



Plan Commission and Architectural Review Board

2014 ANNUAL REPORT

Mayor and Board of Aldermen

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Ward 1

Joanne Boulton

Richard Lintz

Ward 2

Cynthia Garnholz

Michelle Harris

Ward 3

Alex Berger III

Mark Winings

Plan Commission & Architectural Review Board

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Jim Liberman, Vice Chair

Cynthia Garnholz, Aldermanic Representative (until June)

Mark Winings, Aldermanic Representative (since July)

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City Staff

Susan Istenes, Director of Planning & Development Services

Louis Clayton, Planner

Kathy Scott, Planning Technician/Assistant City Clerk

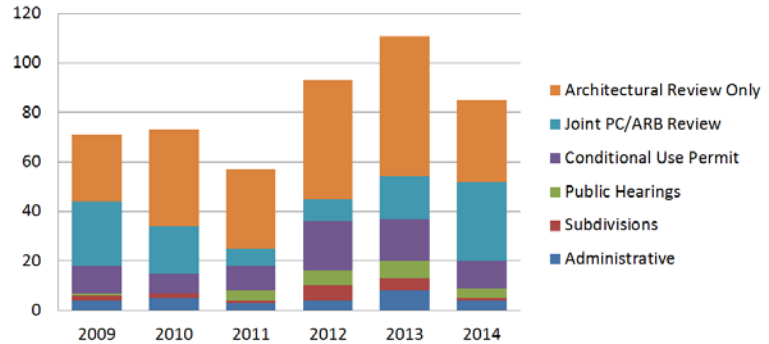
Kevin O'Keefe, City Attorney

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, Planned Unit Developments (PUD) 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 reviews the design and materials associated with new construction, additions, alterations and improvements to existing structures, to assure that proposals are feature high quality design and materials, and are compatible with adjacent structures.

Plan Commission/Architectural Review Board



“Public Hearings” include text amendments, plan adoption, rezonings, Planned Unit Development and Special Development Districts. “Joint PC/ARB Review” includes projects that require site plan review or Planned Unit Development.

YEAR IN REVIEW

In 2014, the PC/ARB considered 84 applications for a variety of projects. Some notable accomplishments include:

- The Crossing (7922 Bonhomme Avenue), a 26-story, 376,109-square-foot mixed-use building containing 9,725 square feet of first floor retail, 250 residential units, and 212 structured parking spaces.
- Conceptual review of four large-scale projects in Downtown totaling over 700 residential units.
- Review and approval of 16 new single family homes (a 7-year high).
- Recommendation of approval to the Board of Aldermen for new Bicycle Parking and Outdoor Dining Regulations.

The following is a comprehensive list of the projects considered by the PC/ARB in 2014. 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 2014, the Plan Commission and Architectural Review Board held four discussion sessions with City staff regarding different elements of the City’s Land Use Code including general provisions, general regulations, non-conforming uses, and off-street parking and loading.

Public Hearings

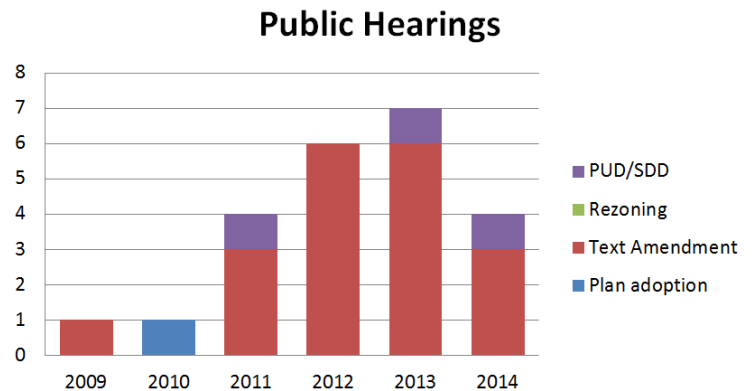
The Plan Commission held multiple public hearings in 2014 regarding a Planned Unit Development and three text amendments to the City’s Zoning Regulations, all of which were subsequently approved by the Board of Aldermen.

Planned Unit Development

- 7922 Bonhomme Avenue—Mixed Use (The Crossing)

Text Amendments

- Bicycle Parking Regulations
- Outdoor Dining Regulations
- Administrative amendments to the Zoning Regulations to clarify existing requirements.



