



# 2018 ANNUAL REPORT

## Plan Commission and Architectural Review Board

### Mayor and Board of Aldermen

Harold Sanger, Mayor

#### Ward 1

Joanne Boulton  
Richard Lintz

#### Ward 2

Michelle Harris  
Ira Berkowitz

#### Ward 3

Bridget McAndrew  
Mark Winings

### Plan Commission and Architectural Review Board

Steve Lichtenfeld, Chairman

Ron Reim, Vice Chairman  
Craig Owens, City Manager  
William Liebermann

Richard Lintz, Aldermanic Representative\*  
Brian Maguire  
Carolyn Gaidis\*

*\*Former Members: Joanne Boulton, Aldermanic Representative and Scott Wilson*

### City Staff

Susan Istenes, Director of Planning and Development Services

Anna Krane, Planner  
Kevin O'Keefe, City Attorney

Kari Cranford, Planning Technician\*  
Stephanie Karr, City Attorney

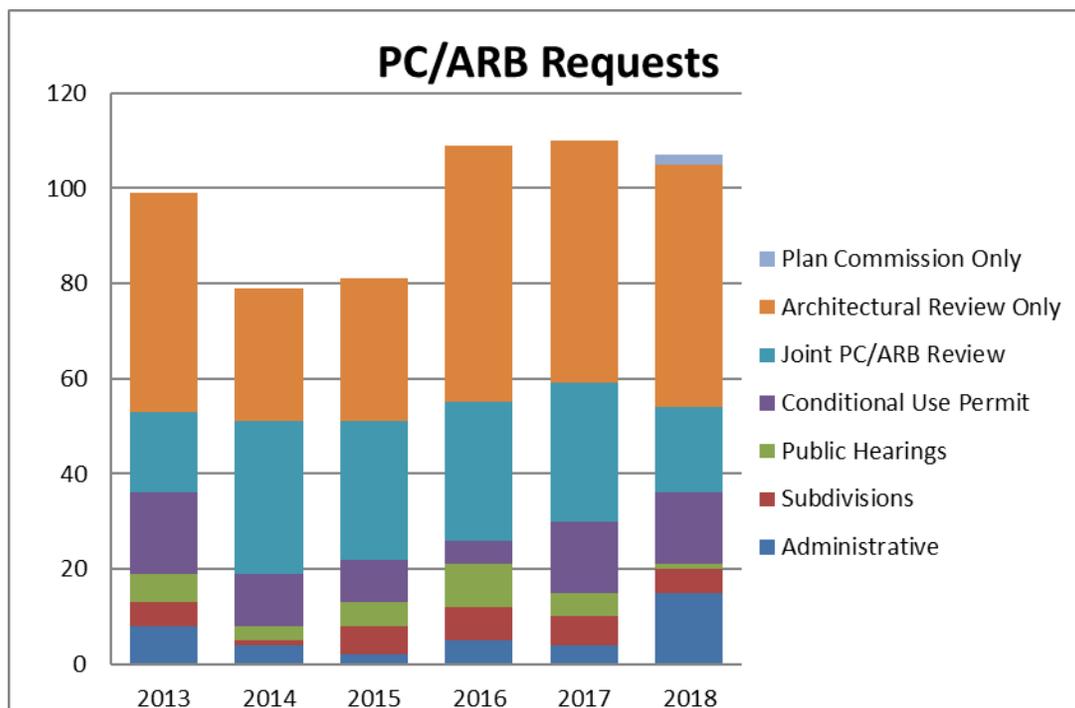
*\*Former Staff: Kathy Scott*

## Introduction

The Plan Commission and Architectural Review Board (PC/ARB) are two distinct boards that are composed of the same members and hold joint meetings the first and third Monday of the month. The Plan Commission reviews and makes recommendations to the Board of Aldermen regarding Conditional Use Permits, Subdivision Plats, Rezoning, Planned Unit Developments (PUD), Special Development Districts (SDD), and Text Amendments to the Land Use Code. The Plan Commission is also charged with reviewing and approving Site Plans and Boundary Adjustments. The Architectural Review Board reviews the design and materials associated with new construction, additions, alterations, and improvements to existing structures to ensure that proposals feature high quality design and materials that are compatible with adjacent structures.

