

**DATE:** January 22, 2010

**TO:** Honorable Mayor & Members of the Board of Aldermen

**FROM:** City Plan Commission  
Jason Jaggi, Interim Director of Planning & Development Services

**SUBJECT:** 2009 Plan Commission/Architectural Review Board Annual Report

The City Plan Commission is responsible for issues pertaining to the development of the City of Clayton in conformance with the Master Plan. During calendar year January 1, 2009 to December 31, 2009, significant public hearings were held, important recommendations were made regarding text amendments and conditional use permits. Additionally, several approvals were granted for site plan and architectural review projects.

Two major development proposal extensions were granted by the City Plan Commission in 2009. The first, granted April 6, 2009, was for a one year extension of the site plan and architectural approvals for the Trianon Project, located at 7454 Forsyth Boulevard. These approvals will expire on March 24, 2010 in conjunction with the Board of Aldermen's approval of the Planned Unit Development extension. The second, granted June 1, 2009, was for a one year extension of the site plan approval and the architectural approval of the garage for the Central/Maryland Hotel Project, located at the northwest and southwest corners of Central and Maryland Avenues. These approvals will expire on June 9, 2010 in conjunction with the Board of Aldermen's approval of the Planned Unit Development extension.

Also during calendar year 2009, the Plan Commission heard conceptual presentations for a proposed mixed-use project at 201-215 North Meramec and for a commercial project at 7737 Clayton Road. The mixed-use project has not moved forward, but the commercial project (Ladue Nail and Spa) was placed on the September 21<sup>st</sup> agenda for formal presentation and approved.

Additionally, the City Plan Commission considered text amendments to the Zoning Regulations and the Clayshire Urban Design Zoning District to allow front entry garages and 55% total lot coverage for the properties that front Haddington Court. The City Plan Commission recommended approval of these Zoning Regulation revisions to the Board of Aldermen.

The City Plan Commission considered several Conditional Use Permit applications during calendar year 2009, including new construction projects at all of the Clayton schools (except Wydown Middle School) and re-approval of an addition to Fontbonne University's Science Building.

Finally, the City Plan Commission conducted several discussions regarding revised regulations pertaining to residential construction to include changes to impervious coverage allowances and revised storm water mitigation methods. Discussions continue in the hopes of having a general consensus so that a public hearing can be scheduled and a proposal forwarded to the Board of Aldermen for their review and consideration. Discussions also took place regarding a new landscape ordinance and sustainable development which will continue into calendar year 2010.

## **2009 Plan Commission/Architectural Review Board Business Items**

### **City Business (4)**

- **2008 Annual Report**
- **Sustainable Development (Impervious Coverage Revisions, Storm Water Mitigation methods & LEED Certification Verification and/or Penalties for Non-compliance)**
- **Request for Proposals – Master Plan Update/Retail Study**
- **Revised Landscape Ordinance**

### **Land Use Code (Zoning Regulations & Clayshire UDD) Text Amendments (1)**

- **To consider text amendments to allow front entry garages and 55% total lot impervious coverage for properties fronting Haddington Court. Recommended Approval.**

### **Public Hearings (1)**

- **Zoning Regulations & Clayshire UDD Text Amendments – Haddington Court**

### **Conceptual Review (2)**

- **New Construction – Mixed-Use PUD Project (Meramec Place) 201-215 North Meramec Ave.**
- **New Construction – Commercial Project (Ladue Nail & Spa) 7737 Clayton Road**

### **Time Extension Approvals - Planned Unit Development (PUD) Projects (2)**

- **7454 Forsyth - Mixed-Use PUD Project (Trianon)**  
Extension of site plan and architectural review approvals granted to March 24, 2010 in conjunction with the Board of Aldermen's approval for extension of the Planned Unit Development (PUD) approval
- **25, 103, 111 & 119 N. Central – Mixed-Use PUD Project (Central/Maryland Hotel)**  
Extension of site plan approval of the entire project and architectural review approval of the garage portion of the project granted to June 9, 2010 in conjunction with the Board of Aldermen's approval for extension of the Planned Unit Development (PUD) approval

### **Conditional Use Permits—Commercial/Institutional (10)**

- **7533 Forsyth Boulevard (Rockstar Fitness)**  
Conditional Use Permit—Recommended approval
- **6451 Clayton Road (Subway Restaurant)**  
Conditional Use Permit – Recommended approval
- **8049 Clayton Road (I-HOP Restaurant)**  
Conditional Use Permit – Recommended approval
- **7501 Maryland Avenue (Early Childhood Center)**  
Conditional Use Permit—Recommended approval
- **#1 Mark Twain Circle (Clayton High School)**  
Conditional Use Permit – Recommended approval
- **301 Gay Avenue (Family Center)**  
Conditional Use Permit – Recommended approval
- **301 Gay Avenue (Facilities Building)**  
Conditional Use Permit – Recommended approval
- **6345 Northwood (Captain School)**  
Conditional Use Permit – Recommended approval
- **7447 Wellington Way (Glenridge School)**  
Conditional Use Permit – Recommended approval
- **400 S. Meramec Ave. (Meramec School)**  
Conditional Use Permit – Recommended approval

### **Conditional Use Permits—Residential (1)**

- **21 W. Brentmoor Park (2<sup>nd</sup> unit)**  
Conditional Use Permit—Recommended approval

### **Site Plan and Architectural Review—Single Family Residential (13)**

- **135 N. Forsyth - New Construction –Single Family Residence**  
Site Plan Review—Approved  
Architectural Review—Approved
- **19 Dartford —New Construction – Single Family Residence**  
Site Plan Review—Approved  
Architectural Review—Approved

- **203 Linden—New Construction – Single Family Residence**  
Site Plan Review—Approved  
Architectural Review—Approved
- **215 N. Meramec Ave.—New Construction – Single Family Residence**  
Site Plan Review—Approved  
Architectural Review—Approved
- **260 Gay Ave.—New Construction – Single Family Residence**  
Site Plan Review—Approved  
Architectural Review—Approved
- **341 N. Central Ave.—New Construction— Single Family Residence**  
Site Plan Review—Approved  
Architectural Review—Approved
- **315 N. Central Ave. —New Construction – Single Family Residence**  
Site Plan Review—Approved  
Architectural Review—Approved
- **45 Aberdeen —New Construction - Single Family Residence**  
Site Plan Review—Approved  
Architectural Review—Approved
- **6401 Ellenwood – New Construction – Detached Garage**  
Site Plan Review-Approved  
Architectural Review-Approved
- **64 Arundel – New Construction/Addition to Single Family Residence**  
Site Plan Review-Approved  
Architectural Review-Approved
- **7229 Clayton Road – New Construction – Single Family Residence**  
Site Plan Review-Approved  
Architectural Review-Approved
- **7628 Westmoreland – New Construction – Single Family Residence**  
Site Plan Review-Approved  
Architectural Review-Approved
- **405 Carswold – Amendment to Driveway Construction**  
Site Plan Amendment-Denied

**Site Plan/Architectural Review – Institutional/Commercial (9)**

- **#1 Mark Twain Circle (Clayton High School)**  
Site Plan Review-Approved  
Architectural Review-Approved

- **301 Gay Avenue (Family Center)**  
Site Plan Review-Approved  
Architectural Review-Approved
- **301 Gay Avenue (Facilities Building)**  
Site Plan Review-Approved  
Architectural Review-Approved
- **6345 Northwood (Captain School)**  
Site Plan Review-Approved  
Architectural Review-Approved
- **7447 Wellington Way (Glenridge School)**  
Site Plan Review-Approved  
Architectural Review-Approved
- **400 S. Meramec Ave. (Meramec School)**  
Site Plan Review-Approved  
Architectural Review-Approved
- **7630 Forsyth (former Shady Oak Theater Site)-Construction of Surface Parking Lot**  
Site Plan Review-Approved  
Architectural Review-Approved
- **7737 Clayton Road (Ladue Nail & Spa)-New Commercial Construction**  
Site Plan Review-Approved  
Architectural Review-Approved
- **835 S. Hanley Road (Central Presbyterian Church Offices)-Construction of Surface Parking behind 818, 820 & 824 N. Biltmore**  
Site Plan Review-Approved

**Architectural Review—Addition/Renovation & Façade Changes (21)**

- **626-700 S. Hanley Road – Renovation to Central Christian School - Approved**
- **7701/7733 Forsyth Blvd. – Renovation to Pierre Laclède Center – Approved**
- **21 W. Brentmoor Park – Addition to Single Family Residence – Approved**
- **69 Aberdeen – Renovation to Single Family Residence – Approved**
- **53 Crestwood – Addition to Single Family Residence – Approved**
- **6401 Ellenwood - Addition to Single Family Residence – Approved**
- **7640 Walinca Terrace – Addition to Single Family Residence – Approved**
- **6465 Ellenwood – Addition to Single Family Residence – Approved**

- **16 Southmoor – Addition to Single Family Residence – Approved**
- **8049 Clayton Road – Renovation to Commercial Building (I-HOP) – Approved**
- **16 Southmoor – Addition to Single Family Residence – Approved**
- **600 W. Polo – Renovation to Single Family Residence – Approved**
- **250 S. Brentwood – Renovation to Multi-Family Residential – Approved**
- **6800 Wydown Blvd. – Addition to Fontbonne’s Science Building (Re-approval)- Approved**
- **146 N. Bemiston Ave. – Addition to Single Family Residence – Approved**
- **36 N. Brentwood Blvd. – Addition to Commercial Building (City Coffee House) – Approved**
- **230 S. Brentwood Blvd. – Renovation to Multi-Family Building – Approved**
- **8141 Maryland Ave.- Renovation to Commercial Building – Approved**
- **725 Langton – Construction of detached garage – Approved**
- **401 Edgewood – Addition to Single Family Residence – Approved**
- **7823 Forsyth Blvd. – Renovation to Commercial Building (The Crossing) - Approved**

**Architectural Review—Non-Classified (2)**

- **6500 Wydown – Antenna Installation – Approved**
- **7750 Carondelet – Installation of Flagpoles – Approved**

**Architectural Review - Outdoor Seating/Dining (1)**

- **26 N. Meramec Ave. (Molly Darcy’s) – Approved**

**Architectural Review—Signage (3)**

- **130 S. Bemiston Ave. – One Thirty Bemiston building – Approved**
- **7700 Bonhomme Ave.— Bonhomme Place - Approved**
- **8049 Clayton Road – I-HOP - Approved**

**Subdivisions (2)**

- **155 Carondelet (The Crescent)—Boundary Adjustment**  
Approved
- **400 S. Meramec Ave. (Meramec School) - Boundary Adjustment**  
Recommended Approval

Staff believes all actions of the Commission/Board have been in conformance with the goals and policies of the City's adopted Master Plan and Zoning Regulations.