



**Plan Commission and
Architectural Review Board**

2013 ANNUAL REPORT

Mayor and Board of Aldermen

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INTRODUCTION

The Plan Commission and Architectural Review Board (PC/ARB) are two distinct boards that are composed of the same members and hold joint meetings the first and third Monday of the month. The PC/ARB is responsible for rendering decisions and making recommendations to the Board of Alderman on a variety of development projects and amendments to the Zoning Code.

The Plan Commission reviews and makes recommendations to the Board of Aldermen regarding Conditional Use Permits, subdivision plats, rezonings and amendments to the Land Use Code. The Plan Commission is also charged with reviewing and approving site plans and boundary adjustments.

The Architectural Review Board assures that new construction, renovations and façade changes are of high quality design and materials, and in conformity with the style and design of surrounding structures. The Architectural Review Board reviews the design and materials associated with new construction, additions, alterations and improvements to existing structures.

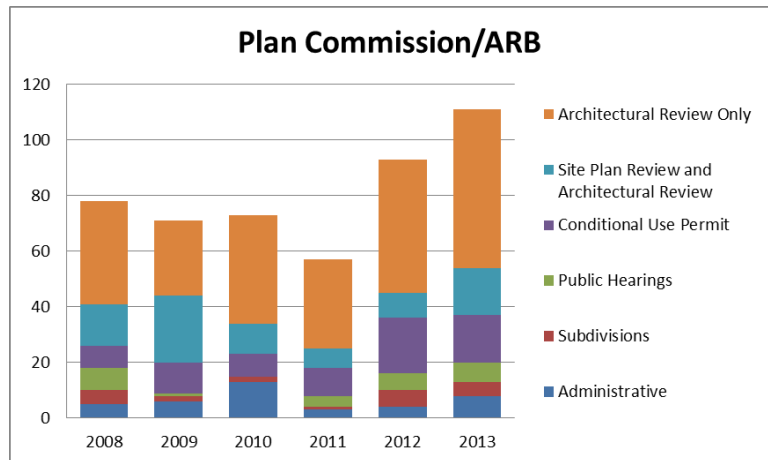
In 2013, the PC/ARB considered 106 applications (a 6-year high) for a variety of projects. Some notable projects include:

Development Review

- 8321 Maryland Avenue—approval of the redevelopment of an existing surface parking lot for a 5/3 Bank branch and retail structure.
- 216 North Meramec Avenue—approval of renovations and an addition to the old Danielle Hotel to be occupied by Hampton Inn.
- 8101 Clayton Road—approval of the renovation and alteration of the former Linens ‘N’ Things building to be occupied by CVS Pharmacy.
- Approval of 1,134 solar panels to be located on nine Clayton School District buildings.

Text Amendments

- Adoption of the Maryland Gateway Overlay District and design guidelines for drive-throughs.
- Revisions to the Outdoor Dining Standards to allow logos on umbrellas, optional pedestrian barriers, and two-year Outdoor Dining permits.
- Amendments to the Parking Regulations exempting theaters under 10,000 square feet and retail establishments under 3,000 that located Downtown from providing off-street parking.
- Amendment to the Sign Regulations to allow temporary window signs up to nine square feet in size to be displayed up to 30 consecutive days.



“Public Hearings” include text amendments, plan adoption, rezonings, Planned Unit Development and Special Development Districts. “Administrative” includes city business and time extension approvals.

YEAR IN REVIEW

The following is a comprehensive list of the projects considered by the PC/ARB in 2013. All projects were approved or recommended for approval to the Board of Alderman unless otherwise noted. Staff believes all actions of the PC/ARB have been in conformance with the goals and policies of the City's adopted Master Plan and Zoning Regulations.

Administrative

In 2013, the Plan Commission and Architectural Review Board amended the Outdoor Dining Standards as they pertained to umbrellas, pedestrian barriers and permitting. Planning staff gave a presentation on regulations pertaining to front yard fences, and a presentation was given by Fred Merrill of Sasaki Associates regarding the Downtown Clayton Master Plan. The PC/ARB also held four discussion sessions with City staff regarding different elements of the Land Use Code and Missouri Revised statutes.

