



**MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
1 GOVERNMENT CTR ♦ BALLWIN MO 63011
JULY 6, 2021**

Chairman Weaver called the meeting to order at 7:00 p.m. Members in attendance were:

PRESENT

Chairman Mark Weaver
Secretary Olivia Pieknik
Commissioner Grant Alexander
Commissioner Gary Carr
Commissioner Chad Silker
Commissioner Michael Swain
Commissioner Victoria Winfrey
Commissioner Lisa Zimmerman
Alderman Michael Finley
Mayor Tim Pogue

ABSENT

Planning Technician Shawn Edghill
City Administrator Eric Sterman
Representative for City Attorney Robert E. Jones

Approval of Minutes

A motion was made by Mayor Pogue to accept the minutes of the May 4, 2021 meeting as submitted. Secretary Pieknik seconded the motion, which received unanimous approval from the Commission members present.

SUB 21-02 –Subdivision Consolidation

Z 21-01 – 14811 Manchester Road Rezone

Z 21-02 – Implement MRD Overlay District and Site Plan Approval

Parc Place at Vlasis, 14811 Manchester Road, Ballwin MO 63011

Petitioner: Brent Evans, Landau Group LLC, 4700 S Lindbergh Blvd, St Louis MO 63126

Mr. George Restovich represented the petitioner, requesting approval for the petitions. He described the proposed development and the purpose of the petitions. He introduced the petitioner, Mr. Brent Evans of Landau Group.

Mr. Evans stated that he is a 25-year resident of Ballwin. He feels the proposed development will be an iconic asset to the City of Ballwin and will allow more people to enjoy Vlasis Park.

Mr. Gabe McKee with V3 Studios Architects addressed the Commission, describing the site and the proposed development. There will be two levels of parking and five levels of market-rate apartments. There will be 196 apartment units and 237 parking spaces, as well as a cafe. The two existing curb cuts on Andrews Parkway will be utilized for access to the site. The petitioner is in talks to relocate the cell tower that is currently on the site.

The parcel of land proposed for consolidation that sits along Andrews Parkway is envisioned as an outdoor gathering space with a food truck court. Building construction would consist of brick for the parking garage area, with a combination of brick, wood and neutral fiber cement panels, and metal panels.

Mayor Pogue asked the petitioner to discuss the traffic study. Mr. Scott Goforth of G&W Engineering had oversight of the traffic study and gave a brief overview of the traffic study. Lochmueller Group used existing conditions and traffic data from 2016. Final models showed an acceptable level of C, which is what the engineers are working to achieve. There is continued communication with MoDOT throughout the process. Mayor Pogue noted that the southbound approach has an E rating. Does MoDOT plan to make any adjustment to signal timing to alleviate that? Mr. Goforth said that Manchester Road is a continuous work in progress when it comes to optimizing traffic flow, and MoDOT has a schedule for that. However, when a traffic study is done, that gives MoDOT supplemental information with which to determine if anything needs immediate attention. With regard to the E rating, the total capacity is 71% during peak hours, which equates to only one more vehicle in the queue per traffic cycle.

Commissioner Carr asked about the exit only lane onto Manchester Road, stating that there is a residence there. Mr. Goforth said that the residence would be taken into consideration. Mr. Carr stated that the residence is on a septic system; would the petitioner consider extending their sewer system to include the home? Mr. Sean Ackley of G&W Engineering answered, saying that in MoDOT's review of the plans, it was recommended to provide an easement to that property so the property owner can connect to the proposed development's sewer system in the future if desired.

Chairman Weaver asked about the parking, stating that Ballwin requires 1.5 parking spaces per dwelling unit, leaving the proposed site 57 spaces short. Mr. McKee stated the petitioner used a 1.2 multiplier, which is the market rate for the area. Planning Technician Edghill stated that in the MRD overlay, there is no set minimum requirement for parking. Commissioner Zimmerman asked if there will be dedicated guest parking. Mr. McKee said there will be, and there will be rules that no one is allowed to park in Vlasis Park. Commissioner Silker asked about parking for the included retail use. Mr. McKee said there will be surface parking for the retail area. Planning Technician Edghill said the proposed parking is suitable.