## Year in Review

In 2018, the PC/ARB considered 108 requests for a variety of projects. The following is a comprehensive list of those projects. All projects were approved or recommended for approval to the Board of Aldermen unless otherwise noted. Staff believes all actions of the PC/ARB have been in conformance with the goals and policies of the City's adopted Master Plan and Zoning Regulations.



\*Public Hearing includes: Text Amendments, Plan Adoptions, and Rezoning

\*Joint PC/ARB Review includes: Conceptual Reviews, Site Plan Reviews, Planned Unit Developments and Special Development Districts.

\*Administrative includes: City Discussion Topics

## Administrative

In 2018, the Plan Commission and Architectural Review Board discussed with City Staff the following Fourteen topics:

### *Title IV Land Use Code*

Topic selection and assignments

Over View of the Zoning Regulations, Chapter 405

### *Chapter 400*

Article II. City Plan Commission

Article III. Architectural Review Board

### *Chapter 405*

Article I. General Provisions

Article II. General Regulations

Article IV. Nonconforming Uses

Article VII. Conditional Use Permit

Article VIII. Site Plan Review

Article X. Planned Unit Development

Article IX. Special Development District

Article XXV. Off-Street Parking and Loading Regulation

### *Miscellaneous Topics*

The Basics of Making a Motion and Voting

Revised Statutes of Missouri, Chapter 89. Zoning

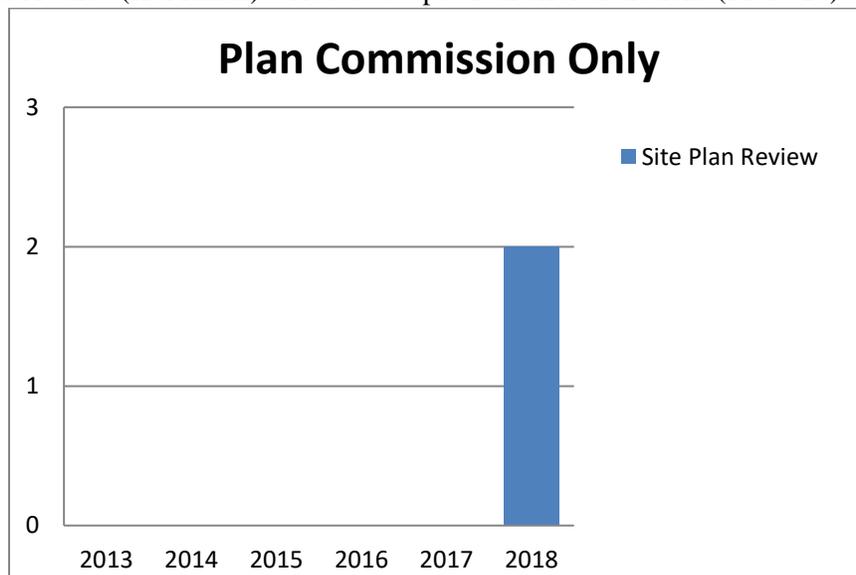
## The City Plan Commission

### *Site Plan Review*

During 2018, the Plan Commission independently reviewed and approved two site plans.

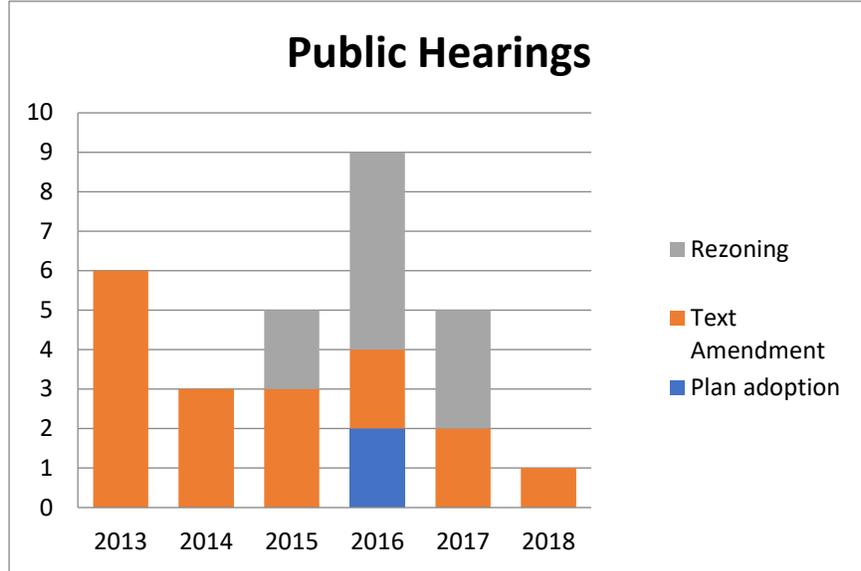
- 7701 Maryland Avenue (Kol Rinah) – Additional impervious coverage request (05/07/18)

