

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, AUGUST 22, 2018, 4:00 P.M.**

Chairman McPherson D. Moore introduced himself, covered the basic procedures, and called the meeting of the Zoning and Planning Commission to Order at 4:05 P.M. The following members were present:

Chairman McPherson D. Moore
Vice-Chair Thomas Kahn
Commissioner Jim Howe
Commissioner Robbye Toft
Commissioner John Lochhead
Commissioner Margaret Holtman

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

Approval of the Minutes from the July 25, 2018 meeting.

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

Items for Consideration

ZPC 18-12 Amendment to the Ladue Zoning Ordinance to add a section enabling the creation of a Planned Development District in the City of Ladue.

Public Works Director Anne Lamitola, City Planner Andrea Sukanek and City Attorney Erin Seele gave a power point presentation on creating a Planned Development District for mixed use development. The trio had worked together drafting the ordinance and gave an overview. A low-rise office and retail were mentioned, as well as mixed use and residential uses. The Comprehensive Plan encourages the development of downsized luxury housing.

The Ladue Zoning Ordinance allows for the creation of a Planned Unit District however, the code section does not allow for mixed-use development.

The new code section establishes requirements and the process for the development of a Planned Development District mixed use in Ladue. This would enable the establishment of a custom-made zoning district with a strict set of requirements and well-defined uses tied to the development plan for the property. Once established, the property within the district can only be developed in compliance with the plan.

This new regulation will support the goals of the Comprehensive Plan for the future development of the Rock Hill Quarries site and create an opportunity for an outstanding new development for the City of Ladue. Discussion of this proposed ordinance language is planned

with a goal of receiving a recommendation from the Zoning and Planning Commission by the October meeting.

Mike Convey spoke for the Rock Hill Quarry shareholders and their desire to leave a high standard legacy.

Mayor Spewak stated this is a way for the City to maintain control of development, and ensure the site is worthy of Ladue.

Discussion ensued. Forty percent of the site must remain open space. There is no plan for big box stores, only high-end shops. The plan includes a four-story office building potentially to house McCarthy Construction.

City Staff requested the commission to take home the detailed power point presentation for review and email all questions to staff by September 7th for discussion at the next meeting.

The next meeting date is September 26. Topics will include pool requirements and the P.D.D. proposal.

Adjournment

At 5:35 P.M. Commissioner Toft made a motion to adjourn. The motion was seconded by Commissioner Howe. All those present were in favor and the meeting was adjourned.



Chairman McPherson Moore