

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC **PLANNING AND ZONING COMMISSION** **REGULAR MEETING** **TUESDAY, OCTOBER 25, 2016, 7:00 PM**

A. **CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission was called to order at 7:05 p.m. by Chairman Chris Kehr.

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

Chairman Chris Kehr
Andre Audi
Doug Bock
Elizabeth Hartwig

Chris Hyams
Alan Kahn
Harry Reineke

Also in attendance, Alderperson Bray, Alderperson Martin, and Alderperson O'Brien.

Also in attendance were John Morgan, Building Commissioner; City Attorney, Lee Curtis; City Administrator, Bob Shelton; and Administrative Clerk, Shari Cooper.

C. **APPROVAL OF AGENDA:**

Chairman Kehr stated that it appears that there are a number of residents here to speak on the Pulte Development and therefore suggests that item 102516-01 be heard first.

Chairman Kehr asked for a motion to approve tonight's agenda as amended.

Motion to approve the agenda as amended was made by Mr. Kahn, and seconded by Mr. Bock, the motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Chairman Kehr asked for a motion to approve the minutes of the August 23, 2016 meeting.

Motion to approve the amended minutes of the August 23, 2016, Planning & Zoning Commission meeting, was made by Mr. Audi, and seconded by Mr. Reineke, motion passed unanimously.

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

No one made comments at this time.

F. **CHAIRMAN'S COMMENTS:**

Chairman Kehr made no comments at this time.

G. **COMMENTS BY COMMISSION MEMBERS:**

No members made comments at this time.

H. ZONING ADMINISTRATOR'S REPORT:

Mr. Morgan made no comments at this time.

I. NEW BUSINESS:

1. **Item PZ102516-1**: Request for approval to rezone the properties located at 830 and 900 Princess Avenue, 806 and 815 President Avenue and, 811 and 815 Dwyer Avenue from C, Commercial to PDR, Planned Development - Residential. Review of preliminary development plan.

Mr. George Stock of Stock & Associates Consulting Engineers, Inc., presented a PowerPoint on the request to rezone the properties located at 830 and 900 Princess Avenue, 806 and 815 President Avenue and, 811 and 815 Dwyer Avenue from C, Commercial to PDR, Planned Development - Residential. Mr. Stock stated that the intent of this property was to offer the City of Frontenac an upscale residential community that allows age-targeted families who are ready to move from their larger estate homes to a new community with "high quality" villas on common maintained property.

Mr. Stock explained the allowable density for the property was up to 6.0 units/acre (30 units) per the 2006 Comprehensive Plan and they are proposing 4.4 units/acre (22 units). He stated that the goal was to sustain the variety of housing types in Frontenac to allow residents to remain in the community throughout their lifetime and across multiple stages of housing. Also, the community project would improve the family orientation of Frontenac through design including public sidewalks and bike trails. The property would be participating in the CID with West End Park and they will provide repaving and overlay on the streets of Conway Road and Princess Avenue upon completion.

Mr. Stock stated that home prices would start in the mid/high \$400,000 with most homes selling in the mid \$500,000 with options. They are 2-story homes ranging in size from 2,455 – 2,616 square feet, 3 to 4 bedrooms and 2.5 to 3.5 baths. He stated that this design provides for stormwater management and is designed to meet MSD volume reduction and water quality treatment requirements.

Mr. Stock continued with the traffic study completed on October 21, 2016 by the Lochmueller Group. He stated that the proposed development would add essentially no delay to study intersection and all movements would continue to operate very favorably at level of service A.

Mr. Bock asked how the common area and maintenance would be provided. Mr. Stock stated they would have elected trustees like all subdivision in Frontenac and they will be responsible for hiring one contractor to the work.

Mr. Audi inquired about the one unit on the plan that is below floodplain. Mr. Stock stated that we will figure the grading of this site to above floodplain before building.

Mrs. Hartwig inquired about the trees and shrubs around the property. Mr. Stock stated that the full size drawings will show each of these and they are the same species as the ones on Conway and Lindbergh.

Mr. Hyams stated that the developer has put a lot into this property and a good use of spacing.

Melanie Sheetz, 10423 Capitol Place, stated she has been a resident of Frontenac for 4 years and is against the project because of the entry way. She stated that this property does not offer safety off Dwyer/Princess entrances and will double the traffic through out.

Kathryn Herman, 10420 Capitol Place, stated she was opposed to the project and feels the traffic study needs to consider Dwyer being an entrance and with 22 homes and 2 times a day will become a lot of traffic to consider.

Michael Boltzman, 10422 Gold Dust Avenue, stated he was an 11 year resident of Frontenac and just because a project can be done doesn't mean it should be done. He felt the property values will lower. The Princess entry access is the biggest problem with children, dog walkers, bicyclists, cars and visitors. Sidewalks will not alleviate the issues. He stated that hearing the bridge has to go, why not build the bridge and make it work for the entrance off German. He doesn't think this is the right solution.

