

MINUTES  
CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD  
October 7, 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  
Bob Denlow  
Bridget McAndrew, Aldermanic Representative  
Helen DiFate  
Kami Waldman  
Jim Arsenault  
David Gipson, City Manager

ABSENT

N/A

ALSO IN ATTENDANCE

Anna Krane, Director of Planning & Development  
Andrea Muskopf, Assistant City Manager  
Stephanie Karr, City Attorney

MINUTES

Regular meeting of 09/16/2024

Bob Denlow made a motion to approve the minutes as submitted. Bridget McAndrew seconded the motion. The motion carried unanimously.

OLD BUSINESS

**1. 801 Seminary Place – Plan Commission – Institutional CUP (00:01:26)**

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.

Anna Krane introduced the item. Angie Esslinger and Jared Wilson were present on behalf of the project and provided a presentation of changes from the previous meeting. PC-ARB discussed the item with the project representatives. Public comments were heard. Bob Denlow made a motion to recommend approval of the CUP to the Board of Alderman as submitted. Briget McAndrew seconded the motion. The motion carried unanimously.

**2. 801 Seminary Place – Site Plan Review – New Residential (00:31:47)**

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.

Angie Esslinger and Jared Wilson were present on behalf of the project and provided a presentation of changes from the previous meeting. PC-ARB discussed the item with the project representatives. Public comments were heard. Bob Denlow made a motion to approve with the following conditions:

1. The applicant shall file a deed restriction noting the location and maintenance requirements of the stormwater detention basins and submit proof of filing prior to approval of a building permit.
2. The applicant shall either revise the landscape plan to meet the caliper inch requirements or shall compensate the City Forestry Fund per the requirements of Section 405.4110.C.2
3. The building permit submission shall include the location of new utilities and specifications for chosen light fixtures.
4. The applicant shall address any remaining landscape or SWPPP comments prior to approval of a building permit.

Bridget McAndrew seconded the motion. The motion carried unanimously.

**3. 801 Seminary Place – Architectural Review – New Residential (00:57:33)**

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.

Items 4 and 5 were considered together **(01:20:04)**.

Angie Esslinger and Jared Wilson were present on behalf of the project and provided a presentation of changes from the previous meeting. PC-ARB discussed the item with the project representatives. Public comments were heard. Bob Denlow made a motion to approve with the following condition:

1. The plans shall be revised to show the location of HVAC units on the architectural elevation.

Bridget McAndrew seconded the motion. The motion carried unanimously.

Items 4 and 5 were presented together **(01:20:30)**

**4. 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.

**5. 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 summary of the updates to the Big Bend Overlay District from the previous meeting. PC-ARB discussed the items. Public Comments were heard (02:51:12) Bob Denlow made a motion to recommend approval of item 4 to the Board of Alderman. Bridget McAndrew seconded the motion. The motion carried unanimously. A ten-minute break was held from 9:40 p.m. to 9:50 p.m. Bob Denlow made a motion to recommend approval of item 5 to the Board of Alderman. Bridget McAndrew seconded the motion. The motion carried unanimously.

Items 6 and 7 were considered together **(04:11:59)**

**6. 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.

**7. 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 summary of the updates to the South 40 Overlay District from the previous meeting. PC-ARB discussed items 6 and 7. Public comments were heard. Bob Denlow made a motion to recommend approval of item 6 to the Board of Alderman. Bridget McAndrew seconded the motion. The motion carried unanimously. Bob Denlow made a motion to recommend approval of item 7 to the Board of Alderman. Bridget McAndrew seconded the motion. The motion carried unanimously.

**ADJOURNMENT**

The meeting adjourned at 10:16 p.m.