

BOARD OF ALDERMEN
REGULAR MEETING
MONDAY, SEPTEMBER 21, 2020
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in a regular session via teleconference on Monday, September 21, 2020 at 7:00 p.m.

Due to the outbreak of COVID-19, public attendance was through virtual presence. The meeting is available live on the City's YouTube Channel at <https://www.youtube.com/channel/UCjStvkwU6KG6PbcNLUt9VLg>.

ROLL CALL:

Mayor Kathy Schweikert was present and presided over the meeting. Aldermen present were: Mike Potter, Ward II; Gary Torlina, Ward I; Jason Law, Ward III; John Pellerito, Ward III; Gary Turner, Ward I; and Karen Vennard, Ward II. Also present were: Paul Markworth, City Administrator; Donna Daniel, City Clerk; Matthew Reh, City Attorney; Chris DiGiuseppi, Police Chief; Louis Clayton, Community Development Director; Derek Koestel, Public Works Director; Renee Camp, Finance Director; Adam Cole, IT Administrator; and George Ertle, Assistant City Administrator.

INVOCATION:

ANNOUNCEMENTS:

COMMITTEE REPORTS:

Park Board – Alderman Law gave a report on the Park Board meeting.

Administrative/Finance/Public Works Committee – Alderman Law gave a report on the September 21, 2020 meeting.

Board of Adjustment – Alderman Potter gave a report on the Board of Adjustment meeting.

Mayor Schweikert announced that she, City staff and representatives from the Tree Board, will be attending the Tree City Awards Ceremony at Rockwoods Reservation. The City of Lake Saint Louis will have the distinction of being designated as a "Tree City" for the 18th consecutive year.

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PUBLIC HEARINGS:

Freymuth Lane – Hawk Ridge Senior Living Site Plan Review: Consideration of a request by LSL Land Company, LLC, applicant on behalf of Balam Properties, LLC, owner, for construction of an adult retirement community consisting of 120 dwelling units in five buildings and related site improvements.

Mayor Schweikert opened the meeting to a Public Hearing as duly advertised in a legal publication on the above topic.

Brad Goss, Smith Amundsen, LLC, introduced himself, noting he was representing the developer, LSL Land Company, Dan Bernard is the Principal. Mr. Goss also introduced Jeff Moon with Bax Engineering Company and the project architect, Chuck Reitzel with Ebersoldt & Associates, LLC. The development team gave a presentation and offered to answer questions about the Hawk Ridge Senior Living development.

Brad Goss presented information about the project. Comments included,

- Location and characteristics of the site
- 8.37 acre existing undeveloped lot is proposed for adult senior housing
- Proposed development is a permitted use in the BP Zoning District
- Location is well suited for access to interstate
- Senior housing development was approved in the past

Jeff Moon presented information and offered comments about the site plan, including the following,

- The 8.37 acre site is zoned BP (Business Park)
- Proposed development is for a senior retirement community, age restricted for seniors who are 62 years of age or older
- Senior retirement community is an approved use in the BP Zoning District
- Parking spaces and open space in the proposed development exceeds City's requirements
- Interior parking and lighting is provided to hide or contain parking and light spillage from adjacent property
- Two entrances with a loop driveway to provide access to all of the buildings

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- Five 3-story buildings plus a clubhouse
- Retention area for storm water control and detention for storage
- Tree buffer cross sections, property setbacks, landscaping and/or screening at the proposed development meet or exceed City requirements

Dan Bernard presented information and offered comments about their intentions for this project as well as their experience with senior living communities, including the following:

- Development is age restricted senior living community
- 120 units in five buildings and a clubhouse
- Independent living facility, no special services or care is provided
- Nice people, good neighbors who want to enjoy their golden years and enjoy their privacy
- Nice looking buildings using good materials
- Three quarters of the units are two bedrooms
- 25 percent of the units are one bedrooms

Chuck Reitzal presented information about the proposed development's revised elevations. Mr. Reitzal noted the revised elevations were based on feedback from the City's Planning and Zoning Commission members and public input.

Brad Goss provided information on the parking variance request and the parking study that was required by the City and ultimately performed by George Butler and Associates. Mr. Goss also provided information about the traffic study (not required by the City) performed by the same firm, George Butler and Associates. Comments included,

- Traffic study shows the parking generated from this facility will not be not be significant
- If an office was built on this the site it would be expected to generate significantly more traffic

Dan Bernard presented information about his previous real estate experience as well as his experience with the other senior retirement communities they operate (7 locations are open and operating). Mr. Bernard also noted the reasons the Lake Saint Louis location was chosen for their next senior retirement community.

