

CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 7, 2022

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, April 7, 2022, 7:00 p.m. at Lake Saint Louis Civic Center in Board Chambers, 200 Civic Center Drive, Lake Saint Louis, Missouri.

ROLL CALL:

Chairman Pearson Buell called the meeting to order. Present: Commissioners Brian McKinney, Ken Spoden, Judith Westermann, Alderman Tom Mispagel and Mayor Jason Law. Absent: Vice Chairman O'Connor, Commissioner Ferrett, and Commissioner Glen Heiman. Also present: Louis Clayton, Director of Community Development, Brian Schanuel, Senior Project Manager, and Brenda Cueller, acting as recording secretary of the meeting.

APPROVAL OF AGENDA:

MOTION TO APPROVE AGENDA:

Alderman Mispagel made a motion to approve the April 7, 2022, regular meeting agenda. The motion was seconded by Commissioner Westermann and the motion passes.

MOTION TO APPROVE THE APRIL 7, 2022, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: March 3, 2022

MOTION TO APPROVE MINUTES:

Alderman Mispagel made a motion to approve the minutes from the March 3, 2022, Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner Westermann and the motion passes.

THE MINUTES FROM THE MARCH 3, 2022, PLANNING AND ZONING COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

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PUBLIC COMMENT:

There were no comments, the meeting continued.

PUBLIC HEARING – NEW BUSINESS:

1. Fountain Grass Drive – Food Truck Garden
Major Site Plan and Special Use Permit

Consideration of a request by Yvonne Merlotti, Seneca CRE, applicant, on behalf of Ravid Lake St. Louis II LLC, property owner, for the construction and operation of a 1.113-acre outdoor recreation facility (food truck garden) and a 1.665-acre public park.

Chairman Buell stated the application will be tabled until the May 5th meeting.

Alderman Mispagel made a motion to remove the food truck garden from tabled. The motion was seconded by Commissioner McKinney and approved.

John Lutgen, owner/operator of Prados stated he and the owner of B.C.'s Kitchen are both opposed to the food trucks. They are not opposed to the public park and music venue. He noted that his cost has gone up since his team members are paid \$3 more. Mr. Lutgen stated he has talked with Cohen Equities regarding placing more tenants in The Meadows and cleaning up the site. He noted daytime population drops and food trucks cannot be sustained in this area.

Jackie Schauer, 2143 Hawks Landing Drive, stated a breakfast place and new restaurants are needed.

MOTION TO TABLE:

Alderman Mispagel made a motion to table the application for a Food Truck Garden. The motion was seconded by Commissioner Spoden and carries.

MOTION TO TABLE THE APPLICATION FOR A FOOD TRUCK GARDEN HAS

BEEN APPROVED, AS NOTED ABOVE.

2. 6800 Lake Saint Louis Boulevard – Storage Facility Major Site Plan, Special Use Permit, and Minor Adjustment
Consideration of a request by Will Scheidt - Pickett, Ray & Silver, applicant, on behalf of 8595 Orf Road LLC, property owner, to construct a storage facility containing 237 self-storage units, 95 outdoor storage spaces, and related site improvements.

Application tabled until the May 5th meeting.

3. Orf Road – Montage at Hawk Ridge Master Plan and Zoning Map Amendment
Consideration of a request by Jeff Atkins, Volz Inc., applicant, on behalf of St. Charles Catholic Church Real Estate Corporation, property owner, for the construction of 443 dwelling units including 240 dwelling units in multi-unit buildings, 167 townhouses, and 36 detached houses, and related site improvements to be known as Montage at Hawk Ridge.

Chairman Buell opened the meeting to a public hearing as duly advertised in a legal publication on the above noted topic.

Matt Segal with TriStar Properties stated TriStar and McKelvey Homes were doing a joint venture in this development. Mr. Segal displayed a presentation regarding the development of Montage at Hawk Ridge noting the site area was approximately 54 acres and located south of Hawk Ridge Trail, north of Orf Road. Current zoning of the property is R6 (Residential 6) and the proposed zoning will be R6-PUD (Residential 6 – Planned Unit Development). He presented the overall Land Use Plan with design expectations and details shown from the Lake Saint Louis Comprehensive Plan regarding creation of a variety of housing alternatives to include rear entry townhouse units, rear entry motor court units, garden apartment units, and detached single-family homes. This development would create a walkable community including public and private sidewalks, trails throughout which allows connections to neighboring commercial and recreational land uses. He stated the trail will be maintained by the Homeowners Association or equivalent.

Mr. Segal stated there were issues regarding Orf Road connection and

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right-of-way requirement. He said they presented this development plan at the February 7th Board of Aldermen meeting and received comments. On February 22nd they held a Zoom meeting with property owners within 500 feet of the development site with 8 residents attending. The key issues were traffic and water runoff.

