

**CITY PLAN COMMISSION/
ARCHITECTURAL REVIEW BOARD MEETING**
Monday, November 21, 2016 - 5:30 p.m.
Clayton City Hall – 10 North Bemiston Avenue - 2nd Floor Council Chambers
Clayton, Missouri 63105
Applications and Plans available at www.claytonmo.gov/PendingApplications
For further information contact Kathy Scott at 314-290-8453

AGENDA

ROLL CALL

MINUTES – Regular meeting of November 7, 2016

NEW BUSINESS

- A. 168 North Central Avenue – Residential – Front Yard Fence** ^{ARB}
Consideration of a request by Kent & Jeannine Kalkwarf, owners, for review of the design and materials associated with the proposed installation of an 8-foot in height (6-foot solid; 2-foot lattice) red cedar fence along the northern property line (fronting Pershing Avenue).
- B. 7640 Maryland Avenue – Residential – Front Yard Fence** ^{ARB}
Consideration of a request by Sarah Hartz, owner, for review of the design and materials associated with the proposed installation of a 6-foot in height wood fence along the western property line (fronting Hanley Road).
- C. 80 Aberdeen Place – Residential – Front Yard Wall** ^{ARB}
Consideration of a request by Richard Hente, contractor on behalf of Stafford Manion, owner, for review of the design and materials associated with the proposed installation of a 2-foot in height wall in the front yard.
- D. 26 Ridgemoor Drive – Residential – Front Yard Railing** ^{ARB}
Consideration of a request by Lynn Kipnis & Steven Rothman, owners, for review of the design and material associated with the proposed installation of 60 feet of approximate 3-feet in height iron handrail to be located along the stepped walkway in the front yard.
- E. 8025 Bonhomme – Mixed-Use Building - Clayton on the Park – Exterior Alterations**
Consideration of a request by C [REDACTED] of the design and materials associated with proposed exterior alterations including new and replacement pavement, replacement landscaping and exterior lighting.

-OVER-

CITY BUSINESS

A. Driveway Materials

Continued discussion regarding various driveway materials.

ADJOURNMENT

Agenda topics may be deleted at any time prior to the Plan Commission / Architectural Review Board Meeting without further notice. To inquire about the status of agenda topics, call 314-290-8450 or 314-290-8453. Subject to a motion duly made in open session and a roll call vote pursuant to Section 610.022, the Plan Commission/ARB may hold a closed meeting, with a closed vote and record, for one or more of the reasons as authorized by Section 610.021(1), (2) and (3) RSMO, relating to legal issues, real estate and/or personnel, negotiation of a contract pursuant to Section 610.021(12) RSMO., and/or proprietary information pursuant to Section 610.021(15).



REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

Date:	November 21, 2016
Applicant:	Kent & Jeannine Kalkwarf
Owner:	Kent & Jeannine Kalkwarf
Project Address:	168 North Central Avenue
Item Type:	Architectural Review/Request for Action
Project Type:	Front Yard Fence Installation
Staff:	Susan M. Istenes, AICP, Planning Director
Summary:	Review of the design and materials associated with the installation of a front yard fence.

PROJECT DESCRIPTION

The 5,418-square-foot site is located at the southeast corner of Pershing Avenue and North Central Avenue, and has a zoning designation of R-3 One and Two Family Dwelling District.

The proposed project consists of the replacement of an existing 6-foot high wood (painted black) privacy fence along the eastern and northern property lines with a new 8-foot high cedar fence; the top 2-feet of which is proposed to be wood lattice. The existing fence along the northern property line (fronting Pershing Avenue) is set back 7 feet from the public sidewalk and is approximately 15 feet long. It is located between the eastern property line and the eastern edge of the driveway. To allow more yard area, the owners are proposing to install the new fence 4 feet closer to the sidewalk, leaving a 3-foot wide planting bed between the fence and the public sidewalk. The existing landscaping in front of the fence will be removed and new shrubs, possibly narrow leaf buckthorns (slow growing, deciduous, 10-12 feet tall at maturity and 6-10 feet wide at maturity) and/or dwarf slender deutzia (deciduous, 2-4 feet tall at maturity), will be planted in front of the fence to soften its appearance. The owners plan to paint the new fence black once it has properly cured.

VISUAL IMPACT

Section 405.1900 of the Zoning Regulations requires that all fences located in the front yard in single-family zoning districts be approved by the Architectural Review Board prior to installation.

“Front yard masonry garden walls, planting boxes, retaining walls, plantings or ornamental or decorative fences may be erected as part of new construction, up to four (4) feet above

the grade level in the front yard, provided such structure is an integral part of the architectural feature of the principal structure, is in compliance with sight distance standards and is approved by the Architectural Review Board.”

