



# 2015 ANNUAL REPORT

## Plan Commission and Architectural Review Board

### **Mayor and Board of Aldermen**

Harold Sanger, Mayor

Ward 1

Joanne Boulton

Richard Lintz

Ward 2

Cynthia Garnholz

Ira Berkowitz

Ward 3

Alex Berger III

Mark Winings

### **Plan Commission & Architectural Review Board**

Steve Lichtenfeld, Chair

Ron Reim, Vice Chair

Mark Winings, Aldermanic Representative

Craig Owens, City Manager

Joshua Corson

Sherry Eisenberg

Pepe Finn

*Former Members:*

Sally Cohn

Jim Liberman

### **City Staff**

Susan Istenes, Director of Planning & Development Services

Louis Clayton, Planner

Kathy Scott, Planning Technician/Assistant City Clerk

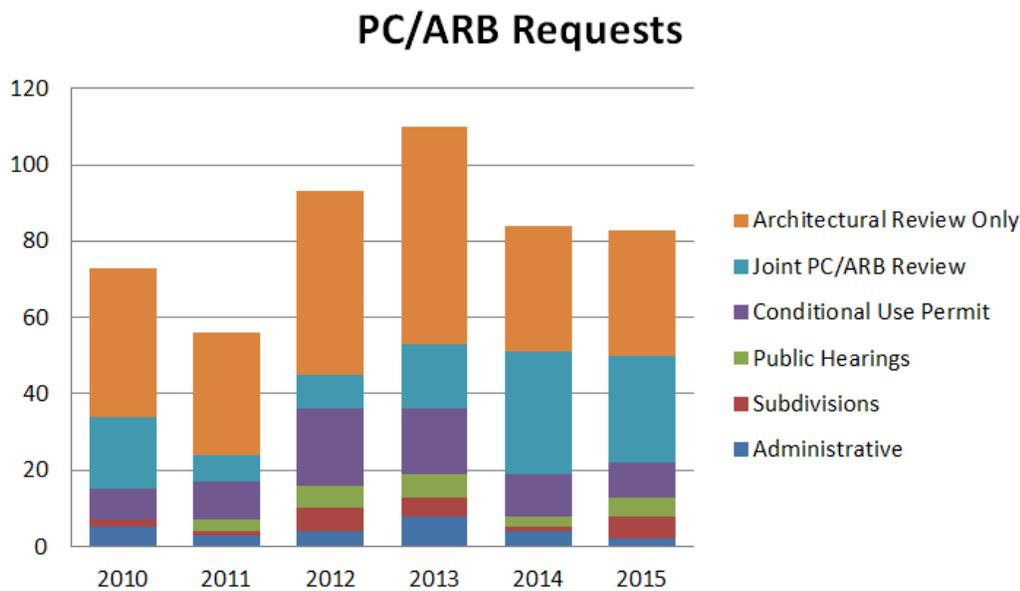
Kevin O'Keefe, City Attorney

## 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 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 feature high quality design and materials, and are compatible with adjacent structures.

## YEAR IN REVIEW

In 2015, the PC/ARB considered 84 requests for a variety of projects. The following is a comprehensive list of the projects considered by the PC/ARB in 2015. 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.



*“Public Hearings” include text amendments, plan adoption, and rezonings.*

*“Joint PC/ARB Review” includes conceptual review, site plan review, Planned Unit Development and Special Development Districts.*

*“Administrative” includes discussion sessions.*

## Administrative

In 2015, the Plan Commission and Architectural Review Board held two discussion sessions with City staff regarding the Missouri Sunshine Law and stormwater regulations.

## Text Amendment & Rezoning

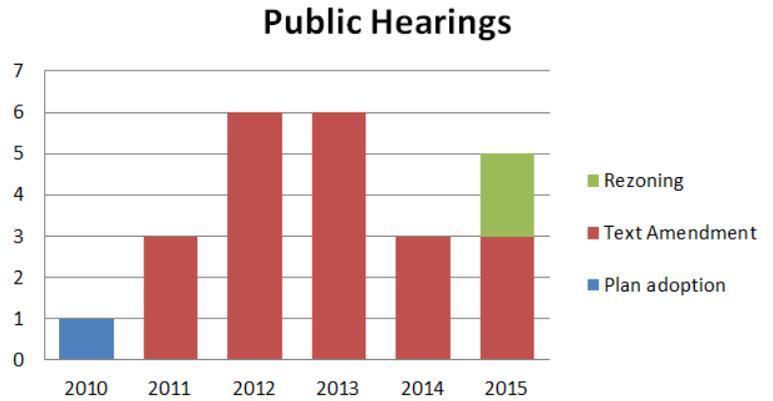
The Plan Commission held five public hearings in 2015 for rezonings and text amendments. Rezonings to Planned Unit Development (PUD) are listed under “Joint Plan Commission & Architectural Review Board Review.”