Mr. Segal discussed the site plan showing unit layouts and amenities of pedestrian and biking trails, dog park, pickleball courts, clubhouse, swimming pool, and playground. He mentioned common ground would be incorporated throughout the development offering lakes, fountains, rain gardens, and compact entry courtyards. Mr. Segal said they will own and maintain the biking and pedestrian trails, rain gardens and dog park. Total dwelling units for the site will be 240 garden units, 84 courtyard units, 83 attached townhouse units, 36 detached single-family lots which totals 443 dwelling units. Mr. Segal discussed parking, stubbed streets, landscaping, and setbacks for the proposed lot and buildings.

Jim Brennan with McKelvey Homes discussed the design of the development. Mr. Brennan discussed the homes being offered:

- The Sterling – 2511 square feet
- The LaSalle – 2804 square feet
- The Provence – 3429 square feet
- The Muirfield – 3717 square feet
- The Turnberry – 4016 square feet

Mr. Brennan stated they build about 100 homes a year which have a plethora of housing options. He noted the rent rate for apartments is between \$1500 - \$1700, townhomes - \$2500 - \$3000.

Louis Clayton, Director of Community Development, stated the Comprehensive Plan's Future Land Use Map designates this site as "Village Single-Family Residential" and "Village Mixed Residential". Mr. Clayton discussed the design expectations of these land uses noting:

- Highly walkable neighborhoods with sidewalks on both sides of the street, wide tree lawns, and limited curb cuts. Streets should have multiple connections, including to existing and future subdivisions, that allow for opportunities to travel to local destinations by a variety of routes.

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- Buildings should have shallow front and side yard setbacks and garages and parking are encouraged to be at the rear of the lot.
- Development should have a high aesthetic design style that enhances the City's character using quality materials. Individual building styles should be distinctive with a variety of architectural styles that complement each other. Building styles shall relate contextually with similar setbacks, scale, and massing.

Mr. Clayton discussed the R6 Zoning and the intent of a PUD District. He discussed the land use, site design, street arrangement and connectivity, dimensional standards, building design, parkland dedication, parking, stormwater management, landscaping, and lighting. Mr. Clayton said staff is of the opinion that if the proposed plans are revised, in accordance with the recommended conditions, the development would be consistent with the recommendations of the Comprehensive Plan; the development would satisfy the applicable review criteria shown on Exhibit A for master plan applications; and, the development would comply with the applicable standards of the Municipal Code. If the front yard setback of 10 feet was not changed and the detached houses conformed to all applicable requirements of Chapter 425, Article IV of the Municipal Code, including Section 425.310.C, Street-Oriented Garages, are addressed as recommended, a zoning map amendment to R6-PUD would not be required for this development. Mr. Clayton stated staff recommends approval of the application for master plan with the following conditions listed and denial of the application for zoning map amendment:

1. Land Uses and Site Design
 - a. The rear of detached houses shall not face Orf Road.
2. Street Arrangement and Connectivity
 - a. Provide at least one street connection to Orf Road, preferably aligning with Welsh Drive. If the Board of Aldermen determines that a street connection to Orf Road is not required, the property shall provide half of the right-of-way for a future extension of Ridgeway Drive and Orf Road to Hawk Ridge Trail.
 - b. Eliminate all cul-de-sacs and dead-end streets. If the Board of Aldermen determines that cul-de-sacs and dead-end streets are permitted, staff recommends a standard cul-de-sac design rather than an extended cul-de-sac design. If an extended cul-

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de-sac design is used, driveways on the end lots shall be located on the east side of the lot.

- c. Add a street stub along the western property line to 8533 Orf Road or extend the right-of-way to the property line.
3. Dimensional Standards
 - a. The required front yard setback shall be 10 feet as required by the R6 District, not 5 feet as proposed.
4. Building Design
 - a. The detached houses shall conform to all applicable requirements of Chapter 425, Article IV of the Municipal Code, including Section 425.310.C, Street-Oriented Garages
 - b. Provide a material palette on the plans, noting the type and color of each material.
 - c. Submit prototypical elevations of the multi-unit buildings.
 - d. One-car garages are not permitted, and the townhouse floorplans shall be revised accordingly.

Public Hearing Closed.

Mayor Law stated with the size of this development, items still needing to be addressed, and a new Board that will hear this item, he recommended after everyone spoke on the development that this item be tabled.

The Commission discussed the setbacks, garages, street stubs, homes along Orf Road, and right-of-way along Orf Road.

MOTION TO TABLE:

Mayor Law made a motion to table the applications for Montage at Hawk Ridge. The motion was seconded by Alderman Mispagel and carries.

MOTION TO TABLE THE APPLICATIONS FOR MONTAGE AT HAWK RIDGE HAS BEEN APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

There being no other business, the meeting continued.

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

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There being no discussion or comments, the meeting continued.

ADJOURNMENT:

There was no further business to come before the Planning and Zoning Commission, the meeting was, on motion duly made, seconded, and unanimously voted on, adjourned at 8:45 p.m.

Approved

Brenda Cueller
Acting as recording secretary of the meeting