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Comments included,

- 23 years working in real estate in St. Charles County
- We have developed 7 senior living communities over the last ten years
- Plans include an 8th facility that will be under construction later this year and a 9th next year, Hawk Ridge site will be the 10th development
- These developments are an asset to the community and serve a real need
- Site was chosen because it is an outstanding location close to amenities and because it is a permitted use and a senior living development was previously approved on an adjacent lot
- It's a good fit for the neighborhood and the City

Brad Goss presented information about a similar project that was approved by the City, Lake Ridge Senior Living. Mr. Goss said they found no relationship between the senior retirement community and surrounding property values. Lake Ridge Senior Living did not have an adverse impact for their adjacent neighbor's property values. This is not a rezoning request. The project complies or exceeds the City Code requirements. It is compatible with the surrounding area.

Alderman Turner asked what happens after 15 years. Dan Bernard said the property can be sold after 15 years but the age restriction goes into perpetuity. Mr. Bernard discussed the requirements and state oversight that will occur after the first 15 years.

Deborah Rine, 411 Barn Swallow Drive, stated her opposition to the request for approval of the Hawk Ridge Senior Living Site Plan for construction of an adult retirement community consisting of 120 dwelling units in five buildings.

Comments included,

- Too many cars coming and going
- Afraid they won't respect our gated community
- This development will increase shortage of police officers
- Is there a tax abatement for this project

Brad Goss said there are no tax abatements or subsidies of any nature from the City or St. Charles County. Tax Credits are sold to investors who use the tax

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credits to lower their income tax. The funds received from the sale of the tax credits are used to build a quality project.

Becky Willenbrink, 2 Point Oak Court, stated her opposition to the request for approval of the Hawk Ridge Senior Living Site Plan for construction of an adult retirement community consisting of 120 dwelling units in five buildings. Comments included,

- Still an apartment complex
- Hard time believing that our property values, \$600,000 to \$1 million homes, will not be negatively affected
- In the fall the tree line “buffer” will be gone
- Traffic study completed during COVID is not true representation of normal traffic and the traffic that will be added from the new developments
- Better location would be The Meadows or the vacant landscape property

D. Jerry Leigh, 16 Oak Bluff Drive, stated his opposition to the request for approval of the Hawk Ridge Senior Living Site Plan for construction of an adult retirement community consisting of 120 dwelling units in five buildings. Comments included,

- Disagree with developer’s comparison of this project to Lake Ridge Senior Living development, they have 2 buffers before residential
- Concerned that property maintenance is on-call
- Concerned about failures that occur at night
- Landscaping and other standards lowered, not a Class A project
- Development will be a detriment

Dan Bernard disagreed, this is a Class A development. Lake Ridge was mentioned to illustrate that senior affordable housing does not cause a problem for the neighbors or the City. We have onsite management on the weekdays during normal business hours and on call for emergencies. I live two blocks away from the development. I am not concerned about the development or the landscaping.

Justine Hanel, 1024 Hawks Landing Drive, stated his opposition to request for approval of the Hawk Ridge Senior Living Site Plan for construction of an adult

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retirement community consisting of 120 dwelling units in five buildings.
Comments included,

- Traffic study is not relevant because it was performed during COVID
- Fit is wrong
- Opposed to 3-story buildings
- Ask Board to vote no

Brad Goss explained that COVID is irrelevant in regards to the traffic study. The study uses information from nationally recognized standards to calculate and/or evaluate the trip generators based on a specific use in a specific area. The traffic impact for the Hawk Ridge Senior Living development is very low when compared to the traffic that could be generated by an office building.

Dominique Stoddard, 8 Wingspan Court, stated her opposition to request for approval of the Hawk Ridge Senior Living Site Plan for construction of an adult retirement community consisting of 120 dwelling units in five buildings.
Comments included,

- Opposed to the density and scale of the buildings
- People may not be commenting because it is exhausting trying to fight City over this

Brad Goss noted this development is substantially less in both the scale of the buildings and the density of the project than that which is allowed by the City's Code and Comprehensive Plan.

Alderman Turner, reading from a prepared statement, stated his opposition to the proposed development, see copy attached hereto and made a part hereof.

Brad Goss said Alderman Turner's comments are based on zoning and use. The request is not for a zoning change or a change to the permitted use in the BP Zoning District. He asked the Board to approve the project.

Hearing no further comment, Mayor Schweikert stated the Public Hearing will be closed.

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- **Text Amendment – Business Associations Text amendments to Municipal Code Title IV:** Land Use, regarding business associations.

