

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 9, 2014, 7:00 PM

A. **CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission was called to order at 7:00 p.m. by Chairman Mark Richert.

B. **ROLL CALL:** The members present were:

Chairman Mark Richert

Dr. Steve Nichols

Harry Reineke

Nalini Mahadevan

John Phillippe

Alderman Mike Schoedel

Also in attendance were Building Commissioner, John Morgan; City Attorney, Ed Sluys; City Administrator, Bob Shelton; and City Clerk, Leesa Ross.

Also in attendance were Aldermen Margot Martin, Bud Guest, John O'Connell and Tom O'Brien.

C. **APPROVAL OF AGENDA:**

Mr. Richert asked for a motion to approve tonight's agenda.

Motion to approve the agenda was made by Dr. Nichols, and seconded by Mr. Reineke, motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Mr. Richert asked for a motion to approve the minutes of the November 12, 2014 meeting.

Alderman Schoedel stated he had a correction on page 9, second paragraph, third sentence, which should read, "Alderman Schoedel stated, something will **eventually** be done at that intersection, and there is a potential for something to happen".

Motion to approve the amended minutes of the November 12, 2014, Planning & Zoning Commission meeting, was made by Alderman Schoedel, and seconded by Dr. Nichols, motion passed unanimously.

E. **PUBLIC FORUM (PRESENTATION OF REMARKS AND/OR PETITIONS)**

No audience members made comments.

F. CHAIRMAN'S COMMENTS:

Mr. Richert made no comments at this time.

G. COMMENTS BY COMMISSION MEMBERS:

No commission members made comments at this time.

H. ZONING ADMINISTRATOR'S REPORT:

Mr. Morgan had no report at this time.

I. NEW BUSINESS:

1. PZ111214-1: Appeal of the decision of the Frontenac Architectural Review Board in denying a request for an addition located at 567 Oak Valley for a front facing garage. This appeal is being made in accordance with Section 505.050 of the Municipal Code of Ordinances of the City of Frontenac.

Mr. Morgan stated this item was withdrawn prior to the start of the meeting, as the resident and the architectural review board came to an agreement.

J. OLD BUSINESS:

1. PZ061214-02: Request to rezone the properties known as 10601 Clayton Road, 10635 Clayton Road, 1396 Spoede Road and 1400 Spoede Road from R-1, One Acre Residence to PDR, Planned Development Residential to allow for the development of a mixed residential development of Villas, Townhomes and Senior Assisted Living. The properties are currently zoned R-1, One Acre Residence.

Mr. Richert asked for motion to remove this item from the table.

MOTION: A motion was made by Dr. Nichols, and it was seconded by Mr. Phillipe, to remove this issue from the table. All the Commission members voted "Aye". The motion passed, vote passes 6-0.

Mr. Richert asked Mr. Morgan to read his staff report, which recommends approval of the proposed development. Mr. Morgan read his staff report (a copy of the report is attached to the minutes).

Mr. Richert allowed comments from the audience members.

Ms. Joan Tracy of Clayton Road asked how many villas and townhomes there will be and asked how many people will live in the assisted living facility. Mr. Morgan stated there will be a total of 30 villas, 24 townhomes and 86 occupants of the assisted living facility.

Ms. Culleton inquired about the setbacks on Clayton Road. Mr. Morgan stated there will be a 12.75 landscape buffer and 15 feet right of way, for a total distance of 27.5. He said with the sidewalk, the closet villa will be approximately 33 feet from Clayton Road.

Mr. Richert stated they have gone through many steps up to this point and stated final approval of this plan must come from the Board of Alderpersons. He stated their job is to research for the Board of Alderpersons, and decide does this plan comply with the ordinance.

Ms. Kramer of Vouga Lane stated these meetings were not advised well by the city and stated she did not hear about this meeting until last week. She stated this commission has not taken in consideration any comments from the residents. She stated the traffic on Spoele Road is impossible between 3:30 pm and 5:45 pm. Mr. Richert stated the traffic issues have been addressed in previous meetings and he is surprised that some residents are hearing this information for the first time.

