

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, JANUARY 22, 2020, 4:00 P.M.**

Chairman Moore introduced himself, covered the basic procedures and called the meeting of the Zoning and Planning Commission to order at 4:04 P.M. The following members were present:

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

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

Approval of the Minutes from the September 25, 2019 meeting

Commissioner Kahn made a motion to approve the minutes as submitted. Commissioner Holtman seconded the motion. All those present were in favor; the minutes were approved.

Items for Consideration

ZPC 19-13 Request for Site Development Plan Review for construction and site plan amendments at 1600 South Lindbergh Blvd. Property lies in the G-2 General Commercial zoning district.

Allen Roehrig of Mainline Group Architecture, Inc. addressed the Commission regarding the proposed development for the property at 1600 South Lindbergh Blvd. This 3.18-acre property is located in the G-2 zoning district. The proposal is to convert the restaurant to retail and office space adding 7,400 additional square feet. The footprint will increase by 2,006 square feet. The second-floor patio area will be enclosed to create retail space. An ADA compliant sidewalk will be added along Clayton Road to the existing bus shelter and sidewalk along Lindbergh will be updated to ADA standards. Two additional signs directing patrons to the lower level parking will be added to the six current signs. Additional landscaping will be added to the green zone south of the building along with enhancements to the islands. Additional glass is proposed in storefront areas. Lighting will be substantially less with the removal of the lit beer garden.

Judith Kaplan, 10 Blaytonn Lane and subdivision trustee asked about the height of the building and the parking lot. She would like screening, the fence maintained, and construction debris kept away from the residential area as indicated by a written agreement with the previous owner.

Jay Forbacher, former resident, works next door to Schniedhorst's and frequently drives and walks in the parking lot. His concern is the current traffic and parking danger and additional danger if commercial activity increases.

Ray Potter, 13 Midpark, shared the concerns regarding traffic and requested the Commission institute a traffic study before any additional businesses are added.

Chairman Moore told Ms. Kaplan that the Commission cannot adjudicate an agreement with the prior owner. Mayor Spewak stated that the landscape plan can include screening and make for good neighbors.

Mr. Roehrig stated that the change from restaurant to office space will improve the parking situation.

City Planner Andrea Sukanek stated this property in the G-2 zoning district meets the greenspace and floor area ratio requirements. The development must meet the City's stormwater requirements and have MSD approval. Essential landscaping and screening will be addressed. The facility includes 109% of the required parking so permeable paving is not required.

Traffic issues at the intersection of Clayton and Lindbergh and possible solutions were discussed. Ms. Lamitola, Director of Public Works will address the timing of the traffic signal with MoDOT.

Commissioner Toft made a motion to approve the proposed renovation and addition of approximately 7,400 square feet of additional commercial space, subject to landscape approval by the City's landscape review consultant, with the understanding that the applicant will look at any potential to improve the interface between pedestrians and vehicles on the property and the area accessing the property to the extent that it is feasible. Commissioner Lochhead seconded the motion. All those present were in favor; the motion passed unanimously.

ZPC 19-14 Request for Site Development Plan Review for construction and site plan amendments at 9811 South Forty Drive. Property lies in the G1 Neighborhood Commercial zoning district.

Mark Critchfield, Mainline Architecture representing St. Louis Bank shared the plans for the new bank headquarters at 9811 South 40 Drive, across from the mulch site. Exterior modifications have Architecture Review Board approval. The entrance will be relocated to the west side of the building.

Anne Lamitola, Director of Public Works, addressed the commission regarding the master plan for the 12.3 acres located at 9810 South 40 Drive. This property has served as the mulch site and has been city owned since the 1980s. The Ladue Public Works Department will continue to use a portion of this property for brush collection, however most of it is slated to become a wooded trail. There is community interest in additional sidewalks and walkability. In meeting with Great Rivers Greenway, the City has identified the potential for the property and is exploring park options. The BOSTA-Beautify Open Spaces and Tree Advisory Committee was formed in 2018 and has been successful in obtaining Tree City USA status for the City. The Committee recommended pursuing the available Municipal League Master Plan Grant funding for the park to the City Council. Public meetings, website outreach and a survey have been used to engage and evaluate public interest. The plan is to start with a passive park, formalizing the horse trails into pedestrian trails. The challenge is coordinating with MSD and their schedule as the Deer Creek sanitary sewer project will be coming through the property. There are \$370,000 available through grant money. The plan is to apply in 2021 and to begin trail

construction in 2022. The park project dovetails with the 9811 South Forty Drive with parking lot connections, future connectivity and walkability improvement.

Discussion ensued regarding easements, grant application, timing, parking requirements and trail maintenance cost.

The plan indicates greenspace of 28.3% which is just under the required 30%. The plan has 110% of the required parking. 18 parking spaces can be converted into greenspace or can be used for pedestrians utilizing the trail.

Mayor Spewak stated the Council can attach conditions to the agreement.

The required sidewalk along the right of way is problematic as there is a drainage area and mature trees. A sidewalk that passes under the overpass and connects the parking lot to Clayton Road is another option along with a connection to the proposed park.

Councilman Patrick Hensley addressed the Commission regarding the placement of the sidewalk, the need to involve the property owner in the discussion, a path through the parking lot, and the safety issues of walking on South Outer 40. Options are still being considered as this is a work in progress.

Director of Public Works, Anne Lamitola stated that this is a great starting point toward walkability for the City.

Commissioner Toft made the motion to approve the improvements proposed at 9811 South Forty Drive subject to the following, that a landscape plan with sufficient details be submitted and approved by the City's Landscape consultant, that the property include a public sidewalk that complies with Ordinance section 6 C11 and that the excessive impervious pavement be addressed either by dedication of a percentage of parking spots to public use, converting spots to green space or by use of pervious surface material rather than impervious so the property will comply with City Ordinances. Commissioner Crowley seconded the motion. All those present were in favor. The motion passed.

The next meeting date will be February 26, 2019.

At 5:25p.m. Commissioner Lochhead made a motion to adjourn. Commissioner Kahn seconded the motion. All those present were in favor and the meeting was adjourned.

Chairman McPherson Moore