Mayor Schweikert opened the meeting to a Public Hearing as duly advertised in a legal publication on the above topic.

Louis Clayton, Community Development Director, said this text amendment will codify minimal standards for the City's business associations.

Hearing no further comment, Mayor Schweikert stated the Public Hearing will be closed.

- **Citizens may be heard on the proposed property tax rates**, which are projected to be required from the property tax, to produce revenues for the budget year beginning July 1, 2020 and ending June 30, 2021. Property taxes are determined by multiplying the current tax rate by the assessed valuation. The result is divided by \$100.00 so the tax rate will be assessed at 49.86 cents (\$.4986) per one hundred dollars (\$100.00) for the General Fund and 47.00 cents (\$.4700) per one hundred dollars (\$100.00) valuation for the General Obligation Debt Service fund.

		Current Year 2020	Prior Year 2019
Assessed Valuation:			
Real Estate		\$420,420,622	\$418,493,376
		Estimated Tax	
		Rate – 2020	Rate - 2019
Revenue by Fund:			
General Fund	\$2,096,217	\$.4986	\$.4986
General Obligation Fund	\$1,975,977	\$.4700	\$.4700

Mayor Schweikert opened the meeting to a Public Hearing as duly advertised in a legal publication on the above topic.

Hearing no comment, Mayor Schweikert stated the Public Hearing will be closed.

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CALENDAR:

Paul Markworth, City Administrator, identified dates of interest on the City calendar including:

- Police Department's Blood Drive – September 24, 2020
- Concert on the Lake – September 26, 2020
- Planning and Zoning Commission – October 1, 2020
- Next Regular Board of Aldermen Work Session – October 5, 2020
- Next Regular Board of Aldermen Meeting – October 5, 2020

Mayor Schweikert announced that the October Planning and Zoning Commission meeting and the October Board of Aldermen meeting will be virtual "Zoom" meetings.

MINUTES: September 8, 2020 Special Meeting
September 8, 2020 Regular Meeting

MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 8, 2020 SPECIAL BOA MEETING AND THE SEPTEMBER 8, 2020 REGULAR BOA MEETING.

Alderman Turner made a motion to waive the reading of the minutes from the September 8, 2020 Special BOA Meeting and the September 8, 2020 Regular BOA Meeting and approve same as submitted. The motion was seconded by Alderman Vennard and passed unanimously.

THE MINUTES FROM THE SEPTEMBER 8, 2020 SPECIAL BOA MEETING AND THE SEPTEMBER 8, 2020 REGULAR BOA MEETING STAND APPROVED AS SUBMITTED.

CONSENT AGENDA:

MOTION TO APPROVE THE CONSENT AGENDA:

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Alderman Vennard made a motion to approve the Consent Agenda. The motion was seconded by Alderman Pellerito and passed unanimously. The following item was approved:

Warrant dated September 21, 2020 in the amount of \$622,562.31

APPOINTMENTS:

Mayor Schweikert recommended the following appointment:

Planning and Zoning Commission

Ken Spoden

Un-expired term ending 12/31/21

MOTION TO APPROVE:

Alderman Turner made a motion to approve the Mayor's appointment of Ken Spoden to Planning and Zoning Commission for the un-expired term ending December 31, 2021. The motion was seconded by Alderman Vennard and passed unanimously. The appointment was approved.

PUBLIC COMMENT:

TABLED:

Resolution No. 08-17-20 (1) – A resolution approving a Site Plan associated with the construction of an adult retirement community consisting of 120 dwelling units in five buildings and related site improvements located on Lot 8 of the Hawk Ridge Business Park and Golf Course.

MOTION TO REMOVE RESOLUTION NO. 08-17-20 (1) FROM THE TABLE:

Alderman Vennard made a motion to remove Resolution No. 08-17-20 (1) from the table. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

DISCUSSION:

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Alderman Potter asked for clarification about the difference between Resolution No. 08-17-20 (1) and Resolution No. 09-21-20 (1).

City staff replied, Resolution No. 08-17-20 (1) Exhibit "A" is the original plan (revision date of July 29, 2020). Resolution No. 09-21-20 (1) Exhibit "A" is the original plan (revision date of July 29, 2020) and the revised building elevations (revision date of September 8, 2020.)

MOTION TO APPROVE RESOLUTION NO. 08-17-20 (1):

Alderman Potter made a motion to approve Resolution No. 08-17-20 (1). The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Pellerito, Potter and Vennard. Nays, Law, Turner and Torlina. Mayor Schweikert cast the tie-breaking vote, "nay". The motion failed.