Historically, the Architectural Review Board has considered requests for front yard fences that are not in conformance with the zoning requirements. For example, on corner lots, 6-foot fences have been approved on “secondary” front yards (what functionally would be a property’s side yard) provided the fence is ornamental or decorative (not a solid wood, chain or vinyl fence) and is placed on the property in a manner which provides a sufficient area for landscaping to break up the monotonous appearance of the fence.

The proposed design and materials of the fence are not consistent with the Architectural Review Board’s preference for ornamental or decorative fencing in front yards. Additionally, the new fence will be located 4 foot closer to the sidewalk and is proposed to be constructed to a height of 8 feet, thus making it a very prominent feature along a residential street. With respect to landscaping, the existing shrubs, commonly known as “Firebush,” are located in front of the existing fence. They are mature and have provided a seasonally opaque screen of the wood fence from the sidewalk and street; however, the Firebush, and an existing tree at the northeast corner of the existing fence, will be removed and replaced with plantings that will make the fence immediately visible from the street.

Staff is of the opinion that the portion of the fence that fronts Pershing Avenue and the fence return to the house should be constructed with materials which are more decorative in nature (metal/iron) and should be limited in height to 6 feet.

STAFF RECOMMENDATION

To approve as submitted with the following conditions:

1. The portion of the fence fronting Pershing Avenue and the front return to the house shall be limited in height to 6 feet and shall be constructed of a decorative iron or metal to be approved by staff prior to the issuance of a fence permit.
2. The landscape plan for the planting areas along Pershing Avenue and in front of the front return of the fence to the house shall be reviewed and approved by staff prior to the issuance of a fence permit.



REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

Date:	November 21, 2016
Applicant:	Sarah Hartz
Owner:	Sarah Hartz
Project Address:	7640 Maryland Avenue
Item Type:	Architectural Review/Request for Action
Project Type:	Front Yard Fence Installation
Staff:	Susan M. Istenes, AICP, Planning Director
Summary:	Review of the design and materials associated with the installation of a front yard fence.

PROJECT DESCRIPTION

The 6,909-square-foot site is located on the southeast corner of North Hanley Road and Maryland Avenue and has a zoning designation of R-2 Single Family Dwelling District.

The project consists of the replacement of a previously approved 6 foot high opaque, wooden picket style fence, approximately 20 feet in length; with a new cedar, shadow-box style fence, 6-feet in height. The new fence is an additional 48 feet in length, for a total length of 68 feet along Hanley Road (the new fence was installed prior to ARB/permit approval). The new fence also surrounds the patio and a portion of the back of the house, similar to the previous fence.

The new fence parallels Hanley Road and terminates approximately 18 feet from the Maryland Avenue front property line and 24 feet beyond the front building line of the existing single family structure.

The fence is set back approximately one foot from the Hanley Road sidewalk. No landscaping is proposed in front of the fence. The owner does plan to stain the fence brown if it is allowed to remain.

VISUAL IMPACT

Section 405.1900 of the Zoning Regulations requires that all fences located in the front yard in single-family zoning districts be approved by the Architectural Review Board prior to installation.

“Front yard masonry garden walls, planting boxes, retaining walls, plantings or ornamental or decorative fences may be erected as part of new construction, up to four (4) feet above the grade level in the front yard, provided such structure is an integral part of the architectural feature of the principal structure, is in compliance with sight distance standards and is approved by the Architectural Review Board.”

Historically, the Architectural Review Board has considered requests for front yard fences that are not in conformance with the zoning requirements. For example, on corner lots, 6-foot fences have been approved on “secondary” front yards (what functionally would be a property’s side yard) provided the fence is ornamental or decorative (not a solid wood, chain or vinyl fence) and is placed on the property in a manner which provides a sufficient area for landscaping to break up the monotonous appearance of the fence. However, there is evidence of similar style of wood fencing along Hanley Road, south of the subject property. Hanley Road is a major arterial road through the City and carries heavy traffic volumes; consequently it can be very noisy and bright from headlights.

The subject fence is not consistent with the historically approved 4-foot “ornamental or decorative” fence on a secondary frontage; however, an ornamental or decorative fence would not provide the opacity needed to provide adequate screening of Hanley Road. Additionally, there are a series of mature Pear trees planted approximately 3 feet from the back edge of the sidewalk along the fence line that would have to be removed in order to provide an adequate planting area for a landscape bed in front of the fence.

The north end of the fence as it exists has an awkward appearance from the sidewalk and the street because it simply terminates and is not returned to the house.

Staff is of the opinion that the fence is designed with high quality materials and provided it is stained a darker color, is appropriate given the existing conditions on the property.