Mr. Morgan stated he wanted to clarify that previously there was a review and a change to the comp plan, but no other developments were brought before the city prior to this proposal.

Dr. Silber of Frontenac Woods Lane stated he did not know what was going on and stated the plan is congested. He said the City of Frontenac has a culture of single family houses, which has existed for decades. He stated this project will bring in more revenue. He said in the past they thought houses built by Plaza Frontenac would not sell and they did. He asked that the city get the opinions of the residents of Frontenac, as the neighborhoods will be more impacted.

Alderperson Schoedel stated this is approximately the 20th meeting the city has had in some regards regarding the planned development district regulations and property. He said the city also put in a moratorium and held a public hearing. He said Pulte also held a public hearing. He said this body has set, had resident input and have heard from third party experts. He said they are all volunteers and the Commission is trying to get as much info as we can.

Dr. Silber stated he believes there is a conflict because the city would make less money with single family housing than this development. He also stated they should take a poll of Frontenac residents to see how people feel about the development, then they would feel more comfortable presenting to the Board of Alderpersons. Mr. Richert stated the Planning & Zoning Commission will make a recommendation to the Board of Alderpersons. He suggested the residents talk to the Board of Alderperson, who they elected.

Mr. David Weiss of Holiday Lane stated he wanted to commend the Planning & Zoning Commission for the development strategies and said this was the best credible enterprise. He said there is no place in the central area, for senior housing, and currently senior residents will have to leave Frontenac. He said the planning for this facility has been exceptional and he thanked the members who serve on the Planning & Zoning Commission.

Mr. Chris Tompras of Chapel Oaks stated this proposal is bad because this may be occupied by 55 to 60 families, who can move in and load up the school district. He asked was this tax positive or tax negative. He asked what is the school district's impact to the City of Frontenac. He said of the 120 proposed units, 30 units will have children. He estimated the cost to educate those children will be \$1.2 to \$1.4 million dollars, which will be a cost to the Ladue School District and the tax payers. He also said this will increase demand on the city's resources with the development. He stated this will be a money loser for the school district and the city and eventually will lead to a tax increase to residents. He said it will increase density, increase costs and decrease revenues. Mr. Schoedel stated that the property which is being sold is owned by the Ladue School District.

Mr. Stock stated he would like to correct the record, and stated there will be 140 residents, with 86 in the senior living facility.

Ms. Shari Culleton of Spoede Road stated in the comp plan, it said to rezone the entire area, not a section. She said the development is bad and the setbacks are bad. She said they will be putting a nursing home close to my home. She said they are not following the comp plan.

Mr. Dan Millman of Huntleigh Downs asked about the management of the property and stated in a previous meeting, Pulte Homes stated they would not be involved in the long term management of the property. He asked would it be up to the residents are a neighborhood association. Mr. Morgan stated, yes, a homeowners association would manage the property. Mr. Millman asked how the landscaping buffer will be managed long term, after the construction is completed. Mr. Morgan stated, in the planned development ordinance, it states, all the property must be maintained under one landscaping contractor. Mr. Millman asked is this part of the stipulations, Mr. Morgan stated yes, including the common ground areas.

Ms. Michelle Burton of Frontenac Estates stated she is confused, because the traffic now at the intersection of Spoede and I-64, is dangerous. She also stated if there is a need for a senior living facility, why should it be off the highway. She said that does not fit what Frontenac is all about.

