



2017 ANNUAL REPORT

Plan Commission and Architectural Review Board

Mayor and Board of Aldermen

Harold Sanger, Mayor

Ward 1

Joanne Boulton

Richard Lintz

Ward 2

Michelle Harris

Ira Berkowitz

Ward 3

Alex Berger III*

Mark Winings

*Replaced by Bridget McAndrew

Plan Commission & Architectural Review Board

Steve Lichtenfeld, Chair

Ron Reim, Vice Chair

Joanne Boulton, Aldermanic Representative

Craig Owens, City Manager

Brian Maguire

William Liebermann

Scott Wilson

Former Members:

Joshua Corson

City Staff

Susan Istenes, Director of Planning & Development Services

Anna Krane, Planner

Kathy Scott, Planning Technician/Assistant City Clerk

Kevin O'Keefe/Stephanie Karr, City Attorney

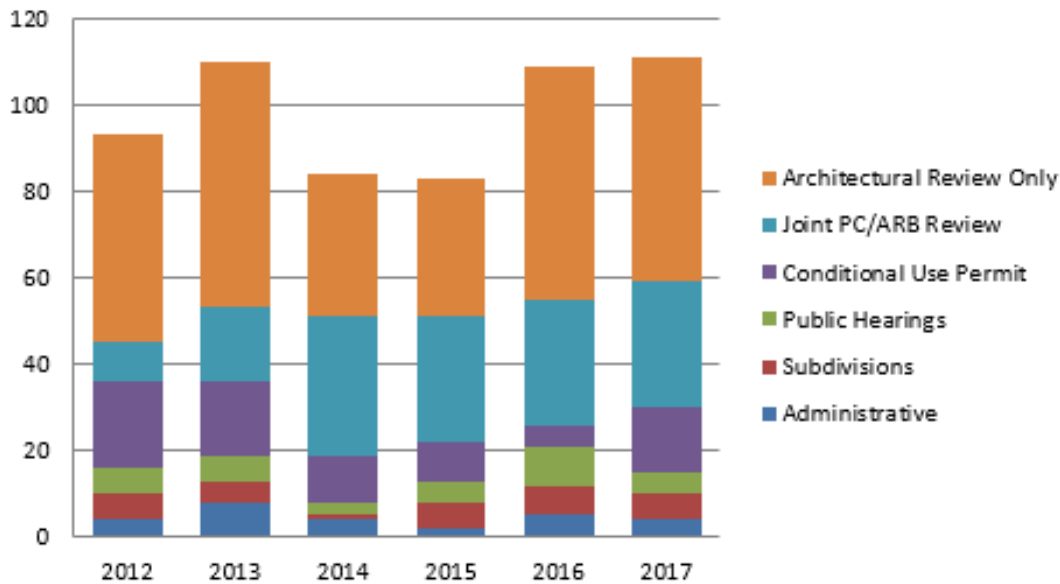
INTRODUCTION

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 2017, the PC/ARB considered 112 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 Aldermen 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.

PC/ARB Requests



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

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

“Administrative” includes discussion sessions.

Administrative

In 2017, the Plan Commission and Architectural Review Board held four discussion sessions with City staff regarding the following topics:

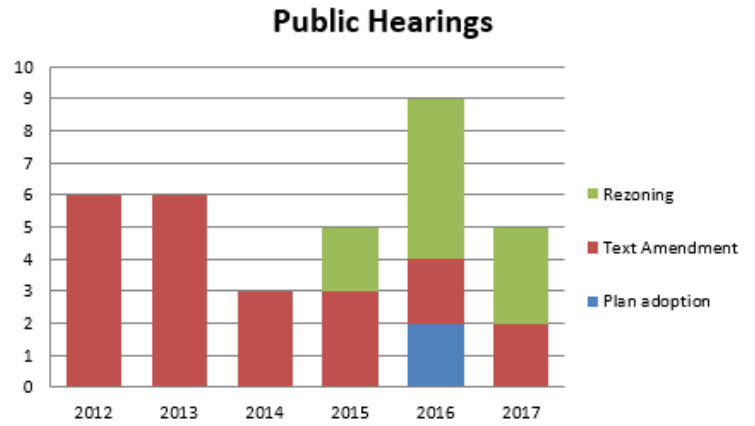
- Presentation of the 2016 Annual Report
- Submittal Material 3D Presentations
- Townhomes as land use
- Sunshine Law - Discussion

Public Hearings

During calendar year 2017, the Plan Commission held three 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.”

