

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 25, 2017, 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
Elizabeth Hartwig	Chris Hyams
Alan Kahn	Harry Reineke
Aldersperson Nalini Mahadevan	

Also in attendance were Mayor Martin, Aldersperson Warner, Aldersperson Kemper, Aldersperson Griesedieck, Aldersperson Bray and Aldersperson O'Brien.

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

C. **APPROVAL OF AGENDA:**

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

Motion to approve the agenda was made by Mr. Audi, and seconded by Mr. Hyams, the motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Chairman Kehr asked for a motion to approve the minutes of the February 28, 2017, meeting.

Aldersperson Mahadevan stated at the top of page two, third line should read "under **new** ownership".

Motion to approve the amended minutes of the February 28, 2017, Planning & Zoning Commission meeting, was made by Mr. Reineke, and seconded by Mr. Audi, motion passed unanimously.

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

No presentations are remarks were made at this time.

F. **CHAIRMAN'S COMMENTS:**

Chairman Kehr made no comments this time.

G. COMMENTS BY COMMISSION MEMBERS:

No commission members made comments at this time.

H. ZONING ADMINISTRATOR'S REPORT:

Mr. Morgan made no report at this time.

I. OLD BUSINESS:

There was no old business.

J. NEW BUSINESS:

1. **Item PZ042517-01**: Request for approval to rezone the property located at 2001 South Lindbergh (formerly known as Shriners Hospital) from R-1, One Acre Residence to PDC, Planned Development Commercial.

Mr. Mark Schnuck the Chairman and CEO of the DESCO Group was the representative present. He stated this project started in 2014, and they have had the Shriners Property under contract since 2015. He said they have run a family business in St. Louis since 1939, and they want a successful development and an aesthetic design that is pleasing.

Mr. Scott Sachtleben, Vice-President and Legal Counsel of DESCO Group gave the presentation for the site. He said the 15 acre site borders Plaza Frontenac. He introduced the team. Aaron Kohler of Life Time Fitness; Doug Shatto, Sr. Vice President of Lochmueller Group Inc., George Stock of Stock & Associates; and Jordan Wilkerson PA, Landscape Architect for DG2 Design Landscape Architecture.

Mr. Sachtleben stated he appreciated the Planning & Zoning Commission, the Architectural Review Board, the Board of Aldermen, and he wanted to respect the neighborhood and citizens of Frontenac. He said they held an impromptu meeting last week with the residents and some Aldermen, and they showed them the plan.

Mr. Sachtleben gave some background on the 15 acre site and said the building has asbestos which must be remediated when torn down. He identified that in the Frontenac Comp Plan, it was identified for future use as retail or something complementary to Plaza Frontenac. He said Plaza Frontenac is a great draw to the region. Mr. Sachtleben gave back ground on brick and mortar stores and the shopping trends of people in general and people in this region. He said this will be a destination oriented site. It will have mixed uses with two upscale casual restaurants (stand alone buildings) and a third building with retail uses on the first floor and offices on the second and third floors. He said this project is supported by General Growth who owns Plaza Frontenac. He said the front five acres will have the two restaurants and one mixed use retail/office building.

Mr. Aaron Kohler of Lifetime Fitness stated their building will be on the back ten acres of the site. The location is like a health and wellness country club with no long term contracts. They have 123 clubs in the USA and Canada. The only other location in St. Louis is located in

Ellisville. For this location they are proposing a higher level of amenities and a higher staff to member ratio. The exterior will be brick stone and glass; and the interior will have high end materials of granite, stone and walnut flooring. There will be a full service café, a hair salon and spa. Mr. Kohler stated this will be a great gathering place with large lounge spaces. He said there are locker rooms and it will have a country club feel. He said they will offer workout equipment for cardio, a spinning room, yoga, Pilates, basketball court and swimming pools; both indoor and outdoor.

Mr. Kohler discussed the Life Time Foundation which assists with school lunch programs and Life Time Athletics which sponsor outdoor events, such as 5K races, marathons, triathlons, etc.

