

Take Home Points:

1. In the poll of all Frontenac residents held in 2006 as part of the comprehensive planning process, two of the items that Frontenac residents wanted least were a) an Assisted Living Facility (ALF); and b) villas or townhouses;
2. The proposed ALF (Frontenac Grove) differs from the size and character of surrounding uses *because of its 1) height (40-50 feet); 2) footprint (~ 1.5 acres); 3) craftsman-style architecture; 4) occupant density; 5) monthly rental of units; 6) designation of occupant numbers in terms of 'beds' and 7) for-profit nature;*
3. A petition to rezone on a combination of commercial & residential land in our neighbor Town & Country to permit construction of an ALF *at Clayton & Mason Rds.* was rejected *by unanimous vote* of the Town & Country Planning and Zoning (P&Z) – JUL 20 2013;
4. There are two ALFs being built in our neighbor Creve Coeur - neither is on land zoned residential, rather each is on commercially-zoned land;
5. The quality of Pulte homes and construction and business practices is questioned in several on-line websites;
6. Our neighbor Town & Country's P&Z held Pulte responsible for building homes at Town & Country Crossing that were consistent with the rest of the community. *The P&Z recommended that Pulte's original proposal be rejected. It was withdrawn & a modified proposal was submitted 2+ years later;*
7. Direct comparisons between Pulte's *Town & Country Crossing, The Woods of Ladue & Frontenac Square* show that homes in Frontenac are more expensive per SF than the most expensive alternative, smaller than the smallest alternative, and on one half the land as the alternative with the smallest lots;
8. The St. Louis Business Journal reported on November 20, 2013 that Ladue Schools is asking \$11.7 million for the Early Childhood Center site.

Recommendations - in his opinion:

1. P&Z should reject the ALF because it is not appropriate for PDR Zoning – *the size and character of the development is NOT compatible to the surrounding uses.*
2. P&Z should be willing to consider an alternative proposal that is in line with Frontenac PDR zoning requirements P&Z should reject the proposed zoning change from R1 to PDR until such a plan is put forward, discussed at P&Z meetings & judged favorable by the citizens of Frontenac.
3. P&Z should consider that there is precedent for development of the parcel in question within R1 zoning requirements (single family homes on 1 acre) and that it may be feasible at the present time or – if not now - at a future time as market forces dictate.
1. The City of Frontenac should hold the Ladue School District accountable for maintenance or demolition of its former early childhood center site...prior to sale of the property...perhaps by factoring the cost of demolition in the sales price.
4. Pulte Homes – 'average amenities & average workmanship' is not appropriate for Frontenac.
2. As did Town & Country, Frontenac should hold Pulte responsible to the standard of building homes that are consistent with the rest of the community...even if it takes 2-plus years as it did in Town & Country.