Text Amendments (2)

- An amendment to Chapter 405 (Zoning Regulations) regarding Townhouses (10/02/17)
- City’s Zoning Regulations – Outdoor Dining (06/05/17)



Conditional Use Permits

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

Restaurant (6)

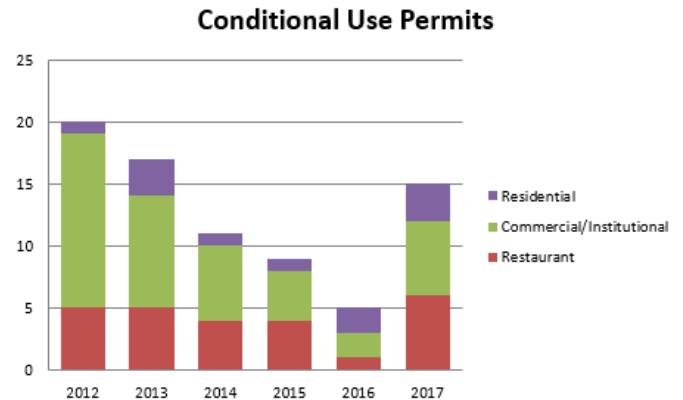
- 730 DeMun Avenue
- 212 S. Meramec
- 21 N. Bemiston
- 8143 Maryland Avenue
- 25 N. Central
- 30 N. Central

Commercial (6)

- 7501 Maryland Avenue – Daycare
- 8020 Forsyth Boulevard – Midwest Bank
- 7447 Forsyth Boulevard – Health Club in Trufusion building
- 8321 Maryland Avenue – Regions Bank
- 7701 Maryland Avenue – Religious Institution
- 7821 Maryland Avenue – Public Library

Residential (3)

- 135 N. Meramec Avenue
- 6409 Clayton Road
- 6411 Clayton Road



Subdivisions

In 2017, the Plan Commission reviewed and recommended to the Board of Aldermen approval of five subdivision plats approved and reviewed and approved one boundary adjustment.

Subdivision (6)

- 8028 – 8034 Crescent Drive – Boundary Adjustment
- 7600, 7606, 7620 Forsyth Boulevard & 14 S. Hanley Road – Lot Consolidation (Centene)
- 8321 Maryland Avenue – Lot Consolidation
- 7501 Maryland Avenue & 7500 – 7520 Westmoreland Avenue – Lot Consolidation
- 522 E. Polo – Lot Consolidation
- 7510, 7518, 7520, 7528, 7634 Forsyth Boulevard; 10 South Lyle Avenue; 101 and 105 Carondelet Plaza – Lot Consolidation (Centene)

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 2017, the Plan Commission and Architectural Review Board considered 28 projects that required joint review

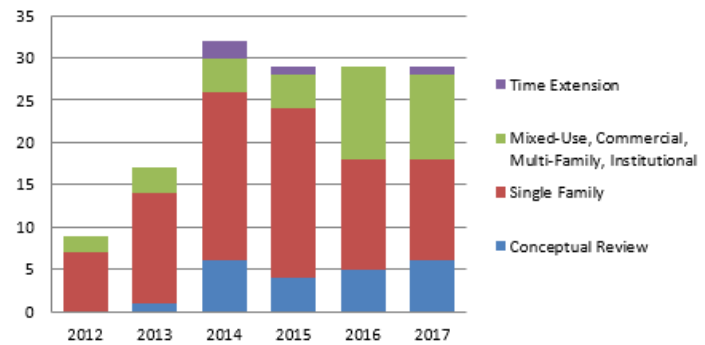
New Single-Family (12)

- 8034 Crescent Drive
- 8028 Crescent Drive
- 8132 Kingsbury Boulevard
- 209 N. Bemiston Avenue
- 8151 Stratford Drive
- 20 Carrswold Drive
- 8147 Stratford Drive

Mixed-Use/Commercial/Multi-Family (10)

