

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

JANUARY 4, 2016

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m. Upon roll call, the following responded:

Present:

Chairman Steve Lichtenfeld
Mark Winings, Aldermanic Representative
Craig Owens, City Manager
Ron Reim
Josh Corson
Sherry Eisenberg

Absent:

Pepe Finn

Also Present:

Kevin O'Keefe, City Attorney

Chairman Lichtenfeld asked that all cell phone ringers be turned off, that conversations take place outside the meeting room and that those who wish to speak approach the podium and to be sure the green light on the microphone is on for property recording of this meeting.

MINUTES

The minutes of the December 21, 2015 meeting were approved, after having been previously distributed to each member.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 110 CRANDON DRIVE

David Volz, project civil engineer & Robert Srote, project architect, were in attendance at the meeting. Also in attendance were William & Veronica Penzer, owners.

Louis Clayton explained that the 11,382-square-foot site is located on the east side of Crandon Drive between University Drive and Maryland Avenue; has a zoning designation of R-2 Single Family Dwelling District and is located in the Clayton Gardens Urban Design District. The proposed project consists of the demolition of an existing one-story home and the construction of a

6,388-square-foot (excluding the basement) single-family residence with an attached, rear-entry, at-grade garage. The height of the proposed residence is 29 feet 8 5/8 inches as measured from the average existing grade to the mean height of the roof. The plans show the HVAC units located at the north side of the home and screened by a 6-foot tall vinyl privacy fence. Trash and recycling receptacles will be stored in a 59-square-foot area located at the south side of the home and screened by a 6-foot tall vinyl privacy fence and gate. The Clayton Gardens Urban Design District limits impervious coverage to 40 percent of the total lot area and allows an increase in impervious coverage based on the garage placement. For this project, the allowable impervious coverage may be increased to 55 percent for the inclusion of an attached, at-grade, rear-loading garage. The existing impervious coverage on site is 25.8 percent. The new plans increase the impervious coverage to 55 percent, which is the maximum allowable impervious coverage. The existing storm water runoff, according to the MSD 15 year, 20 minute calculation, is 0.57 cubic feet per second (CFS). The proposed runoff is 0.71 CFS, which represents an increase in 0.14 CFS. To mitigate the increase in storm water runoff, downspouts on the north and east sides of the home will be piped to a dry well in the rear yard. All other downspouts will be piped to a pop-up bubbler in the front yard. The Public Works Department finds the storm water plan acceptable. The proposed landscape design features a variety of understory trees, ornamental shrubs and perennials that are appropriate for the size of the site and character of the neighborhood. Sixty-five caliper inches of trees on site have already been removed or are proposed to be removed, of which 31 caliper inches require onsite replacement. The landscape plan proposes 54 caliper inches of new deciduous and broadleaf evergreen trees on site. The City's contracted landscape architect is of the opinion that the proposed trees are suitable for the site. Two existing street trees are shown to be protected and preserved per City guidelines. Exterior lighting is proposed on the front, rear, and south side of the home. All exterior lights will be 75 watts or less. Louis stated that the height, setbacks, and impervious coverage as proposed are in conformance with the requirements of the R-2 Single Family Dwelling District and the Clayton Gardens Urban Design District. Storm water will be adequately managed on site and the landscape plan features a variety of understory trees, ornamental shrubs and perennials that are appropriate for the size of the site and character of the neighborhood. Staff is of the opinion that the project meets the criteria for site plan approval and recommends approval with the condition that to ensure the future maintenance and operation of the dry well, the applicant shall record a deed restriction and the approved site plan with St. Louis County and submit proof of recording to the City prior to building permit issuance.

Mr. Volz presented a site plan to the members. He explained that the 10-foot driveway is on the right side of the property, the AC units are on the right. The trash is at the rear of the property and a white privacy fence to enclose the rear yard is also proposed. He noted that the roof drains to the drywell in the back yard and to the pop-up emitter in the front yard. He indicated that there is a one to one and a half foot retaining wall between this property and the adjacent parking lot.

Chairman Lichtenfeld asked if this project will result in more water flowing onto the parking lot.

Mr. Volz replied "no".

