

MINUTES OF THE MEETING  
ZONING AND PLANNING COMMISSION  
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI  
WEDNESDAY MAY 22, 2013

Chairman Fischer called the meeting of the Zoning and Planning Commission to order at 4:04 PM. The following members were present:

Chairman Peter Fischer

Vice Chairman McPherson Moore

Commissioner Margaret Holtman

Commissioner Tom Kahn

Commissioner John Lochhead

Commissioner Timothy Crowley

Absent: Commissioner James Howe

Also present were Mayor Nancy Spewak, Mr. John Fox, Councilmember Ward II, Mr. Michael Wooldridge, Assistant to the Mayor/City Clerk, Mr. James Pona, Zoning and Planning Consultant, and Mr. James Schmieder, Building Department & Code Enforcement.

PUBLIC FORUM

No one was present to address the Commission.

Chairman Fischer introduced the first item on the agenda, ZPC 13-02, a request by Community School, 900 Lay Road, for an amendment to their special use permit to construct a performing arts addition.

Mr. Matthew Gould, President of Community School introduced the project to the Commission. Mr. Gould stated the proposed addition was for a performing arts

center to replace the current art and music rooms. Mr. Gould noted the proposed addition would increase the school's total square footage but would not result in an increase in the number of students enrolled at the school. Mr. Gould added that there were no known traffic issues or overflow onto Clayton Rd. during drop off and pick up times. Mr. Gould explained that the school's current enrollment of 350 students would remain the same once the addition was completed.

Mr. Gould introduced Ms. Amy Luchen, architect for the project. Ms. Luchen stated the proposed addition would increase the overall square footage of the building from 7,500 to 19,000 square feet. Ms. Luchen provided a PowerPoint presentation to provide an overview of the project to the Commission. Ms. Luchen provided elevations of the proposed addition and photographs of the existing building. Ms. Luchen noted the proposed addition would match the existing architectural character of the current building.

Chairman Fischer asked what the school's intended timeframe for construction was. Mr. Gould stated the school had a very aggressive schedule and intended to complete the project within 12 months of the start date.

Ms. Diana Schaefer, 12 Greenbriar, asked what the school would do about dust during demolition and construction. Ms. Luchen assured Ms. Schaefer any environmental hazards would be mitigated during the demolition process by using smaller scale demolition and hose down procedures to keep dust to a minimum. Mr. Gould noted all of the demolition and construction work would comply with the City of Ladue and St. Louis County Health Department regulations.

Commissioner Moore asked if there was asbestos in the existing building which is to be demolished. Mr. Gould stated there was however the school was in the

process of mitigating the asbestos in accordance with the St. Louis County Department of Health regulations.

Mr. Pona introduced the following conditions to the Commission and noted there were no amendments or changes to the conditions. Mr. Gould acknowledged the conditions and noted the school agreed to all of them as listed. The proposed conditions to the special use permit are as follows:

1. All conditions specified in previous special use permits not changed by this amendment shall remain in force.
2. The proposed addition will be built based on drawings dated April 29, 2013, plans dated April 30, 2013, written correspondence from the applicant dated May 6, 2013, and the applicant's e-mail correspondence dated May 16, 2013.
3. Storm water management plans prepared by the applicant shall be approved by the Metropolitan St. Louis Sewer District and the City's drainage engineering consultants, if necessary, prior to the issuance of any land development permit for the site. If there are any storm water problems caused by this development, on or off site, applicant shall promptly correct such problems at its expense.
4. The School shall provide adjacent property owners the opportunity to review plans for storm water management.
5. The parking spaces approved in this S.U.P. (251) shall not be reduced, nor shall there be special events programmed for the Performance and Gymnasium Spaces at the same time.
6. During construction of the school facility, there shall be no removal of excavated materials or deliveries of construction material prior to 7:30 a.m. or after 4:00 p.m.
7. All trucks leaving school premises shall be cleaned of mud; contractors must clean any mud tracked onto Clayton Road or Lay Road whenever needed, at a minimum on a daily basis.
8. All parking for construction workers and construction equipment shall be provided on site. No parking shall be permitted along Clayton Road or Lay Road.
9. These restrictions and requirements must be placed in the contracts with general contractors and in turn with all subcontractors.
10. Contractors shall indemnify the City for any damage to public streets of Ladue and shall post a bond in the amount of \$100,000.00 to guarantee their indemnity agreements.

11. The School will not, on a regular basis during the construction, allow construction which has a high noise level on weekends or after 5:00 P.M. on weekdays. No work shall be performed on Sundays. The School will work with the neighboring property owners on an agreement outlining the conditions for any Saturday work.
12. Community School shall enforce items 6 through 11 above.
13. Implementation of the school improvements shall be in accordance with the schedule submitted on May 16, 2013 (commencement of construction Summer, 2013, and completion by December 31<sup>st</sup>, 2013).
14. The final landscape plan should be reviewed and approved by the City Landscape Review Committee to ensure compliance with the City's tree protection ordinance and to ensure that appropriate species of trees are installed on site.
15. The City reserves the right to reexamine the Special Use Permit from time to time in the event that the use of or the school activities shall result in a substantial increase in traffic density coming to and from the school than that which now exists.
16. The City shall reserve the right to enforce the Special Use Permit and its conditions and violation thereof shall be grounds for revocation after due notice and hearing.

Commissioner Kahn moved to recommend to the City Council approval of the proposed amendment to the special use permit for Community School to construct a performing arts addition with the conditions listed. Commissioner Holtman seconded the motion and the vote thereupon was as follows:

Chairman Peter Fischer	"Aye"
Vice Chairman McPherson Moore	"Aye"
Commissioner Margaret Holtman	"Aye"
Commissioner Tom Kahn	"Aye"
Commissioner John Lochhead	"Aye"
Commissioner Timothy Crowley	"Aye"

Commissioner Kahn moved to adjourn the meeting. Commissioner Lochhead seconded the motion and the motion unanimously passed. The meeting was adjourned at 5:05 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "M. Peter Fischer", written in a cursive style.

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M. Peter Fischer, Chairman