



# 2016 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

Joanne Boulton, Aldermanic Representative

Craig Owens, City Manager

Joshua Corson

William Liebermann

Scott Wilson

*Former Members:*

Sherry Eisenberg

Pepe Finn

### **City Staff**

Susan Istenes, Director of Planning & Development Services

Anna Krane, Planner

Kathy Scott, Planning Technician/Assistant City Clerk

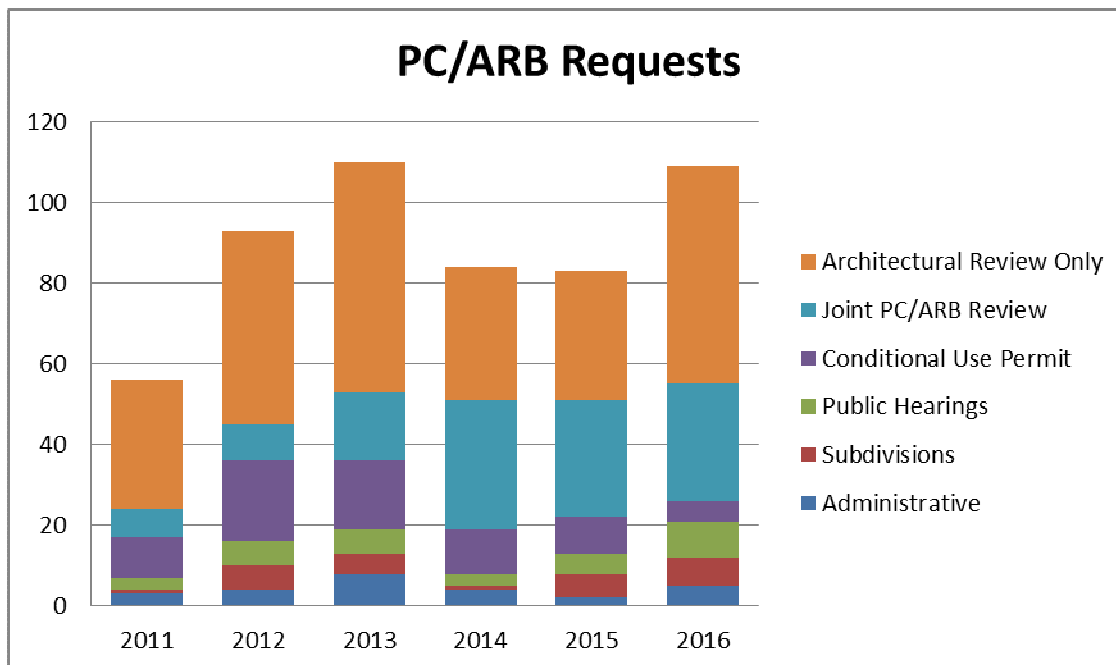
Kevin O'Keefe, City Attorney

## 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), Special Development Districts (SDD) 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 2016, the PC/ARB considered 110 requests for a variety of projects. The following is a comprehensive list of those projects. 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.*

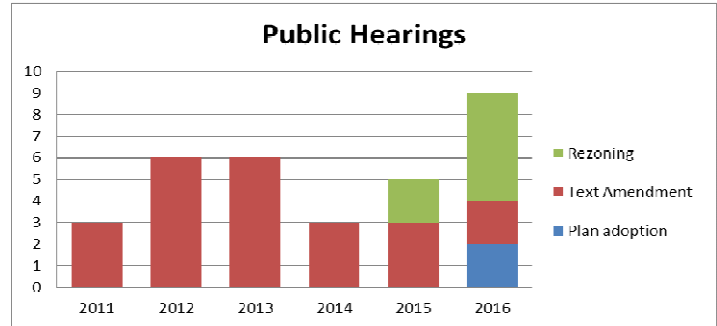
## Administrative

In 2016, the Plan Commission and Architectural Review Board held five discussion sessions with City staff regarding the following topics:

- Presentation of the 2015 Annual Report
- Replacement driveway materials
- Special Development District regulations
- Sunshine Law

## Public Hearings

During calendar year 2016, the Plan Commission held two public hearings for plan adoption, five public hearings for rezoning and two public hearings for text amendments. Public Hearings associated with Planned Unit Developments (PUD) and Special Development Districts (SDD) are counted under “Joint Plan Commission & Architectural Review Board Review.”



### Plan Adoption (2)

- 8500 Maryland Avenue (plan amendment to height)
- 8125 Forsyth Boulevard (SDD – new office building)

### Rezoning (5)

- (3) Centene Clayton Campus
- 7501 Maryland Avenue – **Withdrawn by applicant**
- 121 North Brentwood Boulevard (rezone from R2 to R4) - **Recommended Denial**

### Text Amendments (2)

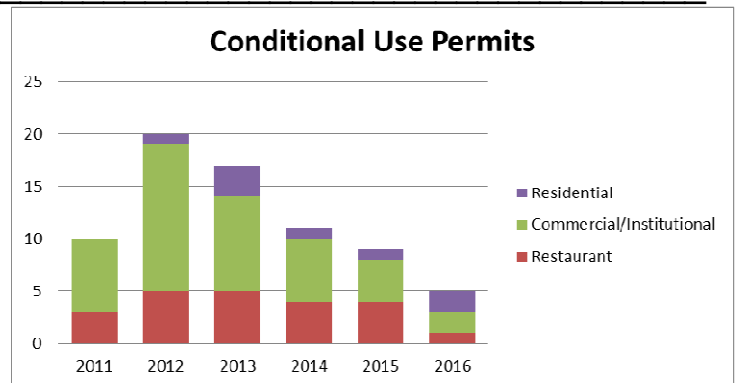
- An amendment to Chapter 405 (Zoning Regulations) to include a townhouse/townhome in the tables of permitted uses in all multi-family residential zones. – **Withdrawn by staff**
- A new Article to the Zoning Regulations regulating trees and landscaping.

## Conditional Use Permits

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

### Institutional and Commercial (2)

- 7701 Maryland Avenue (Kol Rinah – day care facility & front yard parking)
- 8500 Maryland (Health Club - exercise coach)



### Restaurant (1)

- 14-16 South Bemiston Avenue (Louie’s Wine Dive - restaurant expansion)

### Residential (2)

- 6609 Clayton Road (to allow 4 residential units)
- 7424 Cromwell Drive (ground solar system)

## Subdivisions

In 2016, the Plan Commission reviewed and recommended to the Board of Aldermen approval of seven subdivision plats, four of which were ultimately approved.

### **Subdivision (7)**

- 6364 San Bonita Avenue – Single Family
- (4) Centene Clayton Campus
- 7501 Maryland Avenue & 7500-7520 Westmoreland Avenue – Multi-Family Townhomes – **Withdrawn by applicant**
- 8500 Maryland Avenue – Mixed-Use (Barton)

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

In most cases, projects that require site plan review (new construction, large additions, and parking lots) by the Plan Commission also require approval by the Architectural Review Board. In 2016, the Plan Commission and Architectural Review Board considered 29 projects that required joint review.

### **Single-Family Addition (1)**

- 6364 San Bonita

### **New Single-Family (12)**

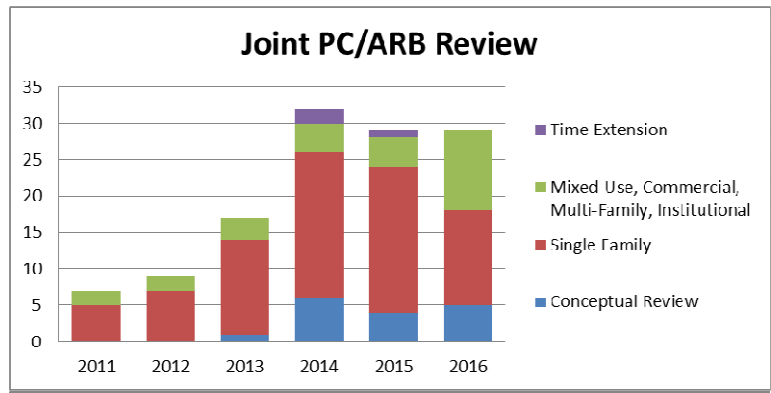
- 110 Crandon Drive
- 300 Gay Avenue
- 8300 Kingsbury Boulevard (twice)
- 6336 Alexander Drive
- 635 West Polo Drive

### **Mixed-Use/Commercial/Multi-Family (11)**

- (7) Centene Clayton Campus – multiple address sites – SDD, Sub-district 1 & Sub-district 2a
- 7701 Maryland Avenue – Kol Rinah – Addition and alterations
- 7501 Maryland Avenue & 7500-7520 Westmoreland Avenue - Residential (Maryland School Townhomes) – **Withdrawn by applicant**
- 8125 Forsyth Boulevard – New office building – Apogee
- 8500 Maryland Avenue – Barton - Amend plan to increase number of stories from 5 to 7