Commissioner Alexander said it is clear that the petitioner has included the single retail space in order to take advantage of the MRD overlay; however, the City is trying to promote mixed use. While he understands there is no minimum requirement for retail space, it would be appealing if there were more of it in the proposed development. Mr. McKee said there are options to create more retail space. Commissioner Alexander asked about shifting the building closer to Manchester Road. Mr. McKee said that the petitioner will be requesting a variance, because the MRD requires buildings to be within 10' of Manchester Road, and there are several issues with that. First is the retaining wall that is actually not on the property, but in MoDOT's easement; the other is the fire lane required by Metro West Fire Protection District, which will require purchase of a portion of the easement from MoDOT. The grade change is also a major factor.

Alderman Finley noted that there is a fire station nearby as well as our police building, and asked if the building materials being used will provide any soundproofing. Mr. McKee said the construction of the walls and windows will provide acoustic sound barriers. Commissioner Winfrey asked if the windows will be tinted. Mr. McKee said that has not been determined.

Mayor Pogue asked if the landscaped areas will be irrigated. Mr. McKee said there it be irrigated, and will include native plants.

Commissioner Zimmerman asked if there is a projected completion date if the project moves forward. Mr. McKee said it would not get started until 2022, with completion approximately 6-8 months after that.

Secretary Pieknik asked if the fire district has the necessary equipment to serve the proposed building. Mr. McKee said the fire district has not raised any concerns in that regard.

Mayor Pogue asked if the developer has any plans to participate in any federal housing plans. Mr. McKee said no, all the units will be market rate.

Chairman Weaver opened the public hearing and asked if anyone wished to speak in favor of the petitions. No one came forward, and Chairman Weaver asked if anyone wished to speak in opposition to the petition.

Mr. Mike Scott, 634 Kehrs Mill Rd, said that he is not opposed to the proposed development, but feels more information should be available to the public.

No one else came forward, and Chairman Weaver closed the public hearing.

Mayor Pogue said that the early models brought to the City showed more retail space. He would like to see more retail space added. Mayor Pogue said that the water runoff should all stay on-site, so that will be an improvement.

Commissioner Swain asked if the sole retail space shown is what makes the proposed development mixed use and not residential. Mr. McKee said yes, there is no minimum standard for retail space in the MRD. There is space for at least two more retail units, but the petitioner doesn't want to increase traffic with additional retail.

Secretary Pieknik asked if the development would offer office space in the future. Mr. McKee said there are plans to provide a business center amenity for residents.

Mayor Pogue asked the petitioner if they have read and agree with the staff recommendations in the petition review reports. The petitioner responded that they have and will comply.

Mayor Pogue made a motion to recommend approval of Petition SUB 21-02 to the Board of Aldermen, contingent upon the granting of a variance from the Board of Adjustment. Commissioner Alexander seconded the motion, which received unanimous approval from the commission members present.

Mayor Pogue made a motion to recommend approval of Petition Z 21-01 to the Board of Aldermen. Commissioner Alexander seconded the motion, which received unanimous approval from the commission members present.

Mayor Pogue made a motion to recommend approval of Petition Z 21-02 to the Board of Aldermen, contingent upon staff's recommendation and any needed variance from the Board of Adjustment. Commissioner Winfrey seconded the motion, which received unanimous approval from the commission members present.

Other Business

Recording Secretary Lechner informed the Commission that future meetings packets will be distributed through a portal.

Planning Technician Edghill said that Panera will start building soon. Mayor Pogue noted that the medical marijuana dispensary has begun. Planning Technician Edghill stated that the car wash building permit has been issued and that it appears the Dunkin Donuts has pulled out of the development.

Mayor Pogue thanked Lisa Zimmerman for her service to the Commission. He will make his appointment for her replacement at the next Board of Aldermen meeting.

Adjournment

Secretary Pieknik made a motion to adjourn the meeting. Chairman Weaver seconded the motion, which received unanimous approval from the Commission members present. The meeting was adjourned at 8:30 p.m.

J. Mark Weaver, Chairman
Planning & Zoning Commission