

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

SEPTEMBER 6, 2016

*(Note: These minutes do NOT include the Centene project;
a transcription of the deliberations
regarding Centene was prepared by a Court Reporter and are in a separate document)*

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
Joanne M. Boulton, Aldermanic Representative
Craig Owens, City Manager
Josh Corson
William Liebermann
Scott Wilson

Absent:

Ron Reim

Also in Attendance:

Kevin O'Keefe, City Attorney
Louis Clayton, AICP, Planner

Note: This meeting took place at the Clayton High School Auditorium.

Chairman Steve Lichtenfeld asked that all cell phones be turned off, that conversations take place outside the meeting room and that those who wish to speak approach the microphone stand in front of the stage. He announced that a court reporter is in attendance at this meeting.

MINUTES

The minutes and transcription of the August 15, 2016 meeting was presented for approval. The minutes and transcription were approved after having been previously forwarded to each member.

NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 111 CRANDON DRIVE

Lauren Strutman, project architect, was in attendance at the meeting. Also in attendance were David Volz, civil engineer and Scott Mehlman, owner/developer.

Louis Clayton explained that the proposed project consists of the construction of a 3,977-square-foot (excluding the basement) single-family residence with an attached, rear-entry, at-grade 819-square-foot garage. The height of the proposed residence is 29 feet 2 1/8 inches as measured from the average existing grade to the mean height of the roof. The plans show the HVAC units located in the southwest corner of the property adjacent to the driveway and screened by a wood fence. Trash and recycling receptacles will be stored in a 40-square-foot enclosure located in the southwest corner of the site adjacent to the driveway and screened by a wood 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 26.9 percent. The new plans increase the impervious coverage to 48.3 percent, which is less than the maximum allowable impervious coverage. The existing storm water runoff, according to the MSD 15 year, 20 minute calculation, is 0.48 cubic feet per second (CFS). The proposed runoff is 0.57 CFS, which represents an increase in 0.09 CFS. To mitigate the increase in storm water runoff, downspouts on the south side of the home will be piped to a dry well in the front yard. Downspouts on the north side of the home will be piped to a pop-up bubbler located in the front yard. The Public Works Department finds the storm water plan acceptable, with the condition that the dry well in the front yard be sized to handle the volume of water being discharged by the sump pump. Louis noted that this is the first project that is subject to the City's recently adopted Trees and Landscaping Regulations. For this site, the regulations require 46 percent tree canopy lot coverage through the preservation and/or planting of trees. The existing tree canopy lot coverage is 75 percent. The proposed tree canopy lot coverage is 75 percent, which includes the preservation of one existing site tree and the planting of 13 new trees. Eight of the new trees (61.5 percent) will be Missouri Natives. One street tree will be removed which will require a payment of \$684 into the City's Forestry Fund prior to removal. According to the City's contracted landscape architect, the proposed landscape plan provides a variety of trees, shrubs and perennials that are consistent with the character of the surrounding neighborhood. The landscape plan needs to be revised to integrate the proposed HVAC enclosure into the landscape design and to fill in missing foundation plantings on the north side of the home. Exterior lighting is proposed at the rear door and garage. 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 trees, shrubs and perennials that are consistent with the character of the surrounding neighborhood. Staff is of the opinion that the project meets the criteria for site plan approval and recommends approval with the following conditions, to be approved by staff prior to the issuance of a building permit -

1. That the dry well in the front yard be sized to handle the volume of water being discharged by the sump pump.

2. 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.
3. That the applicant pays \$684 prior to removal of the street tree.
4. That the landscape plan be revised to integrate the proposed HVAC enclosure into the landscape design and to fill in missing foundation plantings on the north side of the home.

Ms. Strutman presented a site plan to the members. She explained that the garage is a rear entry; the trash and HVAC units are at the rear of the home and that the project is in compliance with the new landscape ordinance.

Mr. Volz presented a drainage map to the members. He noted that the site drains toward the south and east and the drainage plan includes two bubblers and a drywell.

Chairman Lichtenfeld asked how far the inlet is within the property.