Public Hearings

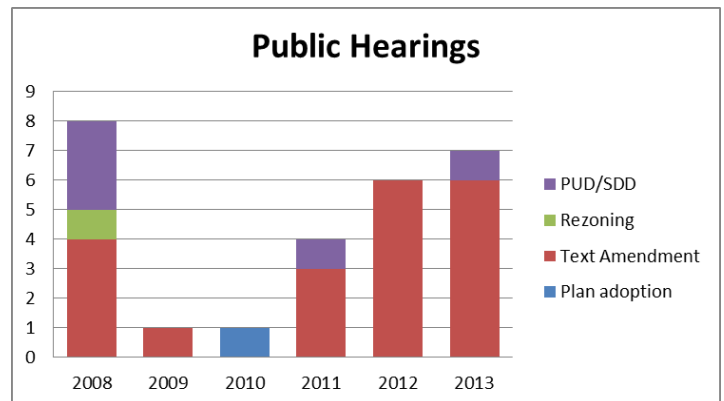
During 2013, the Plan Commission held one public hearing for a Planned Unit Development, and six for text amendments to the City's Zoning Regulations. The Plan Commission recommended to the Board of Aldermen approval of five text amendments, and four were subsequently approved by the Board of Aldermen.

Planned Unit Development

- 216 North Meramec Avenue—Hampton Inn

Text Amendments

- Adoption of the Maryland Gateway Overlay District.
- Amendment to the Maryland Gateway Overlay District boundaries removing the property at 8260 Forsyth Boulevard (**recommended denial**).
- Amendments to the Parking Regulations exempting theaters under 10,000 square feet and retail establishments under 3,000 that located Downtown from providing off-street parking.
- Amendment to the Sign Regulations to allow temporary window signs up to nine square feet in size to be displayed up to 30 consecutive days.
- Amendment to the Zoning Regulations to allow drive-through establishments for pharmacies as a conditionally permitted use in the C-2 General Commercial Zoning District.
- Amendment to the Sign Ordinance to allow special event signs in commercial zoning districts.



Conditional Use Permits

The Plan Commission considered 17 applications for Conditional Use Permits and recommended to the Board of Alderman approval of 16 requests including 5 restaurants, 7 commercial/institutional uses and 3 residential second units, all of which were approved by the Board of Aldermen.

Institutional and Commercial

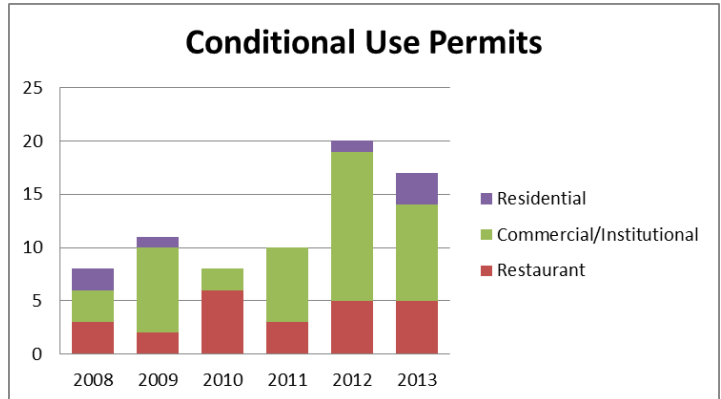
- 507 South Hanley Road—Fitness studio (Gateway Crossfit)
- 801 Seminary Place—Surface parking lot and connector drive (Concordia & Fontbonne) **(Tabled)**
- 6602 Alamo Avenue—Amendment to Conditional Use Permit—Parking Lot **(Recommended Denial)**
- 6633 Clayton Road—Funeral Home/Banquet Hall (Ambruster Great Hall)
- 7731 Clayton Road—Fitness Studio (Clayton Pilates Studio)
- 7901 Clayton Road—Fitness studio (Fuel)
- 8101 Clayton Road—Drive through (CVS)
- 8113 Maryland Avenue—Package Liquor Store (Craft Beer Cellar)
- 8321 Maryland Avenue—Financial Institution (5/3 Bank) and retail structure