Mr. George Stock of Stock & Associates stated the current site is zoned R-1 which is for residential, education use and public institutions. He said it was identified in the comp plan as regional commercial. He said they will request to rezone it to Planned Development Commercial with a conditional use permit. He said there will be access to the property off Litzsinger. He discussed the elevations of the site and the drainage. He said there are some storm water issues, but said water flows north under Plaza Frontenac and east under Lindbergh. He displayed the site plan. He said General Growth has approved two ingress and egress points at Plaza Frontenac to coincide with the two drives, in front and back of Plaza Frontenac. He said the site will have 38% green space and 863 parking spaces. On Lindbergh there will be a green buffer, similar to that at Plaza Frontenac and there will be a green buffer to the south along Litzsinger Road. To the west, where there is a residential lot, there will be a berm, landscaping and a fence. The stormwater for the project will be contained underground. There will also be 68 underground parking spaces for the retail/office space up front. There will be a kiosk for valet parking for the two restaurants. He said they hope to move the driveway at Lindbergh & Litzsinger west at St. Joseph's Academy. He said near the home to the west, they will retain the current vegetation and have 10-12 feet trees and an eight foot fence; this is near the single family home, which is adjacent to the property. Mr. Stock discussed height comparisons of surrounding buildings.

Mr. Jordan Wilkerson of BG2 Design discussed the landscaping plans. He said they will add 324 new trees to the site and will add 60,000 square feet of planted beds of shrubs and perennials. He said the look will be complimentary to Plaza Frontenac. He also said the islands on the parking lots will be flowered with trees. He said there will be extreme landscaping along Litzsinger Road. He said around the pool area, there will be densely planted evergreens. He said there will be an elaborately landscaped buffer on the west side of the building adjacent to the residential property.

Mr. Doug Shatto of Lochmuller Group discussed the traffic study. He said it currently is still under review from MoDOT, and they do not have the final plan yet. He said he shared a preliminary summary. He discussed the volumes during the peak hours on Lindbergh and discussed the peak hours for St. Joseph's Academy and Litzsinger School. He said the peak hours for Life Time Fitness will be 6:00 AM, a midmorning peak around 8:00 AM, a midday peak, around 12:00 PM and an early evening peak around 5:30 PM to 7:30 PM. He said this is based on industry data and this location will generate traffic at a lower level. He said the cross access to Plaza Frontenac will help traffic on Lindbergh. Mr. Shatto stated they sat down with MoDOT to discuss the cross access, the intersection of Lindbergh & Litzsinger, improvements

which will correct the existing efficiencies, the realignment of St. Joseph's Academy driveway; the constrained intersection and the possibility of adding a left turn arrow. He said he hopes that delays on Litzsinger will be reduced by 60% in the morning and 40% in the evening. He said this is an opportunity to provide additional access to St. Joseph's Academy.

Mr. Stock stated on the agenda it states they are requesting to rezone the property from R-1 to Planned Development Commercial and said they are requesting a conditional use permit for the height of the building and to increase from 25% to 83% for non-retail.

Mr. Morgan stated the planned development ordinance will be written within the ordinance for the conditional use permit. He said it will be all in one.

Chairman Kehr asked for if the Commission members had any questions or comments.

Mr. Kahn asked will there be tennis courts. Mr. Kohler stated no. Mr. Kahn asked why this location is a good space for Life Time Fitness. Mr. Kohler stated due to the surrounding community, it is a preferred space. He said their core member base comes from home, and their locations strive in residential neighborhoods. He said in their 25 year history, they have never closed a location that they have initially opened. Mr. Kahn asked for the hours of operation. Mr. Kohler said 5:00 am to 12:00 am.

Aldersperson Mahadevan asked about the office/mixed use building in front. She said we have an oversupply of office space. Mr. Sachtleben said this will be a class "A" office space with 12,000 feet per floor, with 5 or 6 retail spaces on the first floor, which they hope to attract high end boutiques. He said he hopes to have financial and service type businesses on the second and third floors. He said ½ of the building will be retail and ½ will be office space.

Aldersperson Mahadevan asked how Life Time Fitness will soften the look. Mr. Sachtleben said they will discuss with Plaza Frontenac, and said there is no prototype for the front building and said they were flexible. He said it will be Class A and topnotch.