Mr. Volz stated that it is 120 feet from the corner.

Chairman Lichtenfeld questioned if there may be an ice issue on the parking lot to the south.

Mr. Volz indicated that there should not be as water will go across a 10 foot lawn first. He then stated that they will comply with staff recommendations.

Chairman Lichtenfeld solicited additional comments or questions from either the members or the audience. None were received.

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

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

Louis Clayton explained that 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 (117 Crandon Drive) was constructed in 1999 and is +/- 3 inches taller than the proposed home (as measured from the midpoint of each roof). The property to the south contains a one-story commercial building which is +/-21 feet shorter than the proposed home. 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, the proposed design incorporates the following permitted technique: "Increasing the side yard setback one foot for every five feet the height of the structure exceeds the height of the adjacent structure at the side yard." The southern

side yard setback has been increased an additional +/-7 feet to meet this requirement. 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 taupe brick. A stone veneer is used on 8 percent of the rear façade and 7 percent of the right side. The proposed roof is clad in architectural shingles, charcoal blend in color. Black colored casement windows are proposed. A 9-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 one black raised panel garage door. An 8-foot cedar privacy fence (6-foot solid, 2-foot lattice) is proposed along the entire length of the southern property line, a portion of which will encroach into the front yard. Section 405.1900 of the Zoning Regulations permits 4 foot decorative fences located in the front yard in single-family zoning districts if 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. This property is not a corner lot by definition; however, it is bordered by a commercial parking lot along its southern property line. These configurations of single-family properties with their side yards adjacent to commercial properties are common on the blocks adjacent to Clayton Road in Davis Place and Maryland Avenue in Clayton Gardens and in many cases there are existing front yard fences in place that do not conform to the zoning requirements. The proposed design and materials of the fence is not consistent with the requirement in the zoning regulations for a 4-foot “ornamental or decorative” fence; however, an ornamental or decorative fence would not likely provide the opacity needed to adequately screen the adjacent parking lot, dumpsters, and commercial building. If a fence was installed on the adjacent commercial property, it could be up to 8 feet tall and located up to the front property line without requiring approval by the Architectural Review Board. Louis concluded by stating 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 submitted.

Ms. Strutman presented a color rendering to the members. Also presented were samples of the proposed brick (taupe), cast stone and roofing material.

Joanne Boulton asked about the proposed fence.

Ms. Strutman stated that it is an 8-foot wood fence; 6-foot solid and 2-feet of lattice.

Joanne Boulton asked if there will be sight line issues for the parking lot to the south.

Mr. Volz stated there should be no sight line problems because it ends at the right-of-way as does the fence currently in place.

Chairman Lichtenfeld announced that the property to the south is commercial. He asked if there were any further questions or comments from the Board or if there were any questions or comments from the audience.

None were received.

Hearing no further questions or comments, Joanne Boulton made a motion to approve as submitted. The motion was seconded by William Lieberman and unanimously approved by the members.

Chairman Lichtenfeld asked when they plan to begin construction.

Mr. Volz replied “as soon as possible”.

ARCHITECTURAL REVIEW – ADDITION TO SINGLE FAMILY RESIDENCE – 8141 STRATFORD DRIVE

Paul Doerner, project architect, was in attendance at the meeting.

