

MINUTES OF THE MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY JUNE 26, 2013

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

Vice Chairman McPherson Moore

Commissioner John Lochhead

Commissioner Timothy Crowley

Commissioner James Howe

Absent: Chairman Peter Fischer

Commissioner Margaret Holtman

Commissioner Thomas Kahn

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

APPROVAL OF MINUTES

Vice-Chairman Moore asked if there were any changes to the minutes of the February 27 or May 22, 2013 meetings. Commissioner Crowley moved to approve the minutes of the February 27 and May 22, 2013 meetings. Commissioner Lochhead seconded the motion and it passed unanimously.

PUBLIC FORUM

No one was present to address the Commission.

Vice-Chairman Moore introduced the first item on the agenda, ZPC 13-03, a request by Pulte Homes for subdivision plat approval for the property located at the northeast corner of Conway Road and S. Lindbergh Blvd.

Mr. George Stock of Stock & Associates presented the proposed subdivision to the Commission. Mr. Stock stated the property is 14.47 acres and would be subdivided into 18 single family lots under the proposed plan. Mr. Stock noted the property is adjacent to Daryl Lane and as a result Pulte Homes has held several meetings with the residents of the lane to discuss the proposed development.

Mr. Stock provided an overview of the proposed subdivision for the Commission. Mr. Stock explained the subdivision would have a single entrance off of Conway Rd. Mr. Stock noted the property would have a masonry wall along S. Lindbergh and an aluminum fence along the front corner adjacent to Conway Rd. Mr. Stock added that the property does not have legal access to Daryl Lane and that all construction access would be via Conway Rd.

Mr. Stock presented information pertaining to the proposed detention basin for runoff from the streets and roof areas of the proposed residences. Mr. Stock explained the proposed retention areas would reduce the rate of water runoff from the property and improve the drainage condition of the property.

Mr. Chris Matteo, Vice-President of Pulte Homes, presented elevations of the proposed residences to the Commission. Mr. Matteo stated the homes would be a combination of masonry and hardi-plank siding materials suited to the individual preferences of the potential buyers. Mr. Matteo noted the intended price point would be approximately \$1 million and there would be five different house plans with 4-5 different exterior elevations for each plan. Mr. Matteo commented that the proposed

residences would be a maximum height of 2 ½ stories and comply with the City's zoning requirements.

Mr. Stock explained the subdivision plan complies with the City's zoning requirements with exception of Section V-2(g) of Ordinance 1175 which prohibits any structure from being located within 110 feet of the center line of Lindbergh Blvd. Mr. Stock stated two (2) of the proposed properties would need an exemption from this rule in order for a residence to be able to be constructed on the lots. Mr. Stock explained under the proposed plan, the proposed residences would be 83' from the center line of S. Lindbergh Blvd.

Mr. Pona noted the primary reason for the required 110' setback is to provide a buffer for residents from S. Lindbergh Blvd. Mr. Pona explained in this case, the proposed masonry wall and landscaping combined with the placement of the garage sides of the proposed residences would provide an adequate buffer to S. Lindbergh Blvd. Mr. Maupin stated the welfare of the citizens and the City was protected by the placement of the garages, masonry wall, and proposed landscaping and that the proposed plan complied with the intent of the City's ordinance.

Vice-Chairman Howe asked who would be responsible for maintaining the proposed fences, landscaping, and bio-retention basins. Mr. Stock stated the trustees of the neighborhood would maintain the proposed improvements through a third party management company.

Mrs. Sherri Klein, 10033 Conway Rd., asked how tall the proposed new residences would be and if there would be landscaping between the proposed development and Daryl Lane. Mr. Wooldridge explained the City's height limitation of 2 ½ stories would apply to the proposed residences. Mr. Matteo stated there would be a landscape buffer which would consist of evergreen and flowering trees between the

proposed subdivision and Daryl Lane. Mr. Matteo added that the landscape area would be maintained by the homeowner's association.

Mr. Ben Hellmuth, 6 Maryview Lane, expressed his concern regarding traffic in the area. Mr. Hellmuth stated Conway Rd. is very busy during the morning and afternoon school drop off and dismissal times, and suggested Conway Rd. be widened to be able to accommodate additional traffic. Mr. Stock noted there are substantial utilities along Conway Rd. and at the intersection of Conway Rd. and S. Lindbergh Blvd. which makes the widening of Conway Rd. difficult if not unfeasible.

Vice-Chairman Moore asked if Pulte Homes considered accessing the site via S. Lindbergh Blvd. Mr. Stock stated access to the site was considered however it was discouraged by the Missouri Department of Transportation and would result in a right turn only entrance and exit of the subdivision. Mr. Wooldridge stated the City was unaware of any traffic issues in the area other than during the morning and afternoon peak times.

Mr. John Lewis, 60 Daryl Lane, stated he was concerned with water runoff due to recent flooding in the area. Mr. Lewis suggested MSD needed to address the problem before any further development was permitted. Mr. Stock acknowledged the existing storm water sewer system is inadequate and not designed for 100 year rain events. Mr. Stock stated the goal of this project is to address the storm water impact from this property. Mr. Don Eskridge, Reitz and Jens, added that he had reviewed the storm water runoff plan and determined it reduced the outflow for 15 and 100 year flood events, and complies with the City's and MSD's criteria.

Mr. Manuel Rivera, 37 Daryl Lane, stated he would like the houses along the east side of the property to face Daryl Lane. Mr. Matteo stated the plan was to build a sense of community and subdivision identity by having all the homes face the

proposed street. Mr. Stock acknowledged facing the homes towards Daryl was considered but noted the property does not have legal access to Daryl Lane.

Vice-Chairman Moore suggested the Commission table consideration of the proposed subdivision until the next meeting to allow further consideration by the other members of the Commission. Commissioner Lochhead noted the proposed plan complied with the City's ordinances and was the most reasonable use of the property of the proposals considered by the Commission. Commissioner Lochhead moved to recommend approval of the proposed subdivision to the City Council. Commissioner Howe seconded the motion and the vote thereupon was as follows:

Vice Chairman McPherson Moore	"Nay"
Commissioner John Lochhead	"Aye"
Commissioner Timothy Crowley	"Aye"
Commissioner James Howe	"Aye"

Vice-Chairman Moore commented that he did not oppose the application on its merits, but that he wanted the absent members of the Commission to have an opportunity to weigh in on this proposal due to the consideration of several other proposals which have been discussed over the years.

Commissioner Crowley moved to adjourn the meeting. Commissioner Howe seconded the motion and the motion unanimously passed. The meeting was adjourned at 5:50 PM.

Respectfully Submitted,



McPherson Moore, Vice Chairman