

MINUTES OF THE MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY DECEMBER 4, 2013

Chairman Fischer called the meeting of the Zoning and Planning Commission to order at 4:16 PM. The following members were present:

Chairman Peter Fischer

Vice-Chair McPherson Moore

Commissioner John Lochhead

Commissioner Tom Kahn (4:18 PM)

Commissioner James Howe

Commissioner Timothy Crowley

Absent: Commissioner Margaret Holtman

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

APPROVAL OF MINUTES

Chairman Fischer asked if there were any changes to the minutes of the September 25, 2013 meeting. Commissioner Crowley 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 request by Pulte Homes approval of a subdivision plat and Planned Unit Development (PUD) of the property located at the northeast corner of Conway Road and S. Lindbergh Blvd.

Mr. Chris Matteo of Pulte Homes introduced Mr. George Stock of Stock and Associates who prepared the site plan for the proposed project, and Mr. Rusty Saunders of Loomis and Associates, who prepared the landscape design.

(Commissioner Tom Kahn, arrived 4:18 PM)

Mr. James Pona provided a brief synopsis of the 2006 comprehensive plan update and proposed land use for this parcel. Mr. Pona noted the update discussed the proliferation of large size homes and the residents' desire for downsized luxury housing options within the City. Mr. Pona explained this parcel was specifically identified in the comprehensive plan as a potential site for a planned unit development. Mr. Pona noted the City could use the planned unit development as a way to further regulate development on the site without changing the overall zoning.

Mr. Stock explained the proposed project represented a significant revision to the original plan submitted in July which received a favorable recommendation from the Commission. Mr. Stock stated the original proposal was eighteen 30,000 square foot lots divided throughout the 14.47 acre property.

Mr. Stock introduced the new plan to the commission which consisted of a clustered cul-de-sac with 24 individual homes. Mr. Stock noted the minimum lot size would be 9,100 square feet with a minimum of 70' of frontage, a 30' front yard, 10' rear yard, and 7' side yard setback respectively. Mr. Stock explained the updated plan consisted of a 6' tall landscaped berm adjacent to S. Lindbergh Blvd, instead of a 6' tall wall, a dry basin for storm water detention, a sidewalk along Conway Rd, and a

large common ground area adjacent to Daryl Lane. Mr. Stock noted many of the existing trees on the property would remain and be utilized as part of the overall landscape plan.

Mr. Matteo provided an overview of the proposed residences. Mr. Matteo indicated there would be five different floor plans ranging from 2,597 to 3,353 square feet with fourteen different exterior elevations. Mr. Matteo noted the exterior elevations would consist of masonry and hardi plank material in accordance with the City's Architectural Review Board Guidelines. Mr. Matteo explained the homes would be villas which would provide a maintenance free home site for home owners.

Mr. Stock noted there was a traffic study as part of the proposed design for the site. Mr. Stock stated the proposed development of 24 homes would generate an additional 228 trips per day.

Vice-Chair Moore asked if the materials of the homes would be consistent throughout the development. Mr. Matteo indicated the materials would be similar in style and color throughout the development to establish neighborhood character.

Vice-Chair Moore asked if the proposed lot sizes were in conformance with any of the City's zoning districts. Mr. Stock noted the proposed lot sizes and setbacks do not comply with the City's ordinance. Vice-Chair Moore expressed concern that by allowing a PUD for this site, the City could be creating a precedent for other similar developments on existing properties. Mr. Maupin noted the site was unique and expressly listed in the City's comprehensive plan along with the Rock Hill Quarry property as a potential area for a PUD.

Commissioner Kahn asked what the setbacks are in the Clayton Road Park neighborhood. Mr. Schmieder noted the lots are typically 60' wide by 120' deep with setbacks of 25' for the front yard, 10' for the side yard, and 30' for the rear yard.

Chairman Fischer asked if there were members of the public who wanted to ask questions regarding the proposal.

Mrs. Kathy Zundel, 38 Daryl Lane, expressed her opinion that the proposed plan was a significant improvement compared to the one submitted in July, but that it was still too many homes for the site. Mrs. Zundel indicated no more than 18 or 19 would be desirable.

Mr. Manuel Rivera, 37 Daryl Lane, asked if there would be other improvements added to the property such as a community pool or tennis court. Mr. Matteo noted there are no plans for either, and additional improvements would not be sustainable on a 24 home development.

Mr. Clyde Orr, 26 Daryl Lane, asked if the developer knew how many homes would be 2 stories compared to 1 and 1 ½ story homes. Mr. Matteo indicated it would depend on what buyers wanted but that he anticipated the majority of those looking to downsize would prefer a single story or 1 ½ story model.

Mr. John Lewis, 60 Daryl Lane, noted the proposed plan was a significant improvement but expressed interest in the landscape design and suggested native species be planted as soon as construction started to allow the trees to mature prior to completion of the project.

Mr. Rivera asked if the meeting with the Zoning and Planning Commission and Architectural Review Board would be open to the public. Chairman Fischer stated it would be and notices would be sent to the public.

Chairman Fischer thanked the members of the public who spoke and for their continued interest in the project.

There was a brief discussion of upcoming agenda items. Vice-Chair Moore moved to adjourn the meeting. Commissioner Lochhead seconded the motion and the motion unanimously passed. The meeting was adjourned at 5:47 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "P. Fischer", written over a horizontal line.

Peter Fischer, Chairman