- 7701 Maryland Avenue (Kol Rinah) – Reduce scope of exterior alterations (11/19/18)



*Public Hearing*

During the calendar year 2018, the Plan Commission held one public hearing for review of Zoning Ordinance Text Amendment to allow for veterinary clinics with a Conditional Use Permit within the following Zoning Districts: C-1 Neighborhood Commercial District, C-2 General Commercial District, and HDC High Density Commercial District. Please note that Rezoning Public Hearings associated with Planned Unit Developments and Special Development Districts are counted in Joint Plan Commission and Architectural Review Board.



*Conditional Use Permits*

The Plan Commission considered fifteen applications for Conditional Use Permits. Of the fifteen, two were withdrawn by the applicant.

Restaurant (5)

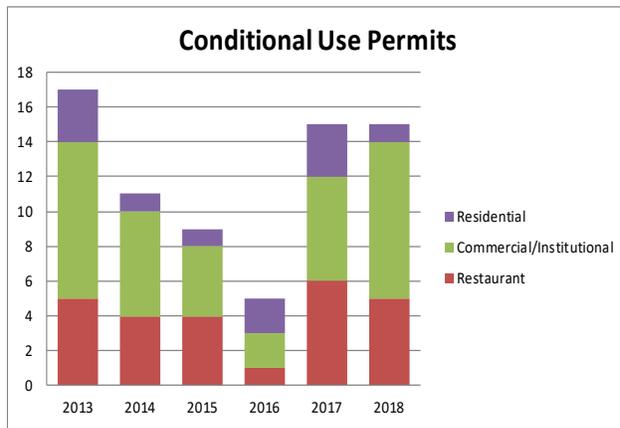
- 222 South Meramec Avenue
- 222 South Bemiston Avenue
- 33 North Central Avenue
- 159 Carondelet Plaza
- 159 Carondelet Plaza
- 706 DeMun Avenue

Commercial (9)

- 7676 Forsyth Boulevard (Wellbridge)
- 26 North Meramec (7 Gables, LLC)
- 6611 Clayton Road & 6602 Alamo Avenue (School) - Withdrawn
- 7601 Forsyth Boulevard (Construction)
- 15 Lee Avenue (Temporary Parking)
- 132 North Meramec (Vet Clinic)
- 6500 Forsyth Boulevard (WashU) - Withdrawn
- 6500 Forsyth Boulevard (WashU Amendment)
- 6611-6619 Clayton Road & 6602 Alamo Avenue (School and Parking Lot)

Residential (1)

- 6345 Clayton Road (live/work)



*Subdivisions*

In 2018, the Plan Commission considered five subdivision plats. Four Lot Consolidations and one Lot Division were approved by the Plan Commission.

- 7739 Davis Drive
- 43-55 Topton Way
- 7 North Bemiston Avenue & 7817 Forsyth Boulevard (Minor Subdivision Plat)
- 7601&7651 Clayton Road
- 6641, 6645, 6701 San Bonita Avenue

**Joint Plan Commission and Architectural Review Board**

In most cases, projects that require site plan review (new construction, large additions, and parking lots) by the Plan Commission also require approval by the Architectural Review Board. In 2018, the Plan Commission and Architectural Review Board considered 21 projects that required joint review.