Aldersperson Mahadevan asked about the alarms and lighting, and the turn around on Litzsinger Road. A representative said they are receptive of moving the Litzsinger gate forward, as far east as feasible, and they said they will pick up all the maintenance and taxes on Litzsinger Road. Aldersperson Mahadevan asked about the loading docks. The representative said they are perceptive to the residents input. Aldersperson Mahadevan asked about the lighting behind and around Life Time Fitness. Mr. Kohler said they will look at it and will accommodate the residents. He said they hope to set lighting to turn off on the west side when it's dark and said they will look at minimal safety lighting. Aldersperson Mahadevan asked where will the staff park. Mr. Kohler said the rear of the building and closer to the mall.

There was mention of the alarm and fire calls to Litzsinger and the memo from Chief Trout. Mr. Stock stated regarding the request for a conditional use permit for 55 feet, the height of the Life Time Fitness building will be 54'10" on the east side and 48'6" on the west side.

Mr. Kahn asked Mr. Sachtleben about the tenants of the restaurants. Mr. Sachtleben said he was unable to disclose the tenants at this time. He then asked what the time schedule is. Mr.

Sachtleben said they hope to complete remediation of Shriners in the fall; then there will be demolition. He said the restaurant would be the first things opened.

Mr. Hyams asked about the sewers, and said they run to the northeast and across Lindbergh. Mr. Stock stated they will have an underground detention, and they are in discussion with MSD. He said this would be an improvement to the water quality runoff. He said he is unsure of problems the subdivision may have.

Mr. Morgan explained this is the preliminary development plan, which needs a recommendation to move to the Board of Aldermen. If the preliminary plan is approved, it will come back for final plan approval before the Planning & Zoning Commission and the Board of Aldermen. If it is approved the plan will be recorded with the county, and that is the plan, they must go by.

Chairman Kehr stated there will be no vote tonight, and said that Mr. Morgan recommended an initial presentation with a vote for approval next month.

Chairman Kehr opened up the floor for comments from the audience.

Mr. Kurt Rosenkotter, the Vice-President and General Manager of Saks Fifth Avenue who resides in Glendale stated he has some concerns. He said there is already a bottleneck at Clayton Road. He said people already race through the center and that he is concerned about safety. He said this will increase traffic considerably. He said it is a two lane road all the way. He said it will be bad, especially during the holidays. He again said his main problem is with traffic and asked that stop type crosswalks be installed in the center. He said he has no problem with the development.

Mr. Brad Pittenger of Litzsinger Place said he was representing the homeowners of Litzsinger Place as their trustee. He said they just learned about this project just over a week ago. He said he was disappointed they were the last to learn about this proposal. He said they were given a presentation and he hopes they have an opportunity to make it better. He said he drove to the Life Time Fitness location in Ellisville. He said the building is five stories high and bright at 9:40 pm. He said there were approximately 70 cars and said it was a highly dense use, for a tight space. He said the land is zoned residential. He said the pool proposed is really a water park and that it does not fit into Frontenac. He said he is most concerned that it is a big facility with a lot of windows. He does not like the size or the design. He said we need something that is well in line with Frontenac. He said the building will look into the second floor bedroom of the residence which it is closest to. He said he is aware it is valuable to the City of Frontenac and said they would like something that maintains or increases property values. Chairman Kehr asked what could hurt property value. Mr. Pittenger said Litzsinger is their only way in and out. He said there is green space at St. Joseph's Academy and green space at the Shriners site. He said they will see a giant five story building which is close to the road. He said it is close and intrusive. He said it is a big building with a lot of parking spaces, with a lot of lights and a lot of people. He also passed out pictures of the Life Time Fitness facility in Ellisville.

Mr. Jake Amir of Litzsinger Place said he was worried about flooding and traffic. He said it is a high density development and that he is concerned about the hours of operation. He said the residents are concerned for their quality of life and property values. They are also concerned of

the impact the lights, from the windows and the lights of the cars. He said the developer commissioned the traffic study and he said the residents don't agree with it and said it under estimates the entrance. He said the City or the commission should get a traffic study. He said with the entrance from Plaza Frontenac, they will try to exit through Litzsinger. He said the access from the north is already congested, there with three restaurants, Panera Bread, Brick Top's and Brio. Mr. Amir also stated he is concerned with safety and the ability for the ambulance and fire trucks to safely get to their subdivision. He said during peak traffic it takes 15-20 minutes to get from their subdivision to Lindbergh. He again said his concern was traffic, bright lights and the tall building.

Mr. Kahn asked Mr. Shatto when the traffic study will be completed. He said by the end of the week.