Louis Clayton explained that the proposed project consists of the demolition of an existing 292-square foot rear addition and the construction of a 1,030-square-foot, 2-story rear addition. No changes are proposed to the front façade of the home. Because the combined square footage of the addition is less than 50 percent of the total square footage of the home, Site Plan Review is not required. Because the combined square footage of the addition is greater than 750 square feet, Architectural Review is required. The height of the addition is 18 feet 10 inches from average existing grade to the mid-point of the roof. The roof of the addition will be clad in grey fiberglass shingles to match existing and standing seam metal. White double-hung windows are proposed to match existing. The existing home has stone on the first floor front elevation, brick on the first floor side elevations, and white siding on the second floor. The primary building materials for the home addition are brick painted “sandstone” and white Hardie Plank lap siding. The addition will incorporate similar design and materials found on the existing home. The amount of Hardie Plank lap siding will cover 56 percent of the rear elevation, 42 percent of the west elevation, and 44 percent of the east elevation. The Architectural Review Guidelines limit the use of accent materials to 25 percent of each elevation and gives the Architectural Review Board authority to grant a modification to exceed 25 percent siding, up to a maximum of 30 percent. The existing driveway will remain in place. No new retaining walls or permanent fences are proposed. HVAC units will be located on the west side of the addition and screened by an existing wood privacy fence. A +/- 40-square-foot trash enclosure is located on the west side of the home and will be screened by a wood fence and gate. Louis stated that the project as proposed is in conformance with the requirements of the R-2 Single Family Dwelling District. The amount of Hardie Plank lap siding used on the addition exceeds the 25 percent permitted by the Architectural Review Guidelines; however, staff is of the opinion that given the existing design and materials of the

home, the proposed design and materials meet the spirit of this requirement and are compatible with the existing home and other homes in the neighborhood and recommends approval as submitted.

Mr. Doerner presented proposed a color rendering and elevations of the 17 X 30, 2-story addition, explaining that it is constructed of stone and flatboard, which will align with the existing siding.

Samples of the white Hardie Plank siding and red brick were presented. Mr. Doerner stated that all of the brick will be painted a light tan color. A sample of the asphalt shingle roof was also presented.

Joanne Boulton asked if the house currently has an asphalt shingle roof.

Mr. Doerner replied “yes”.

Joanne Boulton commented that more siding is appropriate given the existing house design.

Hearing no further questions or comments from the Board members and hearing none from the audience, Scott Wilson made a motion to approve as submitted. The motion was seconded by William Lieberman and unanimously approved by the Board.

ARCHITECTURAL REVIEW – OUTDOOR DINING PLATFORM – 16 SOUTH BEMISTON AVENUE – LOUIE’S WINE DIVE

Ben VinZant, restaurant owner, was in attendance at the meeting.

Louis Clayton explained that the applicant proposes to install an 11-foot X 25-foot outdoor dining platform constructed of cedar. Bench seating will be installed along the inside perimeter of the platform. Butcher block tables and black metal chairs are proposed. The structure is 3.5-feet tall and the outside face is clad with cedar siding. A 4-foot clear pedestrian access route is proposed on the public sidewalk. The City’s Outdoor Dining Regulations do not specifically address the use of outdoor dining platforms in the City right-of-way; however, pedestrian barriers are permitted as long as they are least 30 inches tall, constructed of metal or wood, and not anchored to the sidewalk. Staff has determined that the proposal may be permitted if it receives approval by the Department of Public Works and the Architectural Review Board. Staff is of the opinion that the outdoor dining platform, tables and chairs are in conformance with the Outdoor Dining Regulations. Restaurants with freestanding patio chairs often overflow into the pedestrian access route. With the proposed design, this would not occur because all seating is confined to the footprint of the platform. All of the structure’s components can be removed and reassembled. The Public Works Department has reviewed the proposal and will allow the installation on a trial basis through February 28, 2017, at which time it will be reevaluated; therefore, staff’s recommendation is to approve with the following conditions:

1. That the applicant receives an Outdoor Dining Permit prior to installation.
2. That the Outdoor Dining Permit expire on February 28, 2017, at which time the Department of Public Works will reevaluate and determine if the platform may remain.

Mr. VinZant informed the Board that the structure is fully removable and the intent is to enhance the customer experience.

Scott Wilson asked how many people the platform area will seat.

Mr. Vin Zant replied “24”.

Josh Corson asked about accessibility.

Mr. VinZant indicated that ADA accessibility is through their north entrance.

Joanne Boulton asked if they currently have an Outdoor Dining Permit.

Mr. VinZant replied “yes”.

Louis Clayton explained that although outdoor dining can take place year-round, the seasons run from March 1 through the last day of February annually.

An unidentified gentleman asked how close to the street/curb the area will be.

