



**MINUTES OF THE
CITY OF FRONTENAC
PUBLIC HEARING MEETING
TUESDAY, NOVEMBER 19, 2024**

The Public Hearing of the Board of Alderpersons on November 19, 2024 was called to order at 5:30 p.m. with Mayor Kate Hatfield presiding. The Alderpersons present were Pat Kilker, Meg Mannion, and Scott Mullis. Alderpersons Jamie Griesedieck, Tom O'Brien and Dan Millman were absent.

Also, in attendance were Interim City Administrator/City Clerk, Leesa Ross; City Attorney, Kevin O'Keefe; Police Chief, Mark Guttmann; and Police Captain, Craig Picha and Building Commissioner, David Fairgrieve.

A. CALL TO ORDER:

B. PRESENTATION

Presentation by H3 Studio of the Final Draft of the Business District 2 regulations for the properties of 1335 S. Lindbergh Boulevard (Frontenac Hilton Hotel) and 10403 and 10411 Clayton Road (Le Chateau Village).

Presentation by H3 Studio, Mr. Tim Breihan and Mr. John Hoal.

Mr. Breihan presented information on the BD 2, zoning amendments. Including a summary outline recommendations and background. He presented underline reasoning behind the various components of the amendments, with recommendation of the comp plan and their parameters. Information included the establishment of the Frontenac Building Districts for the Hilton, Le Chateau, and the Plaza Frontenac and Lifetime Fitness development. He identified the four zoning qualifications, Planned Development (PD)-Le Chateau and Frontenac Grove, C-1 Commercial, Frontenac Hilton Hotel and out parcels along Clayton Road, the Planned High Fashion Center (PHFC), Plaza Frontenac and Planned Development-Commercial (PD-C), Lifetime and DESCO Development.

He presented and went over the five recommendations on new the new business district regulations. A land use conversion table was also completed.

The Business District 2 proposal consists of new parcels Frontenac Hilton Hotel, Simmons Bank, Ziern Galleries, Ziern residence, two office buildings, Wells Fargo and old Simmons Bank building,

Frontenac Grove, Triad Bank and Dr. Kandula's office. The area consists of 24.08 acres.

Aldersperson Kilker stated the primary entrances will be on Clayton Road. An entrance had to be provided facing Clayton Road and Lindbergh Blvd. The buildings can not present a back to Clayton Road and must be primary facades. He also stated there are concerns of grocery stores and heights.

Mayor Hatfield stated she will add to FAQ document. Page 11, built to lines, buildings on Clayton Road ad primary façade and at least one entrance on Clayton Road.

C. PUBLIC FORUM

Individuals who have concerns or remarks regarding the proposal listed on the agenda, may address the Board of Alderspersons at this time.

Mitch Platin, stated he owns the Kandula building and asked what stakeholders they were engaged with. Mr. Breihan stated during the comp plan process, they engaged with a business owner, focus groups. Mayor Hatfield stated the full list is in the FAQ. During the zoning code update process, city staff, several elected and appointed officials, ARB, and during the process they were asked to make a review and assessment of some preliminary development proposals. Mr. Breihan stated the plan is unique and tailored to Frontenac. Nine separate parcels, and fewer property owners. He said maybe four or five owned by a single owner. Mr. Platin asked how does this impact me and my property. I am included in BD 2, maybe 30 feet from the road. How will this impact me, what happens if and when I may want to sell your property. Mr. Breihan stated it is currently zoned C1, the new zoning would only go into effect, once an approved development plan is adopted by the BOA and rezoned. The only way it would affect his property if it was bought or sold and made part of the development plan, until then, it can remain by itself in its existing zoning. Zoning would remain and would not change. Mr. Platin stated how will the sewer not be impacted and effect his property? Mr. Breihan stated utilities are handled separately, those would remain and be subject to review and approval by MSD.

Ms. Kelly Harris of Frontenac Woods, wanted to get clarification on the actual mean sea level for height zone 1, special. Mr. Breihan said one height zone one special. What is the mean sea level, she estimates 568 feet. Mr. Breihan, consistent 574 to 578 or 580. The highest point in front of Huffords. The corner is about 574, and drops, as it goes north. Ms. Harris said 660 – 574 / 12 may be seven stories high, could be bigger if ten foot stories. Could have a seven story building. Mr. Breihan said within height zone 1 special, maximum 660 for an architectural feature. Ms. Harris, was it just going to be a feature. It currently says a building or feature. At least a seven story building. Real problem with minimum, could be eight stores. Mr. Breihan said mean sea levels, when you look at the numbers. Ms. Harris would like a detailed diagram from the whole district based on the 615, height zone, could be three stories. She said s sent an email was sent to Alderman Millman, and copied Alderman O'Brien, and that her requests have been simple from the very beginning. She said I attended most of the comp plan meetings. Please keep the stories low along Clayton Road, including the area of Clayton and Lindbergh. We don't want to look like downtown Clayton and would like it to look like Ladue. Want it tastefully done and minimize the density, low on Clayton Road, bigger ones in the back. Biggest concern, the height zone 1. She

said she could barely make a left out of subdivision. What if more cars were coming out. Questioned about what the Bucksbaum owns.

