan this QR code or visit claytonmo.gov/connect to sign up today!

scan this QR code to visit the City's Pending Applications page and view the applications and plans for the upcoming meeting!



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

09/16/2024 - 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 Ryan Helle at 314-290-8450

AGENDA

ROLL CALL

MINUTES – Regular meeting of 09/03/2024

NEW BUSINESS

1. 176 Carondelet Plaza – Plan Commission – Restaurant CUP

Consideration of a request by Craig LaBoube, Applicant, on behalf of Rooster, Tenant, for review of a Conditional Use Permit for operation of a new restaurant.

2. 801 Seminary Place – Plan Commission – Institutional CUP

Consideration of a request by Angie Eslinger, Applicant, on behalf of Concordia Seminary, Owner, for review of a Conditional Use Permit to construct new residences and parking on the subject property.

3. 801 Seminary Place – Site Plan Review – New Residential

Consideration of a request by Angie Eslinger, Applicant, on behalf of Concordia Seminary, Owner, for Site Plan Review of new residences and parking on the subject property.

4. 801 Seminary Place – Architectural Review – New Residential

Consideration of a request by Angie Eslinger, Applicant, on behalf of Concordia Seminary, Owner, for review of design and materials associated with new residences and parking on the subject property.

PUBLIC HEARING

1. 801 Seminary Place – Chapter 410 Overlay and Urban Design Zoning Districts - Text Amendment

Consideration of a proposed amendment to the City’s zoning regulations to establish a university athletic campus overlay district, known as the Big Bend Overlay, for the western half of the lot addressed 801 Seminary Place, to establish definitions, regulations, and the boundary of the district.

2. 801 Seminary Place – Plan Commission – Rezoning

Consideration of a proposed amendment to the City’s Zoning Map to rezone a portion of the property addressed 801 Seminary Place and establish the boundary of the proposed university athletic campus overlay district, known as the Big Bend Overlay.

3. 6500 Forsyth Boulevard – Chapter 410 Overlay and Urban Design Zoning Districts - Text Amendment

Consideration of a proposed amendment to the City’s zoning regulations to establish a university residential campus overlay district, known as the South 40 Overlay, for the property addressed 6500 Forsyth Boulevard, to establish definitions, regulations, and the boundary of the district.

4. 6500 Forsyth Boulevard – Plan Commission – Rezoning

Consideration of a proposed amendment to the City’s Zoning Map to rezone the property addressed 6500 Forsyth Boulevard and establish the boundary of the proposed university residential campus overlay district, known as the South 40 Overlay.

OLD BUSINESS

1. 139 North Bemiston Avenue – Architectural Review – New Duplexes

Consideration of a request by Zachary Ebberts, Architect, on behalf of Douglas Bemiston LLC, Owner, for architectural review of two new duplex condominiums.

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 314-290-8459. 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).