*New Single-Family (12)*

- 234 Crandon Drive
- 8155 Stratford Drive
- 7430 Wydown Boulevard
- 8106 Westmoreland Avenue
- 224 North Bemiston Avenue
- 16 Ridgemoor Drive
- 8106 Westmoreland Avenue & 121 North Brentwood Boulevard
- 8141 Stratford Drive
- 656 Langton Drive
- 7739 Davis Drive
- 8120 Stratford Drive
- 8100 Stratford Drive
- 7635 Westmoreland

*Exterior Alteration/Renovation (1)*

- 7350 Wydown Boulevard

*Conceptual Review (3)*

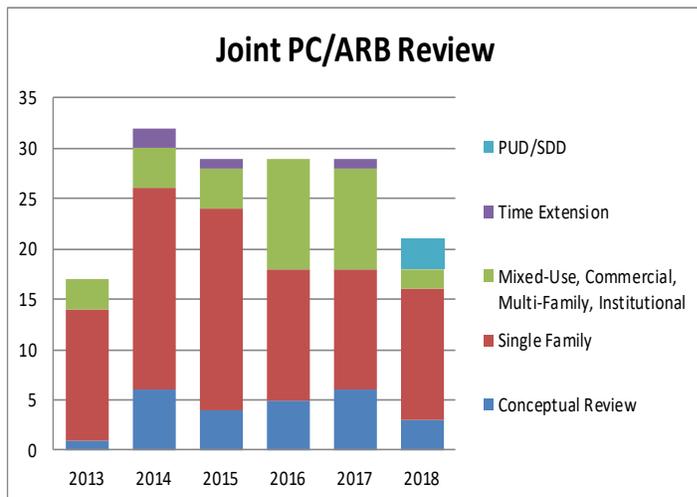
- 227 South Central Avenue (Hotel)
- 7601-7651 Clayton Road (Mixed-use)
- 8120 Stratford Drive (New Single Family)

*Mixed-use/Commercial/Multi-Family (2)*

- 43-55 Topton Way (Multi-family)
- 7601-7651 Clayton Road (Mixed-use)

*Planned Unit Development (3)*

- 7601-7651 Clayton Road (Mixed-use)
- 7600 Forsyth Boulevard (Centene) – Tabled until 2019
- 7528 Forsyth Boulevard (Centene) – Tabled until 2019



## Architectural Review Board

During 2018, the Architectural Review Board independently reviewed 50 projects.

### *Addition & Alteration/Exterior Renovation (33)*

#### Commercial/Institutional (11)

- 1 Mark Twain
- 6501 Wydown Boulevard
- 7600 Wydown Boulevard
- 15 North Meramec Avenue
- 8100 Forsyth Boulevard
- 7720 Forsyth Boulevard
- 6611 Clayton Road (Removed)
- 706 DeMun Avenue
- 6611-6619 Clayton Road 6602 Alamo Avenue
- 7600 Forsyth Boulevard (Removed)
- 7528 Forsyth Boulevard (Removed)

#### Single-Family (22)

- 7508 Oxford Drive
- 7625-7629 Wydown Boulevard
- 125 North Hanley
- 7440 Sommerset Avenue
- 88 Arundel Place
- 6450 Cecil Avenue
- 7667 Carrswold Drive (Tabled)
- 7 Carrswold Drive
- 1 Tuscany Park
- 146 North Central
- 428 Edgewood Drive
- 7 Carrswold Drive
- 241 Linden Avenue
- 8101 Edinburgh Drive
- 147 North Hanley
- 60 Arundel Place
- 745 Glenridge Avenue
- 8101 Edinburgh Drive
- 8045 Watkins Drive
- 419 Polo Drive
- 320 DeMun Avenue
- 6367 Ellenwood Avenue

### *Miscellaneous (2)*

- 6800 Wydown Boulevard (Antenna)
- 950 Francie Place (Antenna)

### *Signage (15)*

- 14 North Central Avenue
- 135 North Meramec Avenue
- 212 South Meramec Avenue
- 100 South Brentwood Boulevard
- 8020 Forsyth Boulevard
- 7822 Bonhomme Avenue
- 801 Seminary Place
- 6733 Clayton Road
- 7620 Forsyth Boulevard
- 135 North Meramec Avenue
- 7676 Forsyth Boulevard
- 212 South Meramec Avenue
- 100 South Brentwood Boulevard
- 8025 Bonhomme Avenue
- 8321 Maryland Avenue