Ms. Leah Amir of Litzsinger asked was a demographic study done. She asked how many Frontenac residents have pools and are members of a county club. She said she has concerns about the trees and lights. She said they like their quiet and darkness. She said the traffic bottlenecks.

Dr. Turner of Frontenac Forest said there is a fitness center at Des Peres. He also said a lot of families have pools. He asked was a demographic study completed. He said he is interested in good water and he said it will increase with an area with 900 parking spaces. He said they will need hydraulics and pumping to force the water.

Mr. Pittenger suggested the commission members take a ride down to Clarkson and Clayton Road to review the facility.

Mr. Dale Huff, the owner of Nutriformance at Le Chateau said at 6:00 am, he has 50 cars, with his 1000 members. He said with their goal of 10,000 members, he said there will be 500 cars going through town at 6:00 am, at least four times a week. He said that is a lot of traffic.

Mr. James Bick of Huntleigh Woods said the project will affect traffic of Huntleigh Woods and asked about them changing the zoning, and said it should remain residential. He said if the comp plan said the future use was commercial, why was it opposed to residential. He said he is in support of the Litzsinger residents. He said there is enough retail and restaurants.

Ms. Susan Leonard of Ladue asked how tall the front office building will be. Mr. Stock stated it will be three stories and approximately 50 feet high.

Chairman Kehr asked for a motion to continue this request until the next meeting.

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

2. **Item PZ042517-02:** Request for an amendment to the Planned Development Ordinance and related Conditional Use Permits to allow for an addition to the medical building at Frontenac Grove and approval for Advanced Heart Care, LLC to occupy the location at 10435 Clayton Road (front retail building).

Mr. Michael Cozad of Cozad Commercial Real Estate was the representative who said they wanted an expansion of the former Junior League building on the northwest quadrant of the building. He said the area currently has green space and four parking spaces. He said the surgery center is at capacity. He said they have a need to add an additional operating room. He said the surgery center was more high volume, but they now have less patients and do longer more complicated procedures. He said they no longer have the less profitable surgeons.

Chairman Kehr asked how large the expansion will be.

Mr. Cozad said it will be two stories of approximately 1,700 square feet per floor, for a total of 3,500 square feet. He said it will be an additional operating room. Chairman Kehr said the plan only shows the first floor. Mr. Cozad said at this time there are no plans to use the second floor. He said on the main floor it will be an operating room. He said there are currently six tenants in the building. Chairman Kehr said the current ordinance has restrictions on physicians. Mr. Cozad said they are not adding a physician, and said the conditional use permit allows for six doctors and one anesthesiologist.

Mr. Morgan stated they will also need a variance on the parking and said the conditional use permit is specific that the building is 28,744 square feet and said they will need an amendment to the conditional use permit.

There was discussion of the tenants and the parking. Alderwoman Mahadevan said she drove by early one morning and the rear lot was full. But the front lot was not. Chairman Kehr stated there are parking issues and said that when the conditional use permit was approved they were granted a variance of 100 parking spaces. It was again stated to keep the medical in the rear and retail in the front.

Mr. Cozad said the intent was for medical to be in back and retail up front. He said he has another tenant a doctor who would like to occupy the vacant 1765 square foot space, in the retail building. He said Advanced Heart Care; a cardiologist would like to lease the space as a satellite office. It would have two to four staff members and only two to four patients at a time. He said they would need a variance to the conditional use permit.

Alderwoman Mahadevan and Mr. Kahn said this is very confusing. They requested additional material and a better explanation, and asked that it is made clear. They asked that something be shown on the screen and to consolidate the material.

Chairman Kehr opened up the floor for comments from the audience. There were none.

Chairman Kehr asked for a motion to continue this request until the next meeting.

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

K. **ANNOUNCEMENT OF NEXT MEETING:** Tuesday, May 23, 2017 at 7:00 pm.

There was discussion to move this meeting until the last week of May due to Mr. Morgan's vacation and Ms. Ross attending a conference.

There was discussion by the committee and it was decided to move the meeting to Wednesday, May 31, 2017 at 7:00 pm. Ms. Ross stated the residents of Litzsinger Place will be notified of the change of date.

L. ADJOURNMENT:

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

The meeting adjourned at 9:14 pm.