### **Conceptual Review (5)**

- 8321 Maryland Avenue – New Mixed-Use (Regions Bank, drive-through & retail building)
- Centene Clayton Campus – multiple address sites – SDD Project
- 15-23 Lee Avenue – New multi-family building
- 7601-7651 Clayton Road – New Mixed-Use
- 121 North Brentwood Boulevard – New multi-family building – **Recommended denial**



- 639 Langton Avenue
- 327 North Forsyth Boulevard
- 6350 Alamo Avenue
- 111 Crandon Drive
- 53 Arundel Place (amended site plan)

## Architectural Review

During 2016, the Architectural Review Board reviewed 53 projects (not including projects that also required Plan Commission review).

### **Addition/Alteration (22)**

#### Commercial/Institutional (8)

- 101 South Hanley Road
- 801 Seminary Place-Concordia Library
- 8025 Bonhomme-COTP (multiple times)
- 7610 Wydown Boulevard
- 7921-7927 Forsyth Boulevard
- 226 South Meramec Avenue

#### Single Family (13)

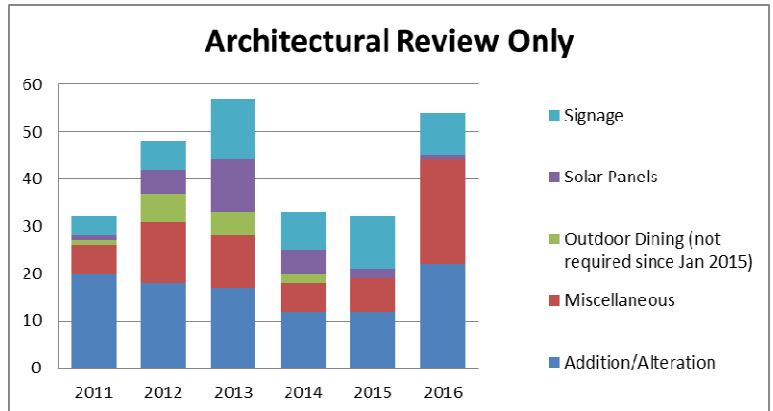
- 620 Polo Drive (pool house)
- 26 Carrswold Drive
- 6336 Forsyth Boulevard
- 8121 Pershing Avenue
- 844 Audubon Drive
- 36 Crestwood Drive
- 228 Topton Way
- 8144 Kingsbury Boulevard
- 6319 Alexander Drive
- 8141 Stratford Drive
- 9 East Brentmoor Park
- 6465 Ellenwood Avenue (options A & B)

### **Signage (9)**

- 230 South Brentwood Boulevard-Bethesda
- 8500 Maryland Avenue
- 7725 Clayton Road
- 8300-8400 Maryland Avenue
- 101 South Hanley Road
- 16 North Central Avenue
- 231 South Bemiston Avenue
- 7921 Clayton Road
- 8100 Maryland Avenue

### **Solar Panels (1)**

- 7424 Cromwell Drive (ground system)



### **Miscellaneous (22)**

- 8100 Maryland Avenue – Statue (chef)
- 8100 Maryland Avenue – Fire feature
- 8100 Maryland Avenue – Canopy (twice)
- 27 Brentwood Boulevard – Shaw Park – Chapman Plaza
- 120 Linden Avenue – Retaining Wall
- 611-615 Westwood Drive – Retaining Wall
- 80 Aberdeen Place – Retaining Wall
- 715 Glenridge – Driveway replacement
- 8026 Venetian Drive – Driveway replacement (twice)
- 938 South Central Avenue – Front yard fence
- 72 Crestwood Drive – Front yard fence
- 3 Carrswold Drive – Front yard fence
- 168 North Central Avenue – Front yard fence
- 7640 Maryland Avenue – Front yard fence
- 45 Arundel Place – Front yard fence
- 26 Ridgemoor Drive – Front yard railing
- 600 South Meramec Avenue – Retaining wall
- 7507 Wellington Way – Retaining wall
- 210 South Hanley Road – Surface parking lot
- 16 South Bemiston Avenue – Louie’s Wine Dive – Outdoor dining platform