Restaurant

- 137 Carondelet Plaza—801 Chophouse
- 6344 South Rosebury Avenue—Seedz Café
- 7639 Wydown Boulevard—Bar Les Freres
- 7726 Forsyth Boulevard—Tani Sushi Bistro
- 8025 Bonhomme Avenue—Edmonds Parkside Grill

Residential (Second Units)

- 12 Brentmoor Park
- 29 Hillvale Drive
- 7424 Buckingham Drive



Subdivisions

In 2013, the Plan Commission reviewed and approved two applications for Boundary Adjustments, and recommended to the Board of Aldermen approval of two Lot Consolidations and one Subdivision Plat.

Boundary Adjustment

- 47 Arundel Place
- 7900 Carondelet Avenue

Lot Consolidation

- 8455 Maryland Avenue
- 123-125 Gay Avenue

Subdivision Plat

- 222 North Brentwood Boulevard

Site Plan Review & Architectural Review

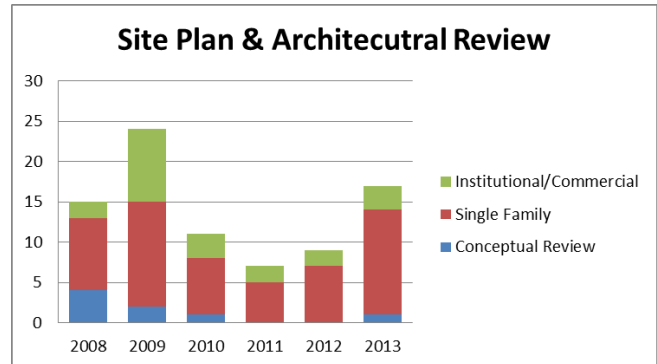
In 2013, the Plan Commission considered 16 applications for site plan review including 11 new single-family homes, 2 single-family additions, and 3 institutional/commercial projects. Each of these projects also required separate approval by the Architectural Review Board.

Single-Family

- 45 Arundel Place
- 67 Arundel Place
- 127 Lancaster Drive
- 225 North Bemiston Avenue
- 322 North Central Avenue
- 901 Audubon Drive
- 7419 Buckingham Drive
- 7545 Westmoreland Avenue
- 7545 Westmoreland Avenue (Amended)
- 8126 Westmoreland Avenue
- 8137 Kingsbury Boulevard

Single-Family Addition

- 29 Hillvale Drive
- 53 Arundel Drive



Conceptual Review

- 123-125 Gay Avenue—New Single-Family

Institutional and Commercial

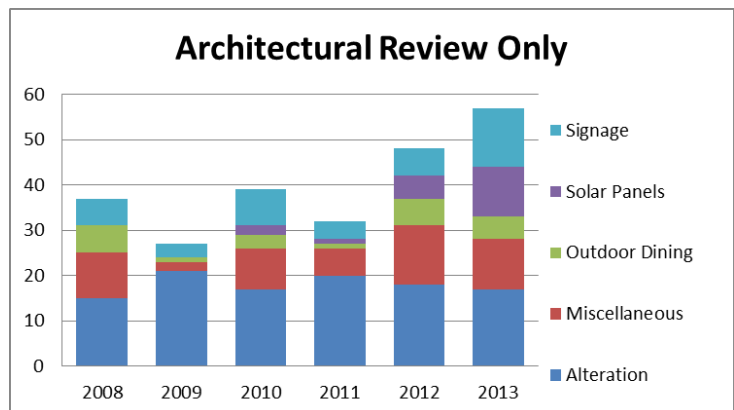
- 216 North Meramec Avenue—Hampton Inn
- 801 Seminary Place—Surface parking lot and connector drive (Concordia & Fontbonne) **(Tabled)**
- 8321 Maryland Avenue—Financial Institution (5/3 Bank) and retail structure

Architectural Review

During 2013, the Architectural Review Board reviewed 57 projects (not including projects that also required site plan review). The ARB reviewed the design and materials of 17 alterations (including façade changes, additions, and renovations), 5 requests for outdoor dining, 13 requests for signage, 11 requests for solar installations, and 11 requests for miscellaneous items (including front yard fences/walls, antennas, landscaping, and public art).