- 217 S. Brentwood Boulevard
- 8321 Maryland Avenue
- 7701 Maryland Avenue
- 15 – 23 Lee Avenue – *Withdrawn by applicant*
- 7501 – 7518 Forsyth Boulevard
- 7501 Maryland Avenue
- 7700 Davis Drive
- 7821 Maryland Avenue
- 8049 Forsyth Boulevard
- 7601 – 7651 Clayton Road

Joint PC/ARB Review



- 1 Tuscany Park
- 336 N. Forsyth Boulevard
- 635 West Polo
- 8119 Stratford Drive
- 629 Langton Drive

Time Extension (1)

- 7700 Davis Drive

Conceptual Review (5)

- 43 – 55 Topton Way – New multifamily
- 8015 – 8027 Forsyth Boulevard – New commercial
- 7601 – 7651 Clayton Road – New mixed use
- 8049 Forsyth Boulevard – New mixed use
- 217 S. Brentwood Boulevard – Clayton Ice Rink

Architectural Review

During 2017, the Architectural Review Board reviewed 51 projects (not including projects that also required Plan Commission review).

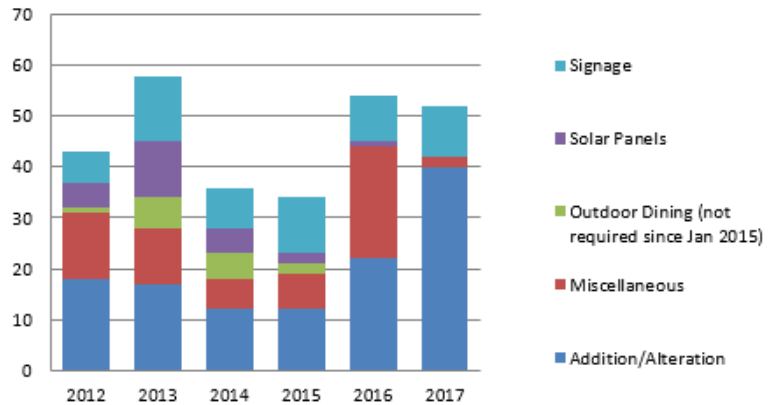
Addition & Alteration/Exterior Renovation (40) ***Commercial/Institutional (18)***

- 8100 Forsyth Boulevard
- 7636 Forsyth Boulevard
- 7777 Bonhomme Avenue
- 21 N. Meramec Avenue
- 726 DeMun Avenue
- 8025 Bonhomme Avenue
- 135 N. Meramec Avenue
- 230 S. Bemiston Avenue
- 740 DeMun Avenue
- 25&111 N. Central Avenue
- 483 Edgewood Drive
- 12 N. Central Avenue
- 8025 Bonhomme Avenue
- 135 N. Meramec Avenue
- 706 DeMun Avenue
- 12 N. Central Avenue
- 7518 Forsyth Boulevard
- 30 N. Central Avenue

Single Family (22)

- 34 Ridgemoor Drive
- 8131 Westmoreland Avenue
- 28 Southmoor Drive
- 51 Aberdeen Place
- 906 S. Meramec Avenue
- 37 Ridgemoor Drive
- 20 Carrswold Drive
- 8001 Watkins Drive
- 7635 Carswold Drive
- 110 Topton Way
- 7100 Wydown Boulevard
- 918 S. Meramec Avenue
- 8300 Kingsbury Boulevard
- 150 Carondelet Plaza
- 40 Arundel Place
- 7653 Carswold Drive
- 7620 Maryland Avenue

Architectural Review Only



Single Family Continued

- 7749 Maryland Avenue
- 6367 Ellenwood Avenue
- 210 Brighton Way
- 6472 San Bonita Avenue

Signage (9)

- 25 N. Central Avenue
- 212 S. Meramec Avenue
- 168 N. Meramec Avenue
- 8321 Maryland Avenue
- 200 S. Brentwood Boulevard
- 8025 Bonhomme Avenue
- 8201 Maryland Avenue
- 8151 Clayton Road
- 8500 Maryland Avenue

Miscellaneous (2)

- 8500 Maryland Avenue – Public Art (Barton Apartments)
- 212 S. Meramec Avenue – Public Art (White Oak Realty Partners)