STAFF RECOMMENDATION

To approve with the following conditions:

1. Install a fence return from the northwest corner of the house to the existing fence and remove the remaining fence northward from the newly established corner.
2. Stain the outside of the fence a dark brown color no later than March 15, 2017.
3. Install Liriope ground cover on the outside of the fence, planted 18-inches on center for the entire length of the fence that is parallel to Hanley Road. Plantings shall be installed no later than April 15, 2017.



REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

Date:	November 21, 2016
Owners:	Stafford Manion
Applicant:	Richard Hente, Contractor
Project Address:	80 Aberdeen Place
Item Type:	Architectural Review/Request for Action
Project Type:	Front Yard Retaining Wall
Staff:	Susan M. Istenes, AICP, Planning Director
Summary:	Review of the design and materials associated with the installation of a front yard retaining wall.

PROJECT DESCRIPTION

The 8,480-square-foot lot is located on the south side of Aberdeen Place; just east of University Lane (second lot east of the intersection). The property has a zoning designation of R-2 Single Family Dwelling District. The proposed project consists of the construction of a 2-foot tall retaining wall within the front yard area parallel to the sidewalk.

Section 405.1900 of the City of Clayton Land Use Code requires that all front yard retaining walls in single-family zoning districts be approved by the Architectural Review Board prior to installation. The wall being proposed is constructed of Mosaic by Versa-lok in a natural color. It will be installed parallel to the sidewalk along Aberdeen and will run approximately 23-feet on each side of the front walkway and will turn the corners to be adjacent to the first three front steps before it terminates. Additionally, approximately two feet of wall will turn the corners on the east and west property lines. The property is currently undergoing extensive landscaping.

VISUAL IMPACT

The location, height and materials of the proposed wall are consistent with other approved front yard walls. The Mosaic system, although a man-made material, consists of varying colors, varying block sizes and tumbled edges; features required for walls visible from rights-of-way. Although the property is undergoing extensive landscaping the addition of a landscaped green area between the wall and the sidewalk would help soften the appearance of two hard surfaces (the wall and the sidewalk) which will be adjacent to one another under the proposed plan.

STAFF RECOMMENDATION

To approve with the following condition:

1. The wall shall be set back at least three (3) feet from the back of the sidewalk in order to create a landscaped planting bed, the design and plantings of which are to be approved by the staff prior to the issuance of a building permit.



REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

Date:	November 21, 2016
Owners:	Lynne Kipnis & Steven Rothman
Applicant:	Lynne Kipnis & Steven Rothman
Project Address:	26 Ridgemoor Drive
Item Type:	Architectural Review/Request for Action
Project Type:	Front Yard Handrail
Staff:	Susan M. Istenes, AICP, Planning Director
Summary:	Review of the design and materials associated with the installation of a front yard handrail.

PROJECT DESCRIPTION

The +/-12,540-square-foot lot is located mid-block on the east side of Ridgemoor Drive in the Claverach Park Subdivision. The property has a zoning designation of R-2 Single Family Dwelling District. The proposed project consists of the construction of 60 feet of 34-inch to 38-inch tall hand-railing in the front yard, adjacent to an existing front walkway. The railing will be constructed with two runs of 1 inch x 1/2 inch channel iron spaced 4 inches apart with 1/2 inch square bar vertical pickets spaced approximately every 8 and 1/2 inches with a half ring (8 inches in diameter) welded between the channels and pickets. The top channel will be capped with a 1 and 3/4 inch wide molded cap rail and 1 and 1/2 inch x 11g square tubing posts with welded on cast iron collars. The railing will be primed with red oxide and finished in a bronze color.

The railing will provide a measure of safety as one uses the walkway, which is stepped. The railing will be installed to follow the curve of the steps. Subdivision Trustee approval has not been submitted.

A sample of the material will be available at the meeting.

Section 405.1900 of the Zoning Regulations requires that all fences located in the front yard in single-family zoning districts be approved by the Architectural Review Board prior to installation.

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architectural feature of the principal structure, is in compliance with sight distance standards and is approved by the Architectural Review Board.”

VISUAL IMPACT

Due to existing site elevations in this area, there are several properties in this neighborhood that are developed with concrete walkways and steps leading across the front yard, from the sidewalk to the front door. Under the City’s adopted building code, hand rails or a railing is not necessary for these walkway/steps due to the limited number of risers and the separation distance between the risers. Because the railing is going to be a prominent feature in the front yard, not unlike a fence, staff felt that Architectural Review Board consideration was necessary. Staff is not aware of any handrails of a similar length in the front yard, although a nearby property has several 4 foot long metal decorative handrails along their front yard steps, made of similar materials and color.

The railing is minimal in design with decorative elements located below the top rail and on the pickets. Although a prominent feature across the front yard, the materials of the proposed railing are of high quality and the color is neutral, therefore staff feels the visual impact is minimized by its design.

STAFF RECOMMENDATION

To approve as submitted.