

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, OCTOBER 28, 2020, 4:00 P.M.**

DUE TO THE CURRENT RESTRICTIONS ORDERED BY ST. LOUIS COUNTY ON PUBLIC GATHERINGS DUE TO COVID-19, THE MEETING WAS CONDUCTED BY VIDEO CONFERENCE VIA ZOOM

Chairman Moore introduced himself, covered the basic procedures, including the recording of the meeting and called the meeting of the Zoning and Planning Commission to order at 4:01 P.M. The following members were present:

Chairman McPherson Moore
Vice Chairman Thomas Kahn
Commissioner Robbye Toft
Commissioner John Lochhead
Commissioner Jim Howe
Commissioner Tim Crowley

Absent: Commissioner Maggie Holtman

Also present were Andrea Sukanek, City Planner; Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; John Fox, Councilman and Nancy Spewak, Mayor.

Approval of the Minutes from the September 23, 2020 meeting

Chairman Moore, Commissioner Toft and Ms. Seele shared amendments to the minutes. Commissioner Toft made a motion to approve the minutes as amended. Commissioner Crowley seconded the motion. All those present were in favor; the minutes were approved as amended.

Items for Consideration

ZPC 20-14 Request for a Special Use Permit to construct an addition onto the Ladue Middle School, located at 9703 Conway Road. Property is located in the B Residential Zoning District.

Rick Keisker, Vice President and Project Manager of Ittner Architects began a presentation regarding the request to renovate, expand and meet the updated building code at the Middle School campus. Proposed improvements include three building additions, interior renovations, and related site work. Planned additions and materials keep in character and complement the existing building. The proposal includes:

- A three-story ICC- rated storm shelter and academic use addition to the south-east of the gymnasium
- A two-story academic addition to the north-east building
- A two-story entrance building addition to the north-west of the central building wing

These proposed projects add approximately 90,000 total gross square feet. Civil Engineer Sarah Andret of Perkins and Will shared additional project information. The 28- acre campus includes the Middle school, district office and faculty building that were built in the late 1950s and underwent renovations in the mid-1960s, 1990s and 2008. Addition #1 is a two-story

academic addition between the existing north building and the district office. Classrooms will be around the perimeter of the library space. Addition #2 is a front 2-story addition to house the administration and cafeteria expansion. Addition #3 houses the code required storm shelter and the multipurpose gym and music area. This building can withstand 250 mph winds and can house all campus occupants in the event of a major storm. This 90,000 square foot addition will reduce the greenspace by just under 100 square feet. The dock will not be visible from Clayton Road. An additional handicap parking space will be added. There are two issues that require variances and are scheduled to be heard by the Zoning Board of Adjustment this month, retaining wall height and green space. The required greenspace for the "B residential zoning district" is 75%. The site is currently at 66% greenspace and the project will reduce this to 64.5%. The project is working through finishing and design with the governing authority to identify items for necessary for approval.

Lori Day, Perkins and Will, shared the outside rendering and detailed information regarding the improvements, materials, blending not competing with the existing style. A slight student population increase is possible; however, the improvements are not intended for enrollment growth. Classrooms are growing from 650 square feet to 800 square feet. A bioretention basin is proposed near Clayton Road. This is the only stormwater retention basin proposed for this site. The plans state that 21 trees will be removed, and 22 new trees will be planted

Ms. Sukanek stated that ADA, tree removal permits, landscape plan approval, storm water review along with MSD approval must be obtained. All other construction and site improvements must comply with ordinances and regulations, including all Ladue Fire Department requirements. Areas of noncompliance must obtain variances from the Zoning Board of Adjustment. Approval of specific site improvements, such as fences or signage, shall not be approved by this Special Use Permit and must be permitted separately and meet City of Ladue Building and Zoning requirements.

Discussion ensued regarding the necessity for landscaping, tree removal and impact on neighbors on High Downs Lane.

Applicant discussion is underway with the residents on High Downs Lane.

Commissioner Toft moved that a Special Use Permit be granted subject to the following conditions: that all development on the site must comply with ADA requirements; tree removal permits are required; a detailed landscape plan must be submitted and approved by the City landscape architect; that all development must comply with the City stormwater requirements and be approved by MSD; that all construction site improvements must comply with City of Ladue ordinances and regulations including Ladue Fire Department requirements; that any progress on the plan is subject to variances being granted by the Zoning Board of Adjustment in particular regarding retaining wall height and green space and specifically that this S.U.P. would not grant fences or signage which must be approved separately by the City. Commissioner Crowley seconded the motion. All those present were in favor, the motion carries.

ZPC 20-15 Request for a Special Use Permit to open a Day Spa at 9670-9672 Clayton Road. Property is located in the G1 Commercial Zoning District.

Judy Zafft, property owner and Jodi Butone, tenant addressed the Commission. Ms. Butone requests a Special Use Permit to open a two-room skin care spa and retail area. The plan submitted was for cosmetic changes to the building interior and plumbing.

To achieve ADA compliance a ramp and an additional accessible parking spot are being added. The entry door and retail will be located at 9670 Clayton and the spa will be located in 9672 side.

Ms. Sukanek recommended following conditions, ADA compliance, construction and site improvements must comply with City of Ladue Ordinances and regulations, business license, occupancy permits, and signage permits must be obtained.

Commissioner Toft moved that a Special Use Permit be granted subject to the following conditions:

that the site be brought into compliance with ADA requirements; a sign permit be required for any new signage on the property; all construction and site improvements must comply with applicable City of Ladue ordinances and regulations and the business will be required to obtain a business license and occupancy permit. Commissioner Lochhead seconded the motion. All those present were in favor, the motion carries.

The next meeting date will be December 16, 2020.

At 5:09 p.m. Commissioner Toft made a motion to adjourn. Commissioner Crowley seconded the motion. All those present were in favor and the meeting was adjourned.

Chairman McPherson Moore