OLD BUSINESS:

NEW BUSINESS:

Resolution No. 09-21-20 (1) - A resolution approving a Site Plan associated with the construction of an adult retirement community consisting of 120 dwelling units in five buildings and related site improvements located on Lot 8 of the Hawk Ridge Business Park and Golf Course.

Mayor Schweikert read Resolution No. 09-21-20 (1).

MOTION TO APPROVE RESOLUTION NO. 09-21-20 (1):

Alderman Pellerito made a motion to approve Resolution No. 09-21-20 (1). The motion was seconded by Alderman Potter; the poll of the Board being ayes: Pellerito, Potter and Vennard. Nays, Law, Turner and Torlina. Mayor Schweikert cast the tie-breaking vote, "aye". The motion passed.

Bill No. 4363 – An ordinance establishing the annual tax rate and special tax levy for the year 2020 on all property in the City of Lake Saint Louis, St. Charles County, Missouri, and establishing a new ordinance on the same matter.

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FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 4363. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4363 was read.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 4363. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4363 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4363 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4150.

Alderman Vennard made a motion to approve the second reading of Bill No. 4363 and pass same by assigning Ordinance No. 4150. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

Bill No. 4364 – An ordinance to authorize the Mayor and/or City Administrator to enter into a License Agreement with Lake Forest Country Club to install and maintain landscaping irrigation and a monument sign in the island located in the Yard Drive cul-de-sac.

FIRST READING:

Alderman Potter made a motion to authorize the first reading of Bill No. 4364. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4364 was read.

SECOND READING:

Alderman Potter made a motion to authorize the second reading of Bill No. 4364. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4364 was read.

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MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4364 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4151.

Alderman Potter made a motion to approve the second reading of Bill No. 4364 and pass same by assigning Ordinance No. 4151. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

Bill No. 4365 – An ordinance to award a contract to Aspire Construction Services, LLC for work related to the construction of a new restroom facility to serve Deer Ridge Park for the City of Lake Saint Louis, Missouri, and authorize the Mayor and/ or City Administrator to execute said contract on behalf of the City.

FIRST READING:

Alderman Torlina made a motion to authorize the first reading of Bill No. 4365. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 4365 was read.

SECOND READING:

Alderman Torlina made a motion to authorize the second reading of Bill No. 4365. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 4365 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4365 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4152.

Alderman Torlina made a motion to approve the second reading of Bill No. 4365 and pass same by assigning Ordinance No. 4152. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

Bill No. 4366 – An ordinance amending certain provisions of Municipal Code Title IV: Land Use, related to business associations.

FIRST READING:

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Alderman Law made a motion to authorize the first reading of Bill No. 4366. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 4366 was read.

SECOND READING:

Alderman Law made a motion to authorize the second reading of Bill No. 4366. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4366 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4366 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4153.

Alderman Law made a motion to approve the second reading of Bill No. 4366 and pass same by assigning Ordinance No. 4153. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

Bill No. 4367 – An ordinance to adopt a budget revision for the City of Lake Saint Louis' budgets for the fiscal year beginning July 1, 2020 and ending June 30, 2021.

FIRST READING:

Alderman Turner made a motion to authorize the first reading of Bill No. 4367. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4367 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 4367. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 4367 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4367 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4154.

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Alderman Turner made a motion to approve the second reading of Bill No. 4367 and pass same by assigning Ordinance No. 4154. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

BOARD COMMENTS:

Alderman Law noted his vote on the Hawk Ridge Senior Living Site Plan was hard. He noted his concern about the resources to maintenance the development after 15 years.

Alderman Potter said the Business Park existed before the property owners built their homes. The property owner(s) in the Business Park have the right to develop their property.

Alderman Torlina recommended changing the permitted uses in the BP Zoning District.

Mayor Schweikert said this was a tough decision but while she was not thrilled with the original plan, the revised elevations were better. She noted when she made her decision she considered that the use was and has been permitted the BP Zoning District for the last 20 years. Mayor Schweikert suggested the Board consider amending the permitted building heights in the BP Zoning District.

STAFF:

EXECUTIVE SESSION:

MOTION TO RECESS REGULAR SESSION AND CONVENE EXECUTIVE SESSION:

Alderman Vennard made a motion to recess Regular Session to convene an Executive Session, pursuant to the legal 610.021.1 exemption in the RSMo 610.021. The motion was seconded by Alderman Potter; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

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Regular Session recessed, Executive Session convened at approximately 8:37 p.m.

Having no further legal matters to come before the Board in Executive Session, Alderman Potter made a motion to adjourn Executive Session and reconvene Regular Session. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

RECONVENE:

The regular meeting reconvened at approximately 8:51 p.m.