Chairman Lichtenfeld noted that the front pop-up bubbler is close to the driveway and the potential of water freezing on the driveway as a result.

Mr. Volz indicated that is a good point and that the bubbler could be moved further to the north.

Ron Reim referred to the retaining wall between the two properties.

Mr. Volz stated that there is 10 feet between the wall and the lot.

Ron Reim asked if that easement area is like a channel.

Mr. Volz replied “yes”.

Hearing no further questions or comments, Craig Owens made a motion to approve the site plan per staff recommendation. The motion was seconded by Mark Winings and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Mr. Srote presented a color rendering to the members.

Louis Clayton explained that the proposed project consists of the demolition of an existing one-story home and the construction of a 6,388-square-foot (excluding the basement) single-family residence with an attached, rear-entry, at-grade garage. The height of the proposed residence is 29 feet 8 5/8 inches as measured from the average existing grade to the mean height of the roof. Properties located west of Forsyth Boulevard in Clayton Gardens have traditionally been developed with one-story ranch homes with a strong horizontal orientation. The home to the north (118 Crandon Drive) was constructed in 2001 and is +/- 0.6 feet shorter than the proposed home (as measured from the peak of each roof). The property to the south contains a surface parking lot. As required by Section 410.385 of the Clayton Gardens Urban Design District, to avoid tall, blocky building forms, new structures shall incorporate a transition in height and scale through one of six possible techniques. According to the applicant, sloping roofs are utilized on the north side of the home to provide a transition in height and scale to the home to the north. Clayton Gardens has traditionally been dominated by the use of standard size brick in a variety of red tones, although the original brick has been painted in some instances. The primary building material for the proposed home is tan brick. Hardie board siding will be used on 25 percent of the side and rear elevations. The proposed roof is clad in asphalt shingles, slate in color. Tan colored casement windows are proposed. A 10-foot wide exposed aggregate driveway is proposed on the south side of the home that leads to a rear-entry, at-grade attached garage with two wood-stained garage doors. Two low stacked stone retaining walls are proposed along a portion of the southern property line and adjacent to the garage. A 6-foot tall white vinyl privacy fence and driveway gate will enclose the rear yard. Louis noted that the project as proposed is in conformance with the requirements of the R-2 Single Family Dwelling District, the Clayton Gardens Urban Design

District, and the Architectural Review Guidelines. Staff is of the opinion that the design is compatible in terms of mass, height, and design with existing nearby homes and recommends approval as proposed.

Mr. Srote explained that this is a 6,000 square foot, 2-story masonry home with a rear entry garage. He stated that the north side of the home is stepped down to relate more harmoniously with the house on the north.

Chairman Lichtenfeld commented that it is a beautiful home and relates well with the nearby home built about 14 years ago.

Mark Winings asked about the white vinyl fence. He commented that in the picture, it appears to be a tan color.

Mr. Srote distributed another sample photo.

Mark Winings asked if white vinyl is acceptable.

Louis Clayton replied “yes”; noting that it is behind the front building line, so it’s not considered a “front yard fence”.

Sherry Eisenberg asked if it is a solid fence.

Mr. Srote replied “yes”.

Chairman Lichtenfeld asked if other material samples were available.

Samples of the proposed brick, roof and window color were presented.

Chairman Lichtenfeld asked if the brick is basically a tan/beige color.

Mr. Srote replied “yes”.

Chairman Lichtenfeld asked if the brick is standard size.

Mr. Srote indicated that although the sample is an oversized brick, the house will be constructed using standard size brick. He noted that the proposed roofing material is Georgetown gray.

Ron Reim commented that a white fence may look stark and asked if the fence is available in a beige color.

Mr. Srote and the owners indicated that they would be fine installing a beige fence versus a white one.

Hearing no further questions, Ron Reim made a motion to approve with the condition that the solid PVC privacy fence be beige in color (versus white as presented). The motion was seconded by Josh Corson and unanimously approved by the Board.

Chairman Lichtenfeld asked when they plan to begin construction.

Mr. Srote replied “as soon as possible”.

Being no further question or comments, this meeting adjourned at 6:50 p.m.

Recording Secretary