Bob Bauer, 880 Princess Avenue, stated that he is echoing what each neighbor has previously stated. Stating that as nice as it is to build a sidewalk, he feels all streets within that neighborhood are sidewalks. He would also like to challenge the traffic study including looking at while we have residents walking, running and bicycling during peak hours.

Michael Long, 10361 Gold Dust Avenue, stated that traffic problems have been discussed well and the street would be too narrow if a sidewalk were to be placed. He was concerned with access for our emergency services

Kate Hatfield, 8 Portland Drive, stated that this project is the closest to what is approved by our ordinances. But she still questions who owns the streets. She has been told these are private streets so why not look and ask yourself if you would like this being built at the end of your subdivision.

Madhavi Chali, 10432 Capitol Place, he stated that he strongly opposes this project and is troubled by the access through Princess and asked if it was ever considered to be placed at Dwyer and Conway. Capitol and Gold Dust would no longer be a playable street.

Mr. Bock asked if the bridge would be approved by FEMA. Mr. Stock said that this is part of the 100 yr flood and floodway and with FEMA's restrictions we couldn't take one down and put it back up as is, it would need to be elevated out of the floodway and the road would have to be above the flood plain.

Michael Boltzman, 10422 Gold Dust Avenue, stated he was an 11 year resident of Frontenac and just because a project can be done doesn't mean it should be done. He felt the property values will decline. The Princess entry access is the biggest problem with children, dog walkers, bicyclists, cars and visitors. Sidewalks will not alleviate the issues. He stated that hearing the bridge has to go, why not build the bridge and make it work for the entrance off German. He doesn't think this is the right solution.

Chairman Kehr stated that previous lot sizes in R-2 were 25x100, if someone wanted to sell in the past as an R-2 that could be developed. Mr. Morgan stated it would be tough to build on a 25 ft lot. Mr. Morgan stated that a lot width of 50 feet has been typically the minimum for development in the R-2 District.

Chairman Kehr asked City Attorney, Lee Curtis, if a property owner abutted a legal road easement can that person be denied access to that easement and Mr. Curtis said no they have the right to access the easement.

Mr. Bock asked if a bridge would be approved by FEMA. Mr. Stock said that this area is part of the 100 year flood plain and the floodway. Due to FEMA's restrictions we couldn't take the existing bridge down and put a new one back. It would need to be raised out of the floodway and the roads would need to be above the flood plain.

Mr. Bock inquired if there were any plans to tie into Dwyer. Mr. Stock said that Princess is the logical choice.

MOTION: A motion was made by Mr. Reineke, and seconded by Mr. Bock to continue Item PZ102516-1 request for approval to rezone the properties located at 830 and 900 Princess Avenue, 806 and 815 President Avenue and, 811 and 815 Dwyer Avenue from C, Commercial to PDR, Planned Development - Residential for further discussion to the next meeting. All Commission members voted "Aye". The motion passed by a vote of 7-0.

I. OLD BUSINESS:

1. **Item PZ041116-05:** Request from the Board of Aldermen to review the fence regulations of the City and consider revising the regulation pertaining to fences. The planning and zoning commission made a recommendation to the Board of Aldermen at the August 23, 2016 meeting. The Board of Aldermen referred this back to the commission for further consideration.

Chairman Kehr stated he feels the issue is that some residents' front yard lines are different than others and they would like the fencing in the front yard.

Mr. Morgan stated the Board of Aldermen was looking at decorative type fencing in certain areas in the R-1 and R-2.

Chairman Kehr stated that Frontenac has always stayed open and not a fenced gated compound. Front fencing should be solely architectural and asked what would be appropriate? Mrs. Hartwig stated that they shouldn't be highly functional for animals.

Chairman Kehr stated that Ladue's Ordinance on fences has the resident go before their architectural review board and they look at each individual basis. He stated that he would suggest the Ordinance provide for the request to go to the architectural review board and if denied then option to go to the Board of Adjustment.

MOTION: A motion was made by Mr. Reineke, and seconded by Mr. Bock to continue this discussion till next meeting. All Commission members voted "Aye". The motion passed by a vote of 7-0.

2. **Item PZ102516-2:** Review the provisions of section 405.150 pertaining to subdivision and residence entry gates and make recommendations to the Board of Aldermen. This item was referred to the Commission by the Board of Aldermen.

Chairman Kehr stated that the Clayton Court Subdivision is having their lane used as a turn around and asked in regards to an entry gate. He stated they discourage use and really need to show a need for the request. We request direction for the Board of Aldermen on conditions and anything appropriate for these actions.

A motion was made by Mr. Reineke, and seconded by Mr. Bock to table this discussion until the next meeting. All Commission members voted "Aye". The motion passed by a vote of 7-0.

K. **ANNOUNCEMENT OF NEXT MEETING:** Tuesday, November 29, 2016 at 7:00 pm.

L. **ADJOURNMENT:**

MOTION: A motion was made by Chairman Kehr, and seconded by Mr. Hyams, to adjourn the meeting. All Commission members voted "Aye". The motion passed unanimously, 7-0.

The meeting adjourned at 9:20 pm.