

MINUTES OF THE MEETING  
ZONING AND PLANNING COMMISSION  
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI  
WEDNESDAY JULY 24, 2013

Vice Chair Moore called the meeting of the Zoning and Planning Commission to order at 4:11 PM. The following members were present:

Vice Chair McPherson Moore

Commissioner John Lochhead

Commissioner Thomas Kahn

Commissioner Margaret Holtman

Commissioner Timothy Crowley

Absent: Chairman Fischer

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 Pona, Zoning and Planning Consultant, Mr. Michael Gartenberg, Building Official, and Mr. James Schmieder, Building Department & Code Enforcement.

APPROVAL OF MINUTES

Vice Chair Moore asked if there were any changes to the minutes of the June 26, 2013 meeting. Commissioner Holtman noted a change on page 3 to two lots instead of three lots. Commissioner Kahn moved to approve the minutes with the change to page 3. Commissioner Holtman seconded the motion and it passed unanimously.

PUBLIC FORUM

No one was present to address the Commission.

Vice Chair Moore introduced the first item on the agenda, ZPC 13-03 continued from June 26, 2013, 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 would be accessed via a new street off Conway Rd.

Mr. Stock provided an overview of the proposed subdivision for the Commission. 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 stated all the proposed homes would be no taller than 2 ½ stories.

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 Mateo, Vice-President of Pulte Homes, presented elevations of the proposed residences to the Commission. Mr. Mateo stated the homes would be a combination of masonry and Hardi-plank siding materials suited to the individual preferences of the potential buyers. Mr. Mateo noted that the proposed residences would be 3,800-5,300 square feet each and have a price point averaging \$800,000 - \$1 million. Mr. Mateo explained the subdivision improvements would be installed prior to

construction of individual residences, including the proposed streets, sewers, detention basin, and landscaping.

Mr. Maupin explained the proposed residences would be subject to review by the City's Architectural Review Board at a meeting which would be open to the public. Mr. Gartenberg noted the residences would be reviewed by the Building Department for compliance with the City's zoning and building codes.

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.

Mr. Scott Dietrich, 18 Daryl Lane, asked if the 110' setback from S. Lindbergh Blvd. was reserved for future right-of-way. Mr. Maupin responded the City records did not indicate an intention to use the setback for additional right-of-way and that are no similar setbacks along S. Lindbergh Blvd. in adjacent municipalities.

Mr. Jim Holloway, 23 Conway Lane, asked if the developer considered an entrance off of S. Lindbergh. Mr. Stock explained the Missouri Department of Transportation opposed any additional entrances along S. Lindbergh Blvd.

Mrs. Anne Carter asked who would be responsible for the maintenance of the detention basins. Mr. Mateo explained the detention basin would be maintained by the homeowner's association on a regular basis as necessary.

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. John Lewis, 60 Daryl Lane, provided photographs of a recent flood event to the Commission. Mr. Eskridge noted the existing drainage systems are insufficient to handle the water runoff and explained the proposed development and detention basin would slightly improve the current condition.

Ms. Kathy Zundel, 38 Daryl Lane, expressed concern regarding a recent development in Town & Country by Pulte Homes which would destroy the architectural character of Daryl Lane if permitted to be developed on this parcel. Ms. Zundel suggested the new homes adjacent to Daryl Lane be turned to face Daryl Lane.

Commissioner Holtman stated she received an e-mail from several residents on Daryl Lane expressing their concerns regarding this development. Commissioner Holtman suggested the residents from Daryl Lane contact the City's Architectural Review Board with their concerns. Mr. Maupin advised the Commission that Pulte Homes would not be able to obtain a building permit without the Architectural Review Board.

Commissioner Lochhead asked what the distance between the homes adjacent to Daryl Lane and the front of the existing homes on the east side of Daryl Lane would

be. Mr. Mateo stated the proposed homes would be 180' from the existing homes on Daryl Lane. Mr. Mateo explained the proposed homes would be 100' from the Daryl Lane roadway easement, the roadway easement is 40' wide, and the existing homes on Daryl Lane have a 40' front yard setback.

Commissioner Kahn asked if the proposed masonry wall adjacent to S. Lindbergh Blvd. would be planted on the side facing the roadway. Mr. Mateo confirmed the wall would be landscaped along S. Lindbergh Blvd.

Mr. Scott Dietrich, 18 Daryl Lane, expressed concern the lot would be clear cut prior to the construction of the new residences and could remain an eyesore if the development fails. Mr. Wooldridge stated the wall adjacent to S. Lindbergh Blvd. landscaping, and site improvements site would begin immediately after the streets and sewers were installed to ensure the conditions are acceptable to the City.

Commissioner Kahn moved to recommend approval of the proposed subdivision to the City Council with the following conditions:

1. All roads, plantings and other site improvements shall be constructed in accordance with the final plat and the landscaping plan presented.
2. The applicant shall comply with all city ordinances regarding the discharge of storm water on the property. Storm water management plans prepared by the applicant shall be approved by the Metropolitan St. Louis Sewer District and the City 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.

Commissioner Lochhead seconded the motion and the vote thereupon was as follows:

Vice Chair McPherson Moore

"Aye"

Commissioner John Lochhead	“Aye”
Commissioner Thomas Kahn	“Aye”
Commissioner Margaret Holtman	“Aye”
Commissioner Timothy Crowley	“Aye”

Commissioner Crowley moved to adjourn the meeting. Commissioner Howe seconded the motion and the motion unanimously passed. The meeting was adjourned at 5:59 PM.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "McPherson Moore", written over a horizontal line. To the left of the signature is a circular stamp or mark.

McPherson Moore, Vice Chair