

City Plan Commission/Architectural Review Board Meeting

03/30/2026 - 5:30 PM

City Hall Chambers – 10 N. Bemiston Avenue, Clayton, MO 63105

Applications and Plans available at www.claytonmo.gov/PendingApplications

For further information contact Ryan Helle at 314-290-8450 or rhelle@claytonmo.gov

Minutes

I. Roll Call

Present

Steve Lichtenfeld, Chair

Helen DiFate

Jim Arsenault

Chris Brennan

Blair Kweskin

Jeff Morrissey

Susan Buse, Council Representative

Also in attendance

Anna Krane, Director of Planning & Development

Ryan Helle, Planner

Stephanie Karr, City Attorney

II. Minutes – Regular meeting of 03/16/2026

Minutes were presented from the meeting on March 16th, 2026. Helen DiFate made a motion to approve the minutes as submitted. Jim Arsenault seconded the motion. The motion carried unanimously.

III. Open Forum

No members of the audience elected to participate in the Open Forum.

IV. Business Matters

NEW BUSINESS

1. 6800 Wydown Boulevard – Conditional Use Permit – University/Institution (00:00:53)

Consideration of a request by Thomas Blackwell, Applicant, on behalf of Washington University in St. Louis, Owner, for review of a Conditional Use Permit to consolidate multiple existing CUPs for the continued operation of a university use on the subject property.

Ryan Helle provided a summary of the staff report with a recommendation that the Planning Commission recommend approval of the CUP to the City Council with the following conditions:

- (1) The permit shall be granted to Washington University, (the “Permittee”), and shall not be transferred or assigned without the prior written approval of the City of Clayton.
- (2) All existing structures and improvements on the subject property shall be maintained and operated substantially in accordance with the existing conditions as referenced in the survey dated March 19th, 2024, hereafter known as Exhibit A, and shall not be altered without approval by the City of Clayton.
- (3) The Permittee shall operate the subject property substantially in accordance with the letter and plans dated March 4th, 2026, attached hereto as “Exhibit B”, and made part of this Resolution, and with the staff site summary attached hereto as “Exhibit C”, and made part of this Resolution.
- (4) Parking capacity on site shall not exceed 584 parking spaces. Parking shall be used to support the facilities on the subject property or for overflow parking related to events on other property owned and operated by the Permittee.
- (5) The site shall not exceed a dormitory capacity of 328 beds.

- A. The residential use of the East Building shall be limited to a maximum of 48 beds.
 - B. The residential use of St. Joseph Hall shall be limited to a maximum of 124 beds.
 - C. The residential use of Medaille Hall shall be limited to a maximum of 120 beds.
 - D. The residential use of Carondelet Hall shall be limited to a maximum of 36 beds.
- (6) That no bands or outside audio equipment be permitted.
 - (7) All exterior lighting shall be shielded and diverted away from adjacent property. Lighting located within 100 feet of property with residential uses not associated with an institution shall only be that which is necessary to maintain minimum light levels for safety and wayfinding.
 - (8) Earth slopes adjacent to streets and alleys and to the property line boundaries of the property shall be no steeper than one foot vertical for each three feet horizontal. Retaining walls shall be used when necessary to accommodate such slopes.
 - (9) Evergreen plantings shall be installed and maintained to screen parking lots visible from adjacent properties and Big Bend Boulevard.
 - (10) The hours of operation for outdoor events and activities shall be no earlier than 7:00 a.m. and no later than 10:00 p.m.
 - (11) The sound wall shall be maintained for any HVAC units located adjacent to lot D as identified in Exhibit B.
 - (12) That a Deed Restriction, in form satisfactory to the City of Clayton, be executed and recorded by the university prohibiting the university from constructing any new parking lot(s) on its campus fronting Wydown Boulevard or requiring ingress or egress from Wydown Boulevard.
 - (13) That the Permittee shall, within thirty (30) days of the adoption of this Resolution, notify the City Clerk of the City of Clayton in writing that the conditional use permit provided for in this Resolution is accepted and that the conditions set forth herein are understood and will be complied with.
 - (14) That Permittee's failure to comply with any of the conditions provided for in this Resolution may cause immediate termination of the permit provided for by this Resolution.

Joanna Schooler was present on behalf of the application. The PC-ARB discussed the application with the project representative. Helen DiFate made a motion to approve as submitted. Jim Arsenaault seconded the motion. The motion carried unanimously.

DISCUSSION SESSION

2. Clayton 2040 Comprehensive Plan – 2026 Objectives and Key Results

A discussion of objectives and key results for the 2026 calendar year, including neighborhood standards, lot sizes and setbacks, infill standards, and Planned Unit Development public benefits.

Ryan Helle provided a presentation discussing lot sizes and setbacks (00:24:22), and infill development (00:59:01). Anna Krane discussed Planned Unit Developments (01:16:40). The PC-ARB discussed the presentations with staff.

V. Adjournment

The meeting adjourned at 7:16 p.m.