Emily Binnett 1616 Frontenac Woods stated the back of her house is overlooking Le Chateau, and she is trying to understand what 2-3 stories look like. Would it look like Triad Bank? She asked that they protect the trees, three evergreens, at 70 feet, can they be preserved. Mayor Hatfield stated the city has a tree preservation plan.

Mr. Francis, 8 Clayton Terrace asked how tall the Hilton could be 100 feet tall. Mayor Hatfield suggested he look in FAQ, with current building. He asked could it be a ten story hotel. Mr. Breihan said it would be subject to the existing ground elevations, the zoning states the maximum height could be no higher than 660 feet, the maximum height of Plaza Frontenac. Mr. Francis said it could be a 100 foot building.

Ms. Harris agreed with Mr. Francis and stated she does not appreciate them not being forthright. I don't care about the height of Plaza Frontenac. It could be eight to ten stories high. Need transparency. Let's talk stories and not sea level.

Ms. Maureen Burt, 10 Huntleigh Downs. When the cross section of building height, parallel to Lifetime and Plaza Frontenac, she stated they should have taken the cross section of the residents. Took the cross section of business and heights, took a nature grading elevation which is much higher. She asked for continuity with grade. It basically is a town center, just because you can, doesn't make it the right thing. There should be some common ground.

Mayor Hatfield explained the comp plan review which took over two years. Before it was finalized, multiple meetings, public hearings and iterations. It was what the people of Frontenac want. She said they are taking results and aligning with the comp plan. She said this regulation was worked on this for 18 months, and 6 months for the residential plan. She said residents, trustees, BOA, ARB, residents and trustees, were involved and this is a second meeting of Planning & Zoning, and said not in any way, are we trying to say, we will build the maximum of what we can. She said she heard 100's of residents tell us, not what we can but what is right. Ms. Burt asked if they city had any plans from a developer, she said no. Mayor Hatfield said these are just guidelines. Where would parking be proposed to be. Mr. Breihan commented there are many requirements for open space. Other design requirements. Burt, have you thought about parking overflow, a pedestrian bridge connecting Plaza Frontenac to this development.

Ms. Harris stated I understand this has been a long process. The residents have only had six weeks since the actually guidelines were put out. Only a short period of time. I understand the process. I didn't remember saying we didn't want things to be the height of Plaza Frontenac. Largest concern were the buildings on Clayton Road. Only privy of guidelines for six weeks. Ms. Harris asked for one story with a max of two, did not want three. Her biggest concern is special zone 1. She is concerned of special zone one at Clayton and Lindbergh. The hotel could be 100 feet and ten stories high.

Mr. Francis of Clayton Terrace, said in the FAQ, someone said six stories is not permitted in any zoning. Answered by Mayor, elevation of sea levels is the limits. Regulations say maximum elevation. People are talking about altitude not sea level. Referring to Plaza Frontenac. He said

we don't tell people in my subdivision at the bottom of the hill, that they can build to the tallest home on top of the hill.

D. DISCUSSION

No further discussion occurred

E. CLOSING REMARKS

Mayor Hatfield read a prepared statement which stated, due to a lack of a quorum, this hearing will have to be continued with another publicly advertised public hearing. Mayor Hatfield questioned the need for a third hearing. Ms. Ross stated due to the lack of a quorum, this meeting should be continued, and another day set for a public hearing with proper advertisement. Mr. O'Keefe also stated, that due to the lack of a quorum, this meeting would need to be continued with proper advertisement of a 15 day notice and advertised in a general circulation newsletter.

Mayor Hatfield asked Ms. Ross when she would be able to advertise for the public hearing. Ms. Ross stated she would need two full business days. At that time, Mayor Hatfield set the next public hearing and board of alderpersons meeting at Friday, December 6 at 4:00 p.m.

The meeting was continued at 7:23 p.m., and is continued until Friday, December 6, at 4:00 p.m.