Mr. VinZant stated that this will fully enclose the outdoor dining area, but still provide a 4-foot sidewalk width for pedestrians.

Joanne Boulton commented that the platform/seating area is handsome and that it will be nice to keep diners in an enclosed area.

Hearing no further questions or comments from the Board or the audience, Joanne Boulton made a motion to approve per staff recommendations. The motion was seconded by Scott Wilson and unanimously approved by the Board.

CONCEPTUAL PRESENTATION – 7601 & 7651 CLAYTON ROAD (FORMER SCHNUCKS SITE)

Ben Owenwell, developer with GBT Realty, was in attendance at the meeting.

Louis Clayton explained that the proposed project consists of the demolition of the existing structure and the construction of a 642,271-square-foot, 7-story mixed-use building containing 44,500 square feet of ground floor commercial uses (retail, restaurant, grocery and leasing office),

297 residential units, a 20-space surface parking lot and a 722-space parking structure. The proposed building will be constructed primarily of brick, corrugated metal, and fiber cement paneling. Access to the site is proposed from Hanley Road near the existing access point, mid-block from Clayton Road, and from Westwood Avenue. The west end of the site will include a surface parking lot between the building and Hanley Road, and a one-way drive aisle between the building and Clayton Road. The project will be developed as a Planned Unit Development (PUD) and will require public hearings before the Plan Commission and Board of Aldermen. The western property is not located in an urban design or overlay zoning district, but is subject to the following design standards which affect the site and building form:

- Stepbacks: For buildings permitted to exceed the maximum height through the planned unit development procedure, a 15-foot setback (upper story building setback) shall be provided beginning at the 3rd-story level or 30 feet above grade, whichever is less.
- Parking: Surface parking lots and parking structures with parking at ground level are not permitted along the street frontage.

The eastern property has a zoning designation of R-6 Medium Density Multiple Dwelling District and is located in the Westwood Corridor Urban Design District (UDD). The intent of the Westwood Corridor UDD is to ensure that redevelopment responds to and protects the established character of the Westwood Corridor. The UDD has detailed development standards for building orientation, lot coverage, setbacks, parking, building materials, height, massing, and architectural details. A more detailed submittal is required to evaluate the project's compliance with the UDD standards. The Clayton Master Plan was adopted in 1975 and was last updated in 1989. The Master Plan designates the western property as "commercial" on the Future Land Use Plan and the eastern property as "mid density multi-family (25-45 units per acre)". Louis noted that a project of this scale requires a thorough staff review prior to a public hearing. The project will be reviewed and is subject to comments by the Planning, Public Works, and Fire Departments, and also the City's contracted consultants for landscaping, architecture, storm water management, traffic and parking. Staff recommends that the Plan Commission/Architectural Review Board consider the proposal and provide input. This is conceptual review only and therefore any comments made in this report or at the meeting, either by the applicant, staff, or the Board/Commission members, are not binding. Staff offers the following comments based on the conceptual plans presented.

Planning

1. The Zoning Regulations prohibit parking lots along the street frontage. Locating the building frontage at or near the front property lines creates a strong street wall and improves the pedestrian environment. Where additional setback is necessary, activate the area with a courtyard by incorporating outdoor dining, seating, water features, or public art.
2. This site is located at a prominent southern gateway to the City, and staff recommends the design of the southwest corner of the building and site be enhanced to include a more prominent architectural and/or gateway feature.

Public Works

1. The development is subject to the recommendations of the traffic impact study conducted by the City's contracted traffic engineer and reviewed by Public Works and St. Louis County Department of Transportation. The developer may be required to make such improvements to adjacent streets including but not limited to restrictions at ingress/egress locations, turn lanes, medians, and new and/or improved signalized intersections.
2. The design of sidewalks, tree lawns, and other similar infrastructure in the City's rights-of-way will be to City standards.
3. Land Disturbance and Right-of-Way Permits will be required through the Public Works Department. Any work affecting Hanley and Clayton Roads will have to be permitted through St. Louis County.

