

**DATE:** February 11, 2013

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

**FROM:** City Plan Commission/Architectural Review Board:

Steve Lichtenfeld, Chair

Jim Liberman, Vice Chair

Cynthia Garnholz, Aldermanic Representative

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Susan Istenes, AICP, Director of Planning and Development Services

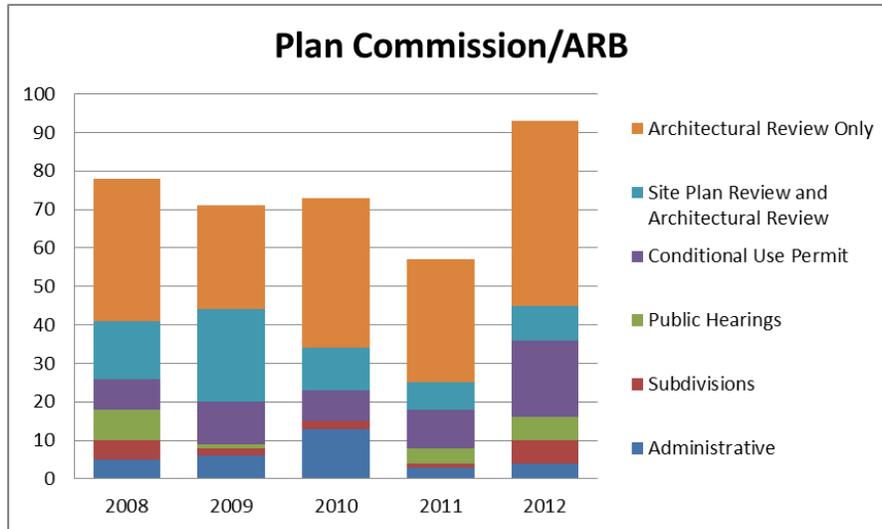
Louis Clayton, Planner, Planning & Development Services

Kathy Scott, Administrative Secretary, Planning Division

**SUBJECT:** 2012 City Plan Commission/Architectural Review Board Annual Report

## **Overview**

The City Plan Commission and Architectural Review Board are two distinct boards that are composed of the same members. The combined board meets on the first and third Monday of the month, and is responsible for rendering decisions and making recommendations to the Board of Alderman on a variety of development projects. In 2012, The City Plan Commission and Architectural Review Board considered 93 applications (a 5-year high) for a variety of development proposals. The chart below shows a comparison of the number and type of development proposals that the Plan Commission/Architectural Review Board has considered over the past five years.

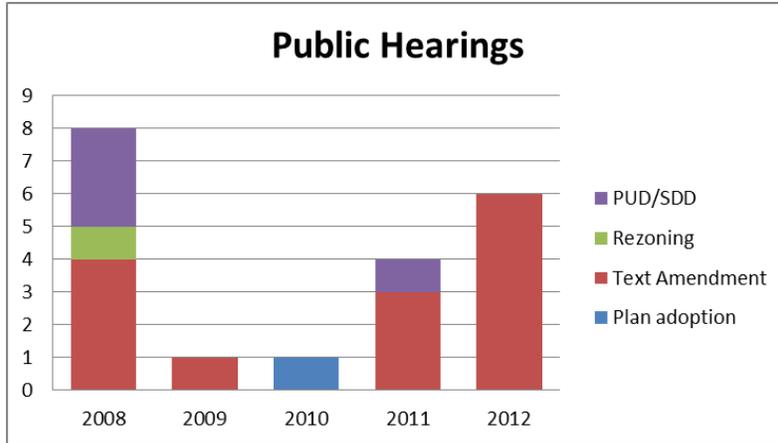


*Note: "Public Hearings" include text amendments, plan adoption, rezonings, Planned Unit Development and Special Development Districts. "Administrative" includes city business and time extension approvals.*

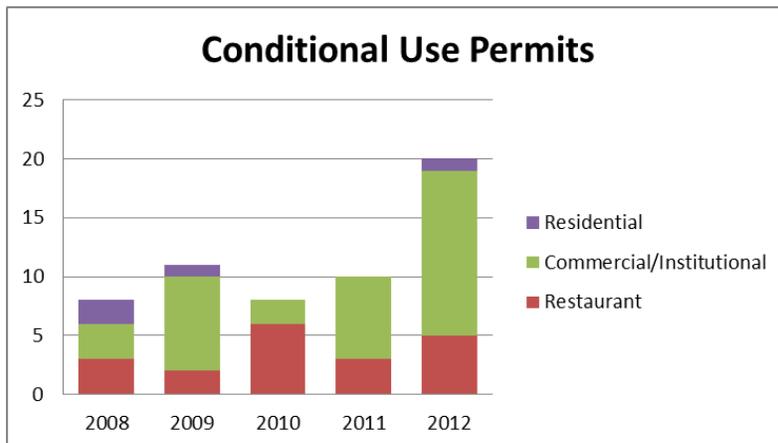
## **City Plan Commission:**

The City Plan Commission reviews and makes recommendations to the Board of Aldermen regarding Conditional Use Permits, subdivision plats, rezonings and amendments to the Land Use Code. The Plan Commission is also charged with reviewing and approving site plans.

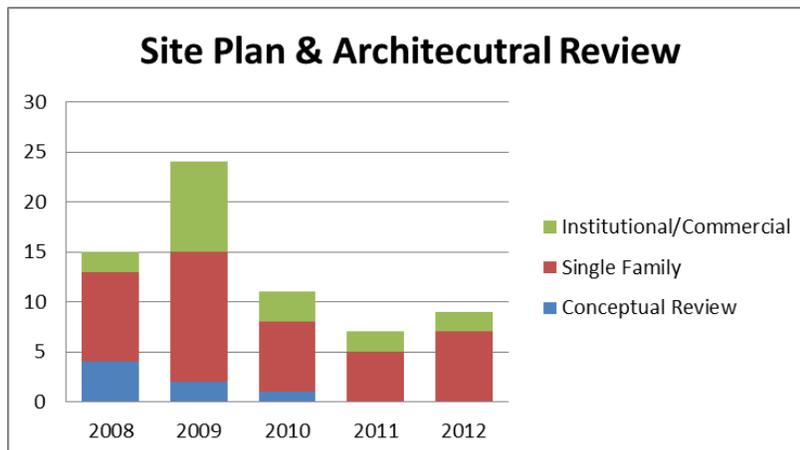
During 2012, the Plan Commission held six public hearings regarding text amendments to the City's Zoning Regulations. Of the proposed six text amendments, five were recommended for approval and four were approved by the Board of Aldermen. A text amendment to the Land Use Code establishing criteria for the protection, preservation and replacement of trees in conjunction with residential construction is also still under consideration by the Board of Alderman. The Plan Commission recommended denial to the Board of Alderman of a text amendment allowing drive-thru establishments for financial institutions to be a conditionally permitted use in the C-1 Zoning District. This issue is still under consideration by the Board of Aldermen. The chart below shows a comparison of the number and type of public hearings that the Plan Commission held over the past five years.



The Plan Commission considered and recommended approval to the Board of Alderman of 20 Conditional Use Permit applications including five new restaurants, 14 commercial/institutional uses and one residential second unit, all of which were approved by the Board of Aldermen. The following chart shows a 5-year comparison of Conditional Use Permits that the Board has considered:



In 2012, the Plan Commission reviewed and approved nine applications for site plan review. Each of these projects also required separate approval by the Architectural Review Board. The following chart shows a 5-year comparison of site plan and architectural review that the Plan Commission considered:

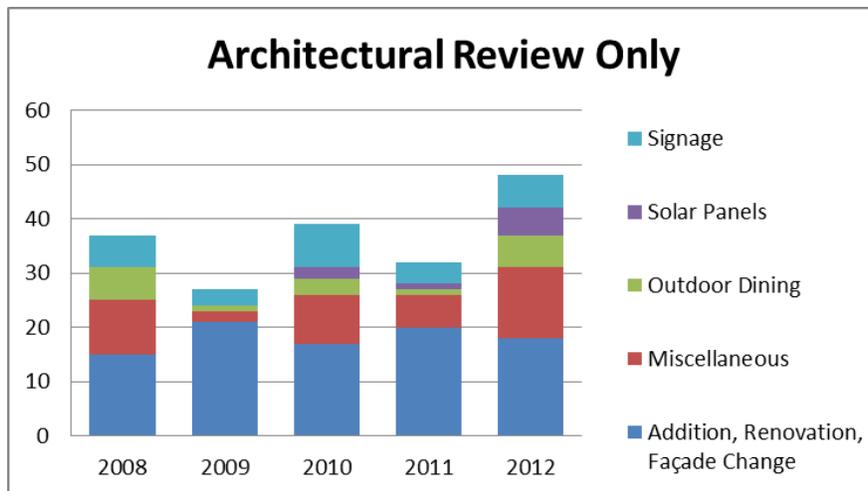


In 2012, the Plan Commission continued discussions regarding possible changes to storm water mitigation methods and landscaping requirements associated with residential construction.

**Architectural Review Board:**

The Architectural Review Board assures that new construction, renovations and façade changes are of high quality design and materials, and in conformity with the style and design of surrounding structures. The Architectural Review Board conducts design and material reviews of new construction, additions, alterations and improvements to existing structures.

During 2012, the Architectural Review Board approved the design and materials of four new single family residences, two large residential additions, three residential detached garage and two commercial projects. In addition, the Architectural Review Board approved eight smaller residential additions and thirteen miscellaneous projects. The following chart shows a 5-year comparison of applications for architectural review that the Board considered:



*Note: "Miscellaneous" primarily includes front yard fences and walls, telecommunications antennas, and mechanical screening.*

## **2012 Plan Commission/Architectural Review Board Business Items**

The following is a list of the projects considered by the Plan Commission/ Architectural Review Board during 2012. All projects were approved or recommended for approval to the Board of Alderman unless otherwise noted. Staff believes all actions of the Plan Commission/Architectural Review Board have been in conformance with the goals and policies of the City's adopted Master Plan and Zoning Regulations.

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

- 2011 Annual Report
- Discussion - Revised Regulations for Residential Projects-impervious coverage and storm water management
- Discussion – Renewable Energy Systems
- Presentation by City Attorney – Sunshine Law Information

### **Public Hearings (6)**

- Amendment to Zoning Regulations – Renewable Energy Systems
- Amendment to Zoning Regulations – Residential Tree & Landscape Ordinance
- Amendment to Zoning Regulations – Include Radio & Television Broadcast Stations as Conditionally Permitted Uses in the High Density Commercial District
- Amendment to Zoning Regulations – Include Drive-thru Establishments for Financial Institutions as Conditionally Permitted Uses in the C-1 Neighborhood Commercial District (recommended denial)
- Amendment to Zoning Regulations – Include Paintless Dent Repair as Conditionally Permitted Uses in the High Density Commercial District
- Amendment to Zoning Regulations – Include Automobile Repair Shops as Conditionally Permitted Uses in the S-1 Service District

### **Subdivision Plat/Lot Consolidation Plat/Boundary Adjustment Plat (6)**

- 1 – 12 Haddington Court – lot consolidation
- 10 South Brentwood (new municipal facility) lot consolidation & boundary adjustment
- 222 North Brentwood Boulevard – subdivide one lot into three lots
- 400 South Meramec Avenue (Meramec Elementary School) boundary adjustment
- 6252 Forsyth Boulevard & 6307 Wydown Boulevard (Forsyth School) lot consolidation & boundary adjustment
- 7700 Davis Drive, 827 & 835 South Hanley Road, 818, 820 & 824 North Biltmore Drive – lot consolidation

### **Conditional Use Permits-Restaurants (5)**

- 7600 Wydown Boulevard (Z Pizza)
- 7637 Wydown Boulevard (Bar Les Freres)
- 7734 Forsyth Boulevard (Niche & Pastaria by Niche)
- 7818 Forsyth Boulevard (Sip Salon)
- 8125 Maryland Avenue (5 Star Burgers)

### **Conditional Use Permits—Commercial/Institutional (14)**

- 1 Oak Knoll Park (to continue operation of an early childhood center)
- 124 Gay Avenue (to continue use as professional offices)
- 125 Hunter Avenue (Team 1 Auto Body & Glass)
- 215 North Meramec Avenue (Avis Budget Car Rental Agency)
- 4 South Central Avenue (STL Massage & Health)
- 400 DeMun Avenue (Wilson School-Amendment to CUP -Addition)
- 6300 Forsyth Boulevard (to continue operation of St. Louis Hillel)
- 6307 Wydown Boulevard (Forsyth School)
- 6321 Clayton Road (live/work Unit)
- 7700 Davis (Central Presbyterian Church-allow existing 4-space surface lot at corner of Hanley Road and Davis Drive to remain)
- 7701 Forsyth Boulevard (Pierre Laclede-Amendment to CUP-landscape wall)
- 7711 Carondelet, 3rd Floor (radio broadcast station)
- 8029 Clayton Road (Naturally Fit)
- 8061 Clayton Road (Dent Devil-dent repair shop)

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

- #7 East Brentmoor (Second Unit)

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

- 220 Topton Way – New Construction – Addition to Single Family Residence
- 40 Broadview – New Construction - Single Family Residence
- 50 Broadview – New Construction – Single Family Residence
- 54 Broadview - New Construction – Addition to Single Family Residence

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

- 77 Arundel - New Construction – Single Family Residence & Detached Garage
- 8125 Westmoreland - New Construction – Addition to Single Family Residence
- 8401 University Drive - New Construction – Single Family Residence

### **Site Plan/Architectural Review – Institutional/Commercial (2)**

- 6300 Forsyth Boulevard (St. Louis Hillel) – Addition/Alterations
- 7700 Davis Drive (Central Presbyterian Church) – Addition/Alterations

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

- 10 East Brentmoor – Addition & Renovation to Single Family Residence
- 101 South Hanley Road – Outdoor Plaza Renovation
- 159 Linden Avenue – Detached Garage
- 2 Forest Ridge – Addition to Single Family Residence
- 215 North Meramec Avenue (Avis Budget Car Rental) – Exterior Renovations
- 32 Crestwood Drive – Addition to Single Family Residence & Detached Garage
- 400 DeMun Avenue (Wilson School) – Exterior Renovations
- 6 Crestwood Drive – Addition to Single Family Residence
- 6321 Clayton Road – Detached Garage
- 6364 Alexander Drive – Outdoor Courtyard
- 729 Langton Drive – Addition to Single Family Residence (amendment)
- 7409 Somerset – Amendment to Landscape Plan
- 7637 Wydown Boulevard – Exterior Renovations to support new restaurant
- 79 Aberdeen Place – Accessory Structure
- 8007 Maryland Avenue (Crushed Red) – Deck Structure for outdoor dining
- 8025 Bonhomme Avenue (Clayton on the Park) – Rooftop Arbor
- 8138 Stratford Drive – Addition to Single Family Residence
- 8801-8845 Ladue Road – Exterior Alterations

### **Architectural Review— Miscellaneous (13)**

- #2 Forest Ridge – Front Yard Fence
- 27 South Brentwood Boulevard (Shaw Park) – Pavilion

- 50 South Bemiston Avenue (Sterling Bank) – Public Art **(withdrawn by applicant)**
- 6485 Wydown Boulevard – Front Yard Fence
- 6500 Forsyth Boulevard (Washington University) – Memorial Plaza
- 6500 Wydown Boulevard (Wydown Middle School) – Equipment Enclosure
- 6800 Wydown Boulevard (Fontbonne University) – Mechanical Screening
- 7400 Buckingham Drive – Front Yard Fence
- 7756 Forsyth Boulevard – Telecommunications Antenna
- 8101 Stratford Drive – Front Yard Fence
- 8220 Forsyth Boulevard – Telecommunications Antenna
- 8300 Shaw Park Drive (City Garage) – Telecommunications Antenna
- 8400 University Drive – Front Yard Retaining Wall

#### **Architectural Review – Outdoor Dining (6)**

- 15 North Central Avenue (Tucci & Fresta's) – Outdoor Dining
- 16 South Central Avenue (Wasabi) – Outdoor Dining
- 7637 Wydown Boulevard (Bar Les Freres) - Outdoor Dining
- 7734 Forsyth Boulevard (Niche & Pastaria by Niche) – Outdoor Dining
- 8007 Maryland Avenue (Crushed Red) – Outdoor Dining
- 8125 Maryland Avenue (5 Star Burgers) – Outdoor Dining

#### **Architectural Review – Solar Panels (5)**

- 10 North Hanley Road (US Bank) – Rooftop Solar Panels
- 150 North Central Avenue – Solar Panels
- 68 Aberdeen Place – Solar Panels
- 7424 Buckingham Drive – Solar Panels
- 98 Aberdeen Place – Solar Panels

#### **Architectural Review – Signage (6)**

- 1 Mark Twain Circle (Clayton High School) – Signage
- 215 North Meramec Avenue (Avis Budget Car Rental) – Signage
- 400 DeMun (Wilson School) – Signage
- 7700 Forsyth Boulevard (Centene) – Sign District Amendment

**Architectural Review – Signage (6) CONTINUED**

- 7700 Forsyth Boulevard (Centene) – Sign District Amendment
- 7745 Carondelet Avenue – Signage (modification to Sign Regulations)