

BOARD BILL NO. 412 INTRODUCED BY ALDERWOMAN LYDA KREWSON

1 An ordinance establishing and creating a Planned Unit Development District for a portion
2 of City Block 3899 to be known as the "Parkhurst Condominiums Planned Unit Development
3 District".

4 **Whereas**, the zoning ordinance of the City of St. Louis authorizes the establishment and
5 creation of Planned Unit Development Districts (PUD's), a special zoning "overlay" tool
6 authorizing the appropriate development of residential or commercial uses, or the combination
7 thereof, in the best interests of the City and to provide for a scale and flexibility of development
8 which could not otherwise be achieved through the existing single-use zoning districts, without
9 detriment to neighboring properties; and

10 **Whereas**, on February 1, 2006, at the regular February meeting of the Planning
11 Commission of the City of St. Louis, a Sketch Plan submitted as a request for Planned Unit
12 Development District designation by Rothschild Winzerling LLC for property under their control
13 in City Block 3899 (as shown in Exhibit "A") was presented; and

14 **Whereas**, the Planning Commission has reviewed said Sketch Plan and determined
15 compatibility with the City's January 2005 Strategic Land Use Plan and other applicable zoning
16 and redevelopment regulations established for the proposed Planned Unit Development District
17 provided the subsequent Detailed Development Plan include documentation as to the details of
18 the development; and

19 **Whereas**, the Planning Commission made all requisite findings as required by 26.80.050
20 of the Revised Code of the City of St. Louis and approved and adopted said Sketch Plan by

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1 Resolution No. PDA-176-05-PUD on February 1, 2006 and has provided a copy of the resolution
2 to the Board of Aldermen;

3 **NOW THEREFORE BE IT RESOLVED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

4 **SECTION ONE. Findings of Fact**

5 The Board of Aldermen of the City of St. Louis hereby find and determine that: (i) the
6 Parkhurst Condominiums Planned Unit Development District, as submitted by Rothschild
7 Winzerling LLC and recommended by the City of St. Louis Planning Commission, encourages
8 appropriate development; (ii) the Parkhurst Condominiums Sketch Plan approved by the
9 Planning Commission on February 1, 2006 is in the best interest of the City of St. Louis; (iii) the
10 Parkhurst Condominiums Sketch Plan recommended by the Planning Commission accomplishes
11 the purposes set forth in 26.80.050.A of the Revised Code of the City of St. Louis; and (iv) the
12 Parkhurst Condominiums Sketch Plan recommended by the Planning Commission meets the
13 conditions set forth in 26.80.050.E of the Revised Code of the City of St. Louis.

14 **SECTION TWO. Requirements Regarding Detailed Development Plan.**

15 The Sketch Plan is the first step in the approval of a project seeking to be developed
16 within and in accordance with the rules pertaining to a Planned Unit Development District. At a
17 later time, the Developer submits for review by the Planning Commission a Detailed
18 Development Plan for a portion of, or all, of the area included in the Planned Unit Development
19 District. This Detailed Development Plan is compared for conformity with the approved Sketch
20 Plan by the Planning Commission. The Planning Commission on February 1, 2006, in making its
21 recommendation to the developer and the Board of Aldermen regarding the Parkhurst

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1 Condominiums Sketch Plan, included no conditions within the recommendation regarding
2 modifications to the presented Sketch Plan that are recommended to be included in the Detailed
3 Development Plan.

4 In addressing the requirements set forth in 26.80.050.H of the Revised Code of the City
5 of St. Louis pertaining to Detailed Development Plan Standards, the submittal of the Detailed
6 Development Plan for the Parkhurst Condominiums Planned Unit Development District shall
7 include documentation showing a minimum of 20% of the site in open space, but none of the
8 open space shall be required to be public.

9 **SECTION THREE. Establishment and Creation of Parkhurst**
10 **Condominiums Planned Unit Development District.**

11 The Parkhurst Condominiums Planned Unit Development District, as proposed in the
12 Parkhurst Condominiums PUD Sketch Plan (attached hereto as Exhibit “B”) is hereby approved
13 and adopted as recommended by the Planning Commission. There is hereby created a Planned
14 Unit Development District, containing approximately 0.21 acres, to be known as the Parkhurst
15 Condominiums Planned Unit Development District for the real property described below:

16 Lots 3, 4, 5 and 6 of Bradford Court Subdivision, according to the plat thereof
17 recorded in Plat Book 59 page 29 of the St. Louis City Recorder’s Office and in
18 City Block 3899 of the City of St. Louis, Missouri.

19 **SECTION FOUR. Severability Clause.**

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1 The provisions of this ordinance shall be severable. In the event that any provision of this
2 ordinance is found by a court of competent jurisdiction to be unconstitutional, the remaining
3 provisions of this ordinance are valid unless the court finds the valid provisions of this ordinance
4 are so essentially and inseparably connected with, and so dependent upon, the void provision that
5 it cannot be presumed that the Board of Aldermen would have enacted the valid provisions
6 without the void ones or unless the Court finds that the valid provisions, standing alone, are
7 incomplete and incapable of being executed in accordance with the legislative intent.

8 **SECTION FIVE. Emergency Clause.**

9 This being an ordinance for the preservation of public peace, health, and safety, it is
10 hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article
11 IV of the Charter of the City of St. Louis and therefore shall become effective immediately upon
12 its passage and approval by the Mayor.

EXHIBIT A



Current Zone

-  A Single Family Dwelling Dist
-  B Two Family Dwelling Dist
-  C Multiple Family Dwelling Dist
-  D Multiple Family Dwelling Dist
-  E Multiple Family Dwelling Dist
-  F Neighborhood Commercial Dist
-  G Local Commercial District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District

 PUD Area

Parkhurst PUD

PDA-176-05-PUD



EXHIBIT "B"

**Planned Unit Development District
Sketch Plan**

For

Parkhurst Condominiums PUD

228-234 N. Taