

MINUTES OF THE MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY JULY 2, 2014

Chairman Fischer called the meeting of the Zoning and Planning Commission to order at 4:12 PM. The following members were present:

Chairman Peter Fischer

Vice-Chair McPherson Moore

Commissioner John Lochhead

Commissioner Margaret Holtman

Commissioner Tim Crowley

Commissioner Thomas Kahn

Absent:

Commissioner James Howe

Also present were Mayor Nancy Spewak, Mr. Michael Wooldridge, Assistant to the Mayor/City Clerk, Mr. John Maupin, City Attorney, Mr. James Schmieder, Director of Building and Zoning, and Mr. Michael Gartenberg, Building Official.

APPROVAL OF MINUTES

Chairman Fischer asked if there were any changes to the minutes of the May 6, 2014 open meeting. Commissioner Holtman moved to approve the minutes. Commissioner Lochhead seconded the motion and it passed unanimously.

Chairman Fischer asked if there were any changes to the minutes of the May 6, 2014 closed meeting. Commissioner Holtman moved to approve the minutes. Commissioner Lochhead seconded the motion and it passed unanimously.

Chairman Fischer asked if there were any changes to the minutes of the May 28, 2014 closed meeting. Commissioner Holtman moved to approve the minutes. Commissioner Lochhead seconded the motion and it passed unanimously.

PUBLIC FORUM

No one was present to address the Commission.

Chairman Fischer introduced the first item on the agenda, ZPC 13-08, a review of a preliminary plat for the Planned Unit Development (PUD) request by Pulte Homes for a subdivision at the northeast corner of Conway Road & S. Lindbergh Blvd.

Mr. Wooldridge introduced the proposed subdivision and explained the proposed 20 lots presented no increase in density compared to what is allowed by the underlying 'C' district zoning. Mr. Wooldridge noted the City's Architectural Review Board approved the conceptual design of the proposed development.

Ms. Laurel Harrington, project consultant on behalf of the City, stated the proposed landscape plan was modified based on staff input and after consulting with Mr. Pona and Mr. Maupin.

Mr. George Stock, Stock and Associates, engineer for the project, stated there would be over 8 acres of the property dedicated to common ground. Mr. Stock explained per condition 5 the detention basin was lined with decorative rock rather than the limestone rip rap which was originally proposed.

Mr. Wooldridge noted the entry monuments were modified to include the subdivision name on the columns. The list of conditions includes a restriction on deliveries between 9:00 AM to 4:00 PM Monday through Friday.

Mr. Manuel Rivera, 37 Daryl Lane, asked if Pulte made changes in the elevations since the plan was reviewed by the Architectural Review Board. Mr.

Wooldridge noted the only changes were decks which were converted to raised patios and landscape changes.

Mr. John Lewis, 60 Daryl Lane, asked if the lighting plan had been reviewed by the City. Mr. Larry Butts, Pulte Homes, stated the proposed lighting had been removed from the plan and would not be installed.

Mr. Stock requested the builder be allowed to construct the display home with the other infrastructure improvements prior to commencing with construction of the other homes on the property. Mr. Maupin stated the display home could be constructed but not occupied.

Mr. Peter Rexford, 3 Conway Lane, expressed concern the proposed subdivision would have a negative impact on traffic on Conway Road, particularly at the S. Lindbergh Blvd. intersection. Mr. Rexford asked why the proposed subdivision did not include direct access to Lindbergh Blvd. Mr. Stock informed the Commission the Missouri Department of Transportation would not allow subdivision access to Lindbergh Blvd. Chairman Fischer noted the traffic study indicated there would be no significant increase in traffic from this development.

Mr. Rexford stated the current traffic volume at Conway and Lindbergh is excessive and the proposed neighborhood would only worsen the current condition.

Mayor Spewak stated the City would contact MODOT on behalf of the residents to review the timing of the traffic control device at Conway and Lindbergh.

Mr. Denny Wedemeyer, 44 Conway Lane, stated the current state of the property is an embarrassment to the City and the proposed development would be a significant improvement to the area. Mr. Wedemeyer commented that in his opinion the new subdivision would have no impact on traffic in the area.

Commissioner Crowley moved to recommend approval of the preliminary plat to the City Council. Commissioner Holtman seconded the motion and the vote thereupon was as follows:

Chairman Peter Fischer	"Aye"
Vice-Chair McPherson Moore	"Aye"
Commissioner John Lochhead	"Aye"
Commissioner Margaret Holtman	"Aye"
Commissioner Tim Crowley	"Aye"
Commissioner Thomas Kahn	"Aye"

Commissioner Crowley moved to recommend approval of the proposed PUD to the City Council with the conditions as discussed. Commissioner Lochhead seconded the motion and the vote thereupon was as follows:

Chairman Peter Fischer	"Aye"
Vice-Chair McPherson Moore	"Aye"
Commissioner John Lochhead	"Aye"
Commissioner Margaret Holtman	"Aye"
Commissioner Tim Crowley	"Aye"
Commissioner Thomas Kahn	"Aye"

There was a brief discussion regarding upcoming agenda items. Commissioner Lochhead moved to adjourn the meeting. Commissioner Crowley seconded the motion and the motion unanimously passed. The meeting was adjourned at 4:50 PM.

Respectfully Submitted,



Peter Fischer, Chairman