GENERAL DISCUSSION:

ADJOURNMENT:

There being no further business to come before the Board in regular session, the meeting was, on motion duly made, seconded and unanimously voted on, adjourned.

Donna F. Daniel, City Clerk

COMMENTS ON SENIOR APARTMENTS IN HAWK RIDGE BUSINESS PARK

APPROXIMATELY 2 YEARS AGO OUR CITY DEVELOPED ITS FIRST COMPREHENSIVE MASTERPLAN IN WHICH, WITH CITIZEN INPUT, WE DEVELOPED A REVISED PROPERTY USE PLAN (ZONING). CURRENTLY WE ARE ABOUT TO CONSIDER AN ORDINANCE TO FORMALLY CHANGE EXISTING ZONING CLASSIFICATIONS TO WHAT WAS RECOMMENDED IN THIS MASTER PLAN. WHAT APPEARS NOT TO HAVE BEEN REVIEWED IN DEPTH IS PERMITTED USES WITHIN A ZONING CLASSIFICATION.

APPROXIMATELY 20 YEARS AGO THE CITY SOLD TO A DEVELOPER THE EXISTING CITY GOLF COURSE. AS THE OWNERSHIP CHANGED HANDS FOR SEVERAL OF THOSE PARCELS WITHIN THE GOLF COURSE, A BUSINESS PARK ZONING WAS ESTABLISHED AS WELL AS THE SUBDIVISIONS OF HERITAGE OF HAWK RIDGE AND THE ESTATES OF HAWK RIDGE.

OVER THE LAST 20 YEARS BOTH SUBDIVISIONS HAVE BEEN BUILT OUT AND BUSINESSES HAVE BEEN ATTRACTED TO THE BUSINESS PARK PORTION OF THE DEVELOPMENT. IN PARTICULAR I SITE MTM WITH TWO BUILDINGS, ~~HC~~ WHOSE BUILDING WAS COMPLETED LAST YEAR, AS WELL AS THREE OTHER EXISTING BUSINESS OFFICES IN THE PARK AND THE ADJACENT HAWK RIDGE CROSSING JUST UNDER WAY ON LAKE SAINT LOUIS BLVD . THIS IS THE ONLY BUSINESS PARK ZONING IN THE CITY AND HAS BECOME A SOUGHT AFTER LOCATION FOR NON-RETAIL BUSINESSES.

FOR SOME REASON WHEN THE BUSINESS PARK ZONING WAS ESTABLISHED, CERTAIN PERMITTED USES WERE ALLOWED. OVER THESE LAST 20 YEARS, SUCH PERMITTED USES NOW MAKE NO COMMON SENSE. SUCH ITEMS AS CEMETERIES AND APARTMENTS ARE INCLUDED IN THESE PERMITTED USES. BESIDES THE LEGIMATE CONCERNS OF 4 EXISTING ADJACENT RESIDENTIAL COMMUNITIES AND A NEW ONE (WINDSOR PARK) AS TO TRAFFIC CONGESTION AND PROPERTY VALUE, EXISTNG BUSINESS OWNERS AND OWNERS OF YET TO BE DEVELOPED PARCELS WITHIN THE BUSINESS PARK HAVE EXPRESSED CONCERNS FOR THEIR VALUE AND ABILITY TO DEVELOP SIMILAR BUILDINGS AND BUSINESSES THAT CURRENTLY EXIST, IF THESE APARTMENTS ARE ALLOWED TO PROCEED.

I DO NOT OPPOSE SUCH SENIOR APARTMENT HOUSING WITHIN LSL, BUT CERTAINLY NOT IN THIS LOCATION. THESE PROPOSED APARTMENTS ARE NOT AND NEVER WERE IN KEEPING WITH A TRUE BUSINESS PARK DEVELOPMENT CONCEPT. DURING THIS CURRENT PERIOD OF COVID 19 DISRUPTION, I ASK FOR THE EXERCISE OF COMMON SENSE. THEREFORE I ASK MY FELLOW ALDERPERSONS, REGARDLESS OF LEGAL CONSIDERATIONS, TO SHOW RESPECT FOR OUR RESIDENTS, EXISTING BUSINESS OWNERS, AND OWNERS OF YET TO BE DEVELOPED PROPERTY IN THIS BUSINESS PARK, AND REJECT THIS PROPOSED DEVELOPMENT. WE NEED TO DO WHAT IS IN KEEPING WITH GOOD PLANNING PRINCIPLES AND WHAT IS RIGHT.

GARY TURNER, ALDERMAN, WARD ONE