Conditional Use Permits

The Plan Commission considered 11 applications for Conditional Use Permits and recommended to the Board of Alderman approval of 11 requests including 4 restaurants, 6 commercial/institutional uses and 1 residential second unit, all of which were approved by the Board of Aldermen.

Institutional and Commercial

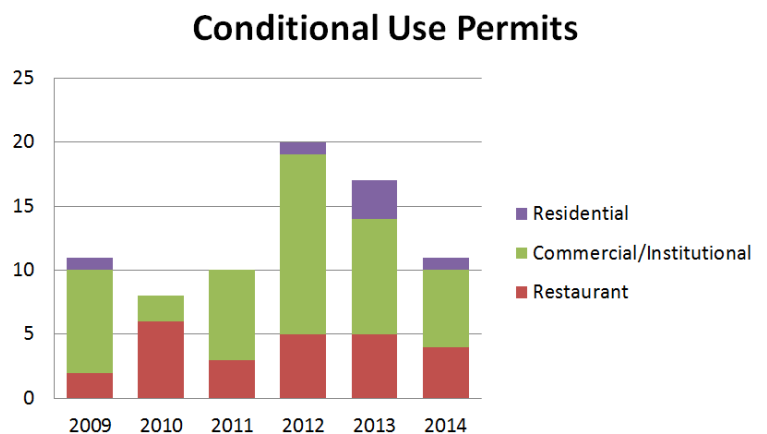
- 7901 Clayton Road—Fitness Studio (Fuel)
- 7801 Forsyth Boulevard—Drive-Through (PNC Bank)
- 7817 Forsyth Boulevard—Package Liquor Store (The Wine Merchant)
- 7900 Carondelet Avenue—St. Louis County Courts-*Continued*
- 6800 Wydown Boulevard—Parking Lot & Connector Drive (Fontbonne & Concordia)-*April & July*

Restaurant

- 7710 Forsyth Boulevard—Cantina Laredo
- 7810 Forsyth Boulevard—Sauce of the Side
- 19 North Bemiston Avenue—House of Wong
- 16 North Meramec Avenue—Tribeca

Residential (Second Units)

- 1 Forest Ridge Drive

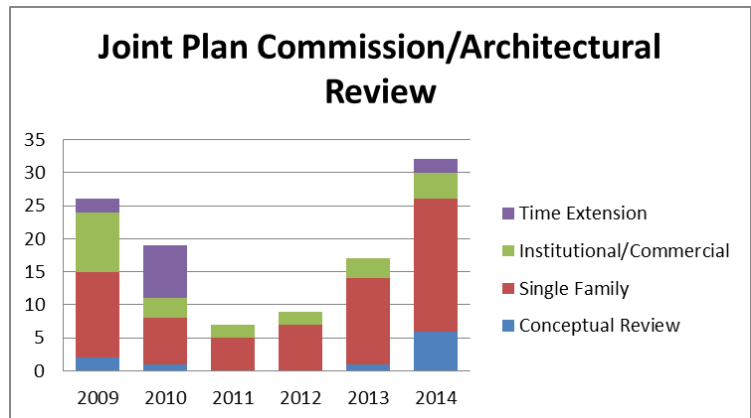


Subdivisions

In 2014, the Plan Commission reviewed and recommended to the Board of Aldermen approval of one lot consolidation plat at 7922 Bonhomme Avenue (The Crossing).

Joint Plan Commission & Architectural Review Board Review

In most cases, projects that require site plan (new construction, large additions, and parking lots), Planned Unit Development or Special Development District approval by the Plan Commission also require approval by the Architectural Review Board. In 2014, the Plan Commission and Architectural Review Board considered 32 applications for projects that required joint review including 17 new single-family homes, 3 single-family additions, 4 institutional/commercial projects, 6 conceptual reviews, and 2 approval extensions.



New Single-Family

- 31 Ridgemoor Drive
- 31 Ridgemoor Drive-*amended*
- 47 Arundel Drive
- 120 Linden Drive
- 122 Topton Way
- 123 Gay Avenue
- 125 Gay Avenue
- 137 Brighton Way
- 222 North Brentwood Boulevard
- 227 Lancaster Drive
- 228 North Brentwood Boulevard
- 317 North Central Avenue
- 7120 Wydown Boulevard—*appealed to the Board of Aldermen, PC/ARB decision overturned*
- 8118 Westmoreland Drive—*appealed to the Board of Aldermen, PC/ARB decision upheld*
- 8311 Kingsbury Boulevard
- 8322 Kingsbury Boulevard
- 8330 Kingsbury Boulevard

Single-Family Addition

- 29 Hillvale Drive—*amended*
- 48 Broadview Drive
- 59 Crestwood Drive

Commercial/Institutional

- 6800 Wydown Boulevard—Parking Lot & Connector Drive (Fontbonne & Concordia)-*April & July*
- 7900 Carondelet Avenue—St. Louis County Courts
- 7922 Bonhomme Avenue—Mixed Use (The Crossing)

Extension of Approvals

- 7700 Davis Drive (Central Presbyterian Church)-*January & December*

Conceptual Review

- 2 South Central Avenue—Mixed-Use (Montgomery Tower)-*May & November*
- 25 & 111 North Central Avenue—Mixed-Use
- 7501 Maryland Avenue—Maryland School Townhomes
- 8500 Maryland Avenue—Mixed-Use (Vanguard)
- Presentation by Washington University planting class

Architectural Review

During 2014, the Architectural Review Board reviewed 33 projects (not including projects that also required Plan Commission approval). The ARB reviewed the design and materials of 12 additions/alterations, 2 requests for outdoor dining, 8 requests for signage, 5 requests for solar installations, and 6 requests for miscellaneous items.

Addition and/or Alteration

Commercial

- 15 North Meramec Avenue—Jimmy John's
- 7710 Forsyth Boulevard—Cantina Laredo
- 8025 Bonhomme Avenue—Clayton on the Park
- 8300 Maryland Avenue—Brown Shoe

Single Family

- 32 Ridgemoor Drive
- 33 Crestwood Drive
- 531 West Polo Drive
- 610 South Meramec Avenue
- 619 West Polo Drive
- 621 East Polo Drive
- 7447 York Drive
- 8016 Crescent Drive

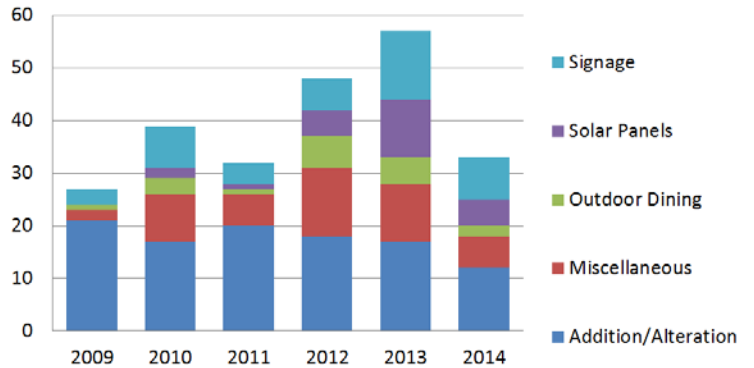
Outdoor Dining

- 7710 Forsyth Boulevard—Cantina Laredo
- 7744 Forsyth Boulevard—Subway

Solar Panels

- 154-156 North Bemiston
- 223 Crandon Drive
- 34 W Brentmoor Drive
- 7200 Wydown Boulevard
- 7425 Forsyth Boulevard

Architectural Review Only



Signage

- 7700 Davis Drive—Parking Lot Sign (Central Presbyterian Church)-*Denied*
- 7701 Forsyth Boulevard—Modification (Central Bank)
- 7710 Forsyth Boulevard-Amendment to Signage Sub District (Cantina Laredo)
- 7711 Bonhomme Avenue—Modification/Ground Sign
- 7820 Maryland Avenue—Ground Sign
- 8227 Maryland Avenue—Modification
- 8300 Maryland Avenue-Ground Sign (Brown Shoe)-*Denied*
- 8455 Maryland Avenue —Ground Sign (Salon Lofts)

Miscellaneous

- 1 Oak Knoll Park—Playground Expansion
- 137 Carondelet Plaza—Canopy (801 Chophouse)-*Continued*
- 165 North Meramec Avenue—Antenna
- 400 South Meramec Avenue—Shelter (Meramec School)
- 410 South Meramec Avenue—Front Yard Retaining Wall
- 901 Audubon Drive—Front Yard Fence