### Rezoning (2)

- 111 North Central Avenue—R-3 to C-2 (Parking lot for Opus)
- 7501 Maryland Avenue & 7500-7520 Westmoreland Avenue—R-2 to R-4 (Maryland School Townhomes)-*Recommended Denial*

### Text Amendments (3)

- An amendment to Article X (Planned Unit Development District), to grant the Board of Aldermen the authority to waive and/or modify development standards contained in the City’s Subdivision Regulations through the Planned Unit Development process.
- An amendment to Section 405.240 (Front Yard Prohibitions) to allow mobile food vending equipment in front yards in conformance with proposed amendments to Section 505.125 (Private Mobile Food Vending).
- An amendment to the definition of “Package Liquor Store” found in Section 405.390, to allow package liquor stores to sell intoxicating liquor by the drink for consumption on the premises.



## Conditional Use Permits

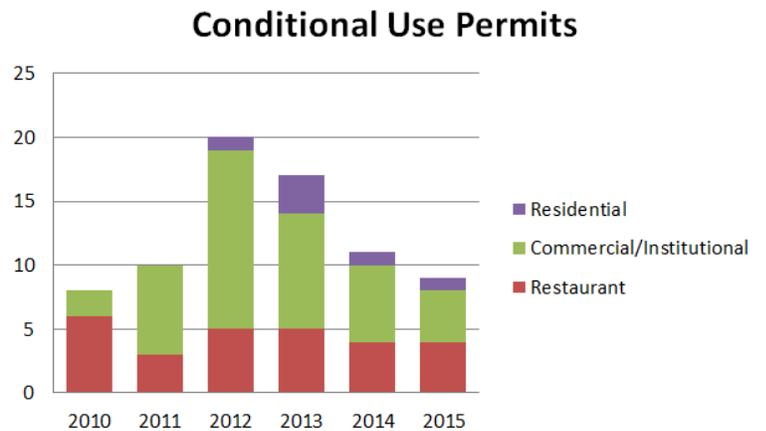
The Plan Commission considered nine applications for Conditional Use Permits, all of which were approved by the Board of Aldermen.

### Institutional and Commercial (4)

- 2 Oak Knoll Park—St. Louis Community Foundation
- 125 Hunter Avenue—Automotive Repair Shop (ABRA)
- 7707 Forsyth Boulevard—Drive Through (Central Bank)
- 8020 Forsyth Boulevard—Public Interest Sign (Barry Wehmiller)

### Restaurant (4)

- 15 North Meramec Avenue—The Claymoor
- 216 North Meramec Avenue—Danielle’s Place
- 6701 Clayton Road—Qdoba
- 8025 Bonhomme Avenue—Parigi



### Residential-Second Units (1)

- 10 East Brentmoor Park

## Subdivisions

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In 2015, the Plan Commission reviewed and recommended to the Board of Aldermen approval of four subdivision plats, three of which were ultimately approved. The Plan Commission also approved one Boundary Adjustment.

### **Subdivision (4)**

- 25 North Central Avenue —Mixed Use (Opus)
- 123-125 Gay Avenue—Single Family
- 7501 Maryland Avenue & 7500-7520 Westmoreland Avenue—Residential (Maryland School Townhomes)

- 8500 Maryland Avenue—Mixed Use (Vanguard)

### **Boundary Adjustment (1)**

- 8275 Clayton Road—Anderson Park

## Joint Plan Commission & Architectural Review Board Review

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In most cases, projects that require site plan (new construction, large additions, and parking lots), Planned Unit Development or Special Development District review by the Plan Commission also require approval by the Architectural Review Board. In 2015, the Plan Commission and Architectural Review Board considered 28 projects that required joint review.

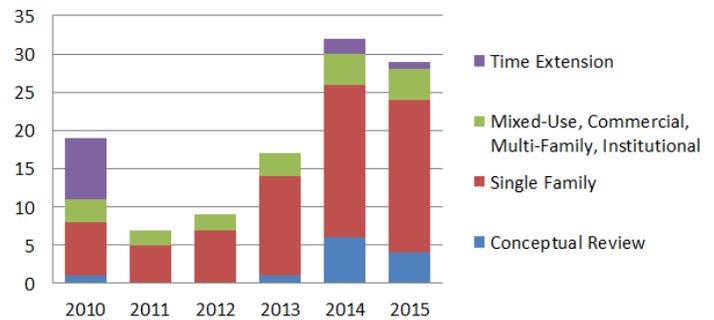
### **New Single-Family (16)**

- 105 Linden Avenue
- 126 Brighton Way
- 129 Crandon Drive
- 141 Linden Avenue
- 142 North Bemiston Avenue
- 148 North Central Avenue
- 205 Brighton Way
- 210 Topton Way
- 233 Lancaster Drive
- 234 North Brentwood Boulevard
- 6353 Fauquier Drive
- 7418 Buckingham Drive
- 8121 Stratford Drive
- 8125 Stratford Drive
- 8173 Stratford Drive
- 8318 University Drive

### **Single-Family Addition (3)**

- 938 South Central Avenue
- 6363 Alexander Drive
- 7620 Maryland Avenue

Joint PC/ARB Review



### **Mixed-Use/Commercial/Multi-Family (4)**

- 25 North Central Avenue —Mixed Use (Opus)
- 6701 Clayton Road—Qdoba
- 7501 Maryland Avenue & 7500-7520 Westmoreland Avenue —Residential (Maryland School Townhomes)-**Recommended Denial**
- 8500 Maryland Avenue—Mixed Use (Vanguard)

### **Conceptual Review (4)**

- 210 South Hanley Road—Parking
- 6364 San Bonita Avenue—Single Family Addition/Alteration
- 7601-7651 Clayton Road—Mixed Use
- 8125 Forsyth Boulevard—Office (Apogee)

### **Extension of Approvals (1)**

- 7700 Davis Drive (Central Presbyterian Church)

## Architectural Review

During 2015, the Architectural Review Board reviewed 33 projects (not including projects that also required Plan Commission review). Beginning in January 2015, outdoor dining no longer requires ARB approval.

### **Addition/Alteration (12)**

#### *Commercial (4)*

- 16 South Bemiston Avenue—Louie's Wine Dive
- 21 North Meramec Avenue
- 226 South Meramec Avenue
- 7645 Wydown Boulevard—Starbuck's

#### *Single Family (8)*

- 2 Forest Ridge
- 10 East Brentmoor Park (January and April)
- 37 Crestwood Drive
- 40 Arundel Place
- 51 Ridgemoor Drive
- 621 East Polo Drive
- 711 Middle Polo Drive

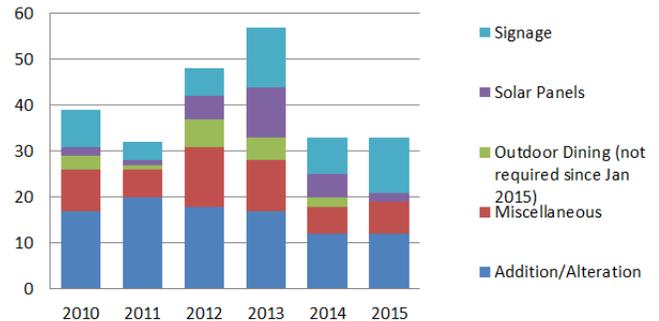
### **Signage (12)**

- 112 South Hanley Road—*Denied in part*
- 172 Carondelet Plaza—801 Fish (temporary sign)
- 172 Carondelet Plaza—801 Fish (awning)
- 225 South Meramec Avenue
- 230 South Brentwood Boulevard—Bethesda Barclay House-*Denied*
- 505-511 South Hanley Road
- 7700 Davis Drive—Central Presbyterian
- 7750 Carondelet Plaza—Clayton Plaza Hotel
- 7800 Forsyth Boulevard—Bank of America
- 7817 Forsyth Boulevard—Wine Merchant-*Denied*
- 8020 Forsyth Boulevard—Barry Wehmiller
- 8300 Maryland Avenue—Caleres

### **Miscellaneous (7)**

- 83 Arundel Place—Wall and fence
- 100 Carondelet Plaza—Antenna
- 417 Oakley Drive—Wall
- 7444 Wydown Boulevard—Driveway-*Continued*
- 7608 Carswold Drive—Driveway
- 7701 Forsyth Boulevard—Landscaping
- 8300-8400 Maryland Avenue—Landscaping (Caleres)

**Architectural Review Only**



### **Solar Panels (2)**

- 78 Aberdeen
- 341 North Central Avenue