Ms. Jane Rubin of Blue Spring stated she was a member of the comp plan and stated she remembers three things. She stated she believes the residents said there should be senior housing; there was a need for a park within the city; and the residents wanted increasing walk ability for the city. She said in regards to the senior housing, she envisioned what they are proposing to be nice with the characteristics of the city and the quality what the city expects. She stated she serves on the Ways & Means Committee, and she wanted residents to know that the city does have long term revenue issues. She said the city has very limited commercial and there is a lot of completion in other areas. She asked, what expense increase will result from this. She stated she echoes others thoughts on the traffic, and said the exit ramps are bad in the afternoons, as you cannot make a left turn. She said they are proposing a traffic device to correct one side, and not the other. She said they need to deal with the traffic, between 3:30 pm and 5:30 pm.

Mr. Morgan stated in regards to the city's services being taxed, the developer submitted 15 copies of the plan and the police, fire and public works departments reviewed this proposal and they all stated there will be minimal impact to the city's services.

Mr. Mach of Huntleigh Downs asked if there is a TIF or any tax breaks or tax incentives on this project. Alderperson Schoedel stated no. Mr. Mach said it states on the City of Frontenac website, that tax breaks are coming in the future. He also asked that the residents of the City of Frontenac be polled to see if in they are in favor or not.

Mr. Charles of Lynnbrook stated he is definitely not in favor of the large facility off Clayton Road. He presented a flood map and asked will the water drain under the highway, because there is a creek that runs between Lynbrook and the highway. Mr. Morgan stated the project has both bio-detention and retention areas that were proposed. Alderperson Schoedel stated that is a huge challenge and stated MSD manages the storm water issues. Mr. Morgan stated some water will go to the front of the property and some will go to the back of the property, and will be held and metered out over a period of time. Mr. Charles stated, obviously, the land is absorbing some water.

Mr. Handelman of Frontenac Estates asked why you would build villas and townhomes with an assisted living facility, in the same area. She said she has never seen an assisted living facility with townhomes. She also said to the Pulte representative, I've seen your buildings and I wasn't impressed.

Mr. Cohen of Lynnbrook stated, from what I've heard, individuals don't like how it's proposed. Many don't oppose the homes, but individuals have a take it or leave it attitude in regards to the assisted living facility. He said he feels it is being shoved down our throats. Mr. Cohen asked do the third party experts live in Frontenac. He said they should consider the financials and poll the residents of Frontenac.

Dr. Hammerman of Frontenac Woods stated he was quoting from the comp plan in regards to the respondent's answers regarding an assisted living facility, a park, a community center and sidewalks and walking paths. He said Frontenac will benefit from additional houses and said the majority of the residents opposed an assisted living/senior housing facility.

Mr. Tompras of Chapel Oaks stated the City of Ladue will be building 22 homes on 22 to 25 acres of property in the area of Lindbergh and Conway and stated the homes will be clustered in the middle. He said in the Frontenac proposal they will jam 120 there, and said the water will stay on the property.

Ms. Tracy of Clayton Road stated she is very suspicious and said it sounds like someone is making a profit. She said at every meeting the room is filled from people who don't want it. She asked why and said no one wants it.

MOTION: A motion was made by Mr. Reineke to accept the preliminary plan project as recommended to the Planning and Zoning Commission for the rezoning of 10601 Clayton

Road, 10635 Clayton Road, 1396 Spoede Road and 1400 Spoede Road to the PD-Planned Development District – (PDR-Planned District Residential) and seconded by Dr. Nichols.

ROLL CALL VOTE:

Alderson Schoedel, “Aye”; Mr. Reineke, “Aye”; Mr. Phillippe, “Aye”; Mr. Richert, “Aye”; Dr. Nichols, “Aye”; and Ms. Mahadevan, “Nay”. The vote was five “Aye” votes and one “Nay” vote. The motion passed by a vote of 5-1.

K. **ANNOUNCEMENT OF NEXT MEETING:** No date has been set for the next Planning & Zoning Commission meeting.

L. **ADJOURNMENT:**

MOTION: A motion was made by Alderson Schoedel, and seconded by, Mr. Reineke to adjourn the meeting. All Commission members voted “Aye”. The motion passed unanimously, vote passes 6-0.

The meeting adjourned at 7:52 pm.