Alteration

- 10 East Brentmoor Park—Single-Family Addition
- 12 South Bemiston Avenue—New Restaurant (Potbelly Sandwich Shop)
- 15 North Meramec Avenue—Commercial alteration **(Denied)**
- 18 Carrswold Drive—Detached Garage
- 22 West Brentmoor Park—Single-Family Addition
- 37 Crestwood Drive—Single-Family Addition
- 400 DeMun Avenue—Site Renovations
- 626 Audubon Drive—Single-Family Addition



- 729 Langton Drive—Amendment to previously approved single-family addition/alteration (**Denied**)
- 729 Langton Drive—Amendment to previously approved single-family addition/alteration
- 6419 Ellenwood Drive—Detached Garage
- 7513 Forsyth Boulevard—Exterior Renovations (Six Eighteen Gallery)
- 7642 Forsyth Boulevard—Commercial alteration
- 8061 Clayton Road—Exterior Alterations and Signage (Dent Devil)
- 8101 Clayton Road—Exterior Alteration & Signage (CVS Pharmacy)
- 8300 Maryland Avenue—Egress door and stairway (Brown Shoe Company)
- 8455 Maryland Avenue—Commercial addition/alteration (Greenstreet)

Outdoor Dining

- 137 Carondelet Plaza—801 Chophouse
- 137 Carondelet Plaza—801 Chophouse-Modification to Outdoor Dining Standards (**Denied**) / Revision to Previously Approved Outdoor Dining Plan
- 6344 South Rosebury Avenue—Seedz Café
- 7726 Forsyth Boulevard—Tani Sushi Bistro
- 8025 Bonhomme Avenue—Edmonds Parkside Grill

Signage

- 101 South Hanley Road—Monument Sign (Interco Tower)
- 124 Gay Avenue—Pole Sign
- 125 Hunter Drive—Ground Sign (Team 1 Auto Body & Glass)
- 889 South Brentwood Boulevard—Wall Sign (Nationwide)
- 6609 Clayton Road—Monument Sign
- 7533 Forsyth Boulevard—Pole sign (Bejing Foot Spa) (**Denied**)
- 7600 Wydown Boulevard—Ground Sign (Z Pizza)
- 7701 Maryland Avenue—Ground Sign (The Journey Church)
- 7733 Forsyth Boulevard—Ground Sign (Pierre Laclede)
- 7821 Maryland Avenue—Monument Sign (St. Louis County Library)
- 7901 Clayton Road—Ground Sign (Fur & Leather Center)
- 7908 Bonhomme Avenue—Re-face a non-conforming sign (**Denied**)
- 8801 Ladue Road—Monument Sign (Colonial Marketplace)

Solar Panels

- 1 Mark Twain Circle—Clayton School District
- 2 Mark Twain Circle—Clayton School District
- 50 Gay Avenue—Clayton School District
- 301 Gay Avenue—Clayton School District
- 305 Gay Avenue—Clayton School District
- 400 South Meramec Avenue—Clayton School District
- 914 Crescent Drive—Residential
- 6345 Northwood Avenue—Clayton School District
- 6454 Alamo Avenue—Residential
- 6500 Wydown Boulevard—Clayton School District
- 7447 Wellington Way—Clayton School District

Miscellaneous

- 27 Wydown Boulevard—Front Yard Fence
- 440 South Brentwood Boulevard—Antenna Installation
- 615 Westwood Drive—Front Yard Retaining Wall
- 6235 Wydown Boulevard—Sound Wall (Forsyth School)
- 6500 Forsyth Boulevard—Front Yard retaining wall (Washington University)

- 6501 Clayton Road—Washington University South Campus field renovations
- 7700 Forsyth Boulevard—Revision to approved wind veil (Centene Garage) (**Denied**)
- 7756 Forsyth Boulevard—Antenna Installation (amendment)
- 8201 Maryland Avenue—Antenna Installation
- 8221 Forsyth Boulevard—Antenna Installation (amendment)
- 8300 Maryland Avenue—Public Art (Brown Shoe Company)