Mr. Owenwell indicated that the project includes 295 apartment units and 40,000 square feet of retail space, including an organic grocery store. He added that they have been in negotiations with the City for 6 to 9 months. He indicated that GBT, based in Nashville, has been in business for 30 years.

Chairman Lichtenfeld reiterated that this is only conceptual review at this time and that there will be no vote this evening. He added that the information/submittal packet was just received this evening and he finds the project very different; noting his concern over the many colors and materials and, given its location, it is very un-exciting to him. He stated that the property has been vacant (unoccupied) for 13 years and is the main entry into the City from the south, east and west. He questioned the functionality of the grocery store's entrance door as it is not visible from the street. He stated that the appearance of the project feels very suburban.

Mr. Owenwell stated that there are actually only two bricks and stone; the windows are clear. He stated that the CAD imagery is likely to blame versus the reality. He stated that the 4.5-foot sidewalk presents a challenge for a location that sees 38,000 vehicles per day; that there is 15-foot of additional greenspace before the building starts and that a welcoming sign and/or artwork will be at the southwest corner of the property.

Chairman Lichtenfeld commented that it is an elaborate image he is trying to convey.

Mr. Owenwell assured that this is a high-end development; it is not normal or bland and the building will be vibrant. He stated that prior projects have failed because of the depth of the lot and believes the scale of this building is justified.

Chairman Lichtenfeld commented that what was submitted does not feel that way.

Mr. Owenwell assured the Chairman that they will spend more money on the renderings when they submit a formal application and that he understands the importance of the site.

Josh Corson stated that the outdoor dining area is nice. He asked about traffic impacts.

Mr. Owenwell indicated that they would comply with the recommendations of the City's traffic engineer (Lee Cannon with CBB).

Mr. Owenwell indicated that 540 parking spaces are recommended and they are proposing 742; 50% more spaces than are being asked of them.

Josh Corson commented that it would be nice if the loading dock were not visible.

Mr. Owenwell stated that the 20-foot vertical concrete fence is consistent with the previous store.

Scott Wilson stated that he is glad that GBT is interested in developing this property and that his concern is purely architectural. He reiterated that this is the main entrance to the City and asked that the corrugated metal be eliminated.

Mr. Owenwell stated that they are open to comments; adding that the building is over 90% stone and brick.

Scott Wilson referred to the flat roof. He asked that they incorporate gables.

Mr. Owenwell agreed.

Joanne Boulton stated that she agreed with her colleagues comments; she asked about the street level parking.

Mr. Owenwell referred to the 20 bays along Hanley Road and stated that they cannot bring the building up to the street. He reminded the members that there is a 15 foot greenway path. He added that 20 parking spaces are needed for the 7,500 square foot restaurant and the retail and that there will be a good landscape buffer. He stated that there are some things they can and some things they cannot consider.

Chairman Lichtenfeld asked if some of the bedrooms have no windows.

Mr. Owenwell indicated that he did not believe that was the case.

Wallace Langston, 816 South Hanley Road, stated that he has no ties with the developer. He stated he wants to see this project move forward; he wants to see the property developed.

Liza Streett, Clayton resident, stated that she does not want to see a boring development; she wants to see a 21st century stylish and stunning building versus a conservative one.

Ed Rader, Clayton resident, voiced his concern about traffic.

Erin Naetler, Richmond Heights resident, asked that the speed limit be reduced.

Joe Wotka, Clayton resident and apartment owner, voiced his concerns about the parking ramifications as when the 20,000 square foot Schnuck's was there, traffic would back up during rush hour and this is a larger commercial use plus apartments.

Sandy Shapiro, Clayton resident, commented that the traffic signals are not synchronized.

Hearing no further questions or comments, Chairman Lichtenfeld stated that he appreciates the presentation. He called for a 10 minute break (6:44 p.m.).

At 6:54, Chairman Lichtenfeld announced that the next order of business is the proposed Centene project (rezoning to a Special Development District (SDD)/SDD Plan).

The court reporter began transcribing (6:54 p.m.). Note that Josh Corson recused himself and did not participate in any vote or discussion with regards to the Centene proposal.

Recording Secretary