

In light of the current public health crisis and the Federal, State, and County Emergency Declarations, and in accord with the provisions of Sec. 610.020, RSMo., the Plan Commission/Architectural Review Board recognizes that it would be dangerous and impractical, if not impossible, for its meeting to be physically accessible to the public. The Commission/Board also recognizes the need for the public's business to be attended to in order to protect the public health, safety, and welfare. In order to balance both the need for continuity of government and protection of the health and safety of our residents, business persons, and employees, this meeting of the Plan Commission/Architectural Review Board will not be open to public attendance in person. The meeting will be accessible by the public in real time ONLY by following the instructions in the box below.

Hi there,

You are invited to a Zoom webinar.

When: Dec 7, 2020 05:30 PM Central Time (US and Canada)

Topic: 12/07/2020 PC/ARB Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81054112524>

Or iPhone one-tap :

US: +13017158592,,81054112524# or +13126266799,,81054112524#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

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Webinar ID: 810 5411 2524

International numbers available: <https://us02web.zoom.us/j/81054112524>

**Persons interested in making their views known on any matter on the agenda should send an email with their comments to the Assistant City Clerk at [keranford@claytonmo.gov](mailto:keranford@claytonmo.gov). All comments received will be distributed to the entire Commission/Board before the meeting.**

Thank you for your understanding and patience as we all try to get through these difficult and dangerous times.

**CITY PLAN COMMISSION/  
ARCHITECTURAL REVIEW BOARD MEETING**

12/07/2020 - 5:30 p.m.

VIRTUAL ZOOM MEETING

Clayton, Missouri 63105

Applications and Plans available at [www.claytonmo.gov/PendingApplications](http://www.claytonmo.gov/PendingApplications)

For further information contact Kari Cranford at 314-290-8453

**AGENDA**

**ROLL CALL**

**MINUTES** – Regular meeting of 11/16/2020

**OLD BUSINESS**

1. **7801 FORSYTH BOULEVARD – Architectural Review – Exterior Alterations**  
Consideration of a request by Ken Poteet, Applicant/owner, of M1 Bank for review of design and materials associated with the exterior renovations to the existing building.

**NEW BUSINESS**

2. **97 ARUNDEL PLACE – Architectural Review – Solar**  
Consideration of a request by StraightUp Solar, Applicant, on behalf of Pauline Kim and Philip Lee, owners, for review of the installation of solar panels.
3. **950 FRANCIS PLACE – Architectural Review Board – Special Antenna**  
Consideration of a request by Megan Flower for Sprint, Applicant, on behalf of Francis Place Group, owner, for review of new antennas for T-Mobile.
4. **212 SOUTH MERAMEC AVENUE – Architectural Review – Exterior Alteration/Renovation**  
Consideration of a request by Jenny Johnson, Applicant, on behalf of Peel Woodfired Pizza, tenant, for review of the design and materials associated with the expansion of outdoor patio areas.

**PUBLIC HEARING**

5. **28, 30, 32, 38 NORTH CENTRAL AVENUE, 7800 & 7820 MARYLAND AVENUE, AND 9 & 19 N. BEMISTON AVENUE – Rezoning – New Mixed-Use**  
Consideration of a request by Bemiston Place, LLC, Applicant/owner under contract, for a recommendation to the Board of Aldermen for the rezoning of the above addresses to Planned Unit Development to allow for the construction of new residential apartments, retail space, and parking structure.
6. **28, 30, 32, 38 NORTH CENTRAL AVENUE, 7800 & 7820 MARYLAND AVENUE, AND 9 & 19 N. BEMISTON AVENUE – Planned Unit Development – New Mixed-Use**  
Consideration of a request by Bemiston Place, LLC, Applicant/owner under contract, for a recommendation to the Board of Aldermen of a proposed Planned Unit Development to allow for new residential apartments, retail space, and parking structure.
7. **28, 30, 32, 38 NORTH CENTRAL AVENUE, 7800 & 7820 MARYLAND AVENUE, AND 9 & 19 N. BEMISTON AVENUE – Architectural Review – New Mixed-Use**

Consideration of a request by Bemiston Place, LLC, Applicant/owner under contract, for the review of the design and materials associated with new residential apartments, retail space, and parking structure.

8. **28, 30, 32, 38 NORTH CENTRAL AVENUE, 7800 & 7820 MARYLAND AVENUE, AND 9 & 19 N. BEMISTON AVENUE – Site Plan Review – New Mixed-Use (THIS ITEM WILL BE HEARD ON THE DECEMBER 21, 2020, MEETING)**

Consideration of a request by Bemiston Place, LLC, Applicant/owner under contract, for the review of new residential apartments, retail space, and parking structure.

## **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).