

DATE: June 1, 2011

TO: Honorable Mayor & Members of the Board of Aldermen

FROM: City Plan Commission
Harold Sanger, Chair
Jim Liberman, Vice Chair
Steve Lichtenfeld, Aldermanic Representative
Marc Lopata
Scott Wilson
Ron Reim
Craig Owens, City Manager
Susan Istenes, AICP, Director of Planning and Development Services
Jason Jaggi, AICP Senior Planner, Dept. of Planning & Development Services

SUBJECT: 2010 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, 2010 to December 31, 2010, 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.

The City Plan Commission conducted a discussion session and a public hearing pertaining to the adoption of an update to the Central Business District Master Plan entitled "Downtown Clayton Master Plan". The plan was prepared by Sasaki Associates with assistance from Economic Research Associates/AECOM. The Plan featured six downtown districts each with specific recommendations as well as a retail study component to position the community's downtown into the future. The Downtown Master Plan was recommended for adoption by the City Plan Commission on August 16, 2010. The Board of Aldermen approved the Plan on November 9, 2010, culminating a year-long process which included two public input sessions.

The City Plan Commission also continued its involvement in sustainable development practices by continuing the discussion on possible changes to storm water mitigation and residential tree requirements. The City Plan Commission also provided recommendations for a "Green Sheet" which provides sustainable resources for applicants and is included with all applications for site plan and architectural review.

One major development proposal extension was granted by the City Plan Commission in 2010. On June 7th, 2010, a 6-month extension of the site plan and architectural approval of the

garage for the Central-Maryland Hotel Project, located at 25, 103, 111 & 119 North Central Avenue (northwest and southwest corners of Central and Maryland Avenues) was granted. This extension expired on December 9th, 2010. On June 22nd, 2010, the Board of Aldermen approved a 1-year extension of the Planned Unit Development extension, to expire July 9th, 2011.

Also during calendar year 2010, the Plan Commission heard a conceptual presentation for a wind veil system proposed for the Centene Plaza garage, located at 7700 Forsyth Boulevard. The wind veil system was placed on the March 15th agenda for formal presentation and was approved.

The City Plan Commission considered and recommended approval to the Board of Aldermen regarding several Conditional Use Permit applications during calendar year 2010, including an increase in Washington University's South 40 bed count from 3,000 to 3,300, a decrease in the required parking spaces from 1,100 to 1,013 and the construction of a parking garage along Wydown Boulevard. Conditional Use Permits for new restaurants including Imo's on Bemiston Avenue, DeMun Oyster Bar on DeMun Avenue, Mad Tomato on Carondelet Avenue, Patio Café on Bonhomme Avenue and Chill on Wydown were also considered and recommended for approval.

2010 Plan Commission/Architectural Review Board Business Items

City Business (5)

- **2009 Annual Report**
- **Discussion - Revised Regulations for Residential Projects-impervious coverage and storm water management**
- **Presentation of Sustainability Information posted on City's web-site, Environmental E-Newsletter & "Green" Sheet to be distributed with all Site Plan Review and Architectural Review applications**
- **Announcement of the newly formed Public Art Advisory Committee**
- **Presentation of Master Plan Update/Retail Study**

Public Hearings (1)

- **Downtown Clayton Master Plan**

Conceptual Review (1)

- **Centene Plaza Garage – Revision to exterior design (wind veil system)**

Time Extension Approvals - Planned Unit Development (PUD) Projects (1)

- **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 granted to December 9, 2010; the Board of Aldermen's approval for extension of the Planned Unit Development (PUD) approval was granted to July 9, 2011.

Conditional Use Permits—Commercial/Institutional (8)

- **7618 Wydown Boulevard (Studio RKC)**
Conditional Use Permit—Recommended approval
- **Washington University South 40 Campus**
Conditional Use Permit – Recommended approval
- **23 North Bemiston Avenue (Imo's)**
Conditional Use Permit – Recommended approval

- **26 North Central Avenue (JP Fields – deck)**
Conditional Use Permit—Recommended approval
- **740 DeMun Avenue (DeMun Oyster Bar)**
Conditional Use Permit – Recommended approval
- **7610 Wydown Boulevard (Chill)**
Conditional Use Permit – Recommended approval
- **7711 Bonhomme Avenue (Patio Café)**
Conditional Use Permit – Recommended approval
- **8000 Carondelet Avenue (Mad Tomato)**
Conditional Use Permit – Recommended approval

Site Plan and Architectural Review—Single Family Residential (7)

- **57 Broadview - New Construction –Single Family Residence**
Site Plan Review—Approved
Architectural Review—Approved
- **126 Lancaster —New Construction – Single Family Residence**
Site Plan Review—Approved
Architectural Review—Approved
- **215 Lancaster—New Construction – Single Family Residence**
Site Plan Review—Approved
Architectural Review—Approved
- **10 Ridgemoor—New Construction – Addition to Single Family Residence**
Site Plan Review—Approved
Architectural Review—Approved
- **31 Arundel—New Construction – Addition to Single Family Residence**
Site Plan Review—Approved
Architectural Review—Approved
- **39 West Brentmoor—New Construction– Addition to Single Family Residence**
Site Plan Review—Approved
Architectural Review—Approved
- **729 Langton —New Construction – Addition to Single Family Residence**
Site Plan Review—Approved
Architectural Review—Approved

Site Plan/Architectural Review – Institutional/Commercial (3)

- **835 South Hanley — surface parking (Central Presbyterian Church)**
Site Plan Review—Approved

Architectural Review—Approved

- **Washington University South 40 Campus – parking garage**
Site Plan Review-Approved
Architectural Review-Approved
- **7630 Forsyth (Amendment) – Former Shady Oak Site**
Site Plan Review - Approved

Architectural Review—Addition/Renovation & Façade Changes (17)

- **31 Crestwood – Addition to Single Family Residence - Approved**
- **638 Audubon – Addition to Single Family Residence – Approved**
- **903 South Meramec Avenue – Addition to Single Family Residence – Approved**
- **8100 University – Addition to Single Family Residence – Approved**
- **8104 Pershing – Addition to Single Family Residence (Amendment) – Approved**
- **8124 University- Addition to Single Family Residence – Approved**
- **740 DeMun Avenue – Façade Changes – Approved**
- **211 South Central Avenue – Garage Renovation – Approved**
- **6701 Clayton Road – Exterior Renovations – Approved**
- **8136 Stratford – Exterior Renovations – Approved; Amendment (material)-Approved**
- **7700 Forsyth (Centene Plaza) – Garage Wind Veil, Public Park, Hanley Road Streetscape, Pedestrian Bridge, Exterior Stair Tower, Public Art (canopy)- Approved**

Architectural Review—Non-Classified (9)

- **78 Aberdeen – Solar Panels – Approved**
- **8133 University – Solar Panels – Approved**
- **301 North Forsyth – Front Yard Fence – Approved**
- **515 South Central Avenue – Retaining Wall – Approved**
- **7200 Wydown Boulevard – Retaining Wall – Approved**
- **6345 Wydown Boulevard – Columbarium – Approved**

- **150 North Meramec Avenue – Antenna - Approved**
- **231 South Bemiston Avenue – Antenna – Approved**
- **7733 Forsyth Boulevard – Antenna - Approved**

Architectural Review - Outdoor Seating/Dining (3)

- **23 North Bemiston Avenue (Imo’s) – Approved**
- **7610 Wydown (Chill) – Approved**
- **8000 Carondelet Avenue (Mad Tomato) – Approved**
- **740 DeMun Avenue (DeMun Oyster Bar) - Approved**

Architectural Review—Signage (8)

- **1 North Brentwood Boulevard – Shaw Park Plaza - Approved**
- **7739 Kingsbury Boulevard— Oryan Place Condos- Approved**
- **141 North Meramec Avenue – Commercial-Approved**
- **150 North Meramec Avenue – Commercial - Approved**
- **740 DeMun Avenue-DeMun Oyster Bar - Approved**
- **7710-30 Carondelet Avenue – Commercial - Approved**
- **6701 Clayton Road – St. Louis Bread Company – Approved**
- **7700 Forsyth Boulevard-Centene Plaza – Signage Sub-district - Approved**

Subdivisions (2)

- **7449 & 7451 Bland – Lot Consolidation**
Recommended approval
- **7630 Forsyth Boulevard – Boundary Adjustment**
Approved

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.