

MINUTES  
CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD  
September 16, 2024  
CITY HALL CHAMBERS/ZOOM MEETING

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met on the above date at 5:30 p.m. at the CITY HALL CHAMBERS/via ZOOM meeting. Upon roll call, the following responded:

PRESENT

Steve Lichtenfeld, Chair  
Bridget McAndrew, Aldermanic Representative  
Helen DiFate  
Kami Waldman  
Jim Arsenault  
David Gipson, City Manager

ABSENT

Bob Denlow

ALSO IN ATTENDANCE

Anna Krane, Director of Planning & Development  
Ryan Helle, Planner  
Hobie Kropp, Plan Technician  
Stephanie Karr, City Attorney

MINUTES

Regular meeting of 09/03/2024

Bridget McAndrew made a motion to approve with corrections. Helen DiFate seconded the motion. The motion carried unanimously.

NEW BUSINESS

**1. 176 Carondelet Plaza – Plan Commission – Restaurant CUP (00:01:03)**

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.

Ryan Helle provided a summary of the staff report with a recommendation that the Plan Commission recommend approval of the CUP to the Board of Alderman as submitted. David Bailey was present on behalf of the application. PC-ARB discussed the item with the project representative. Bridet McAndrew made a motion to recommend approval of the CUP to the Board of Alderman as submitted. Helen DiFate seconded the motion. The motion carried unanimously.

**2. 801 Seminary Place – Plan Commission – Institutional CUP (00:07:25)**

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.

Ryan Helle provided a summary of the staff report with a recommendation that the Plan Commission hear the proposal, take public comment, and provide comments for further revision. Angie Esslinger, Jordan Wilkinson, and Alyssa Burkemper were present on behalf of the application. PC-ARB discussed the item with the project representatives. Public comments were heard. Bridget McAndrew made a motion to continue the item to a later date. Helen DiFate seconded the motion. The motion carried unanimously.

3. **801 Seminary Place – Site Plan Review – New Residential (00:35:46)**

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

Ryan Helle provided a summary of the staff report with a recommendation that the Plan Commission hear the proposal, take public comment, and provide comments for further revision. Angie Esslinger, Jordan Wilkinson, and Alyssa Burkemper were present on behalf of the application. PC-ARB discussed the item with the project representatives. Public comments were heard. Bridget McAndrew made a motion to continue the item to a later date. Helen DiFate seconded the motion. The motion carried unanimously.

4. **801 Seminary Place – Architectural Review – New Residential (01:10:56)**

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

Ryan Helle provided a summary of the staff report with a recommendation to approve with the condition that the plans be revised to identify the location and screening materials for HVAC units. Angie Esslinger, Jordan Wilkinson, and Alyssa Burkemper were present on behalf of the application. PC-ARB discussed the item with the project representatives. Public comments were heard. Bridget McAndrew made a motion to continue the item to a later date. Helen DiFate seconded the motion. The motion carried unanimously.

A ten-minute recess was held from 7:00 p.m. to 7:10 p.m.

Public Hearing (01:27:01)

The Public Hearing was opened with a presentation applicable to all items. The public hearing opened at 7:11 p.m. Anna Krane provided a summary presentation of the overlay districts background and project description. Items 3 and 4 were presented prior to items 1 and 2.

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.

Anna Krane provided a presentation of the Big Bend Overlay (02:49:01). PC-ARB discussed the items (03:03:36). Public comments were heard. (03:16:59). Bridget McAndrew made a motion to recommend items 1 and 2 pertaining to 801 Seminary Place to a later date. Helen DiFate seconded the motion. The motion carried unanimously.

**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.

Anna Krane provided a presentation of the South 40 Overlay (01:41:32). PC-ARB discussed the items (02:04:05). Public comments were heard. (02:26:19). Bridget McAndrew made a motion to recommend items 3 and 4 pertaining to 6500 Forsyth Boulevard to a later date. Helen DiFate seconded the motion. The motion carried unanimously.

OLD BUSINESS

**1. 139 North Bemiston Avenue – Architectural Review – New Duplexes (04:16:57)**

Consideration of a request by Zachary Ebbers, Architect, on behalf of Douglas Bemiston LLC, Owner, for Site Plan Review of two new duplex condominiums.

Ryan Helle provided a summary of the staff report with a recommendation to approve as submitted. Helen DiFate recused herself from this item. Tyler Stephens, Architect, and Doug Cohen, Developer, were present on behalf of the project. PC-ARB discussed the item with the project representatives. Public comments were heard. Bridget McAndrew made a motion to approve as submitted. Jim Arsenault seconded the motion. The motion did not carry unanimously.

ADJOURNMENT

The meeting adjourned at 10:48 p.m.