

MINUTES OF THE MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY MAY 28, 2014

Chairman Fischer called the meeting of the Zoning and Planning Commission to order at 4:10 PM. The following members were present:

Chairman Peter Fischer

Commissioner John Lochhead

Commissioner Margaret Holtman

Commissioner James Howe

Commissioner Thomas Kahn

Absent:

Vice Chairman McPherson Moore

Commissioner Tim Crowley

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 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 April 23, 2014 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 is in the process of reviewing the project and recently met to review the proposed home and landscape plans.

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 the project included a new sidewalk adjacent to Conway Rd., storm water improvements, and landscaping adjacent to S. Lindbergh Blvd. and Daryl Lane.

Commissioner Holtman asked if the homes would have a deck on the back as indicated by the renderings of the rear elevations of the proposed residences. Mr. Stock indicated the question came up during the meeting with the Architectural Review Board and that he believed the site could be graded so that the decks would not be necessary and could be replaced by a raised patio area.

Chairman Fischer asked if street lights would be included as part of the proposed development. Mr. Larry Butts, Pulte Homes, stated the light cut sheets and photometric information would be provided to the City if it is decided to install lights.

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.

Mr. Lee Cannon, traffic engineer from Crawford, Bunte, Brammeier, reviewed the traffic study for the proposed development on behalf of the City. Mr. Cannon noted the entrance of the proposed subdivision was 400 feet away from S. Lindbergh Blvd. Mr. Cannon agreed with Mr. Stock's assessment that access to S. Lindbergh Blvd. directly from the neighborhood would not be allowed by MODOT.

Mr. Rexford stated the current traffic volume at Conway and Lindbergh is excessive and the proposed neighborhood would only worsen the current condition. Commissioner Kahn noted the existing zoning would allow for the same number of homes as what is being proposed and that the Commission should review the traffic matter but also consider the current zoning.

Chairman Fischer suggested the applicant review the questions pertaining to lighting, the Architectural Review Board's review, the proposed landscaping, and entry monument for the next meeting.

Commissioner Howe moved to adjourn the meeting. Commissioner Lochhead seconded the motion and the motion unanimously passed. The meeting was adjourned at 5:45 PM.

Respectfully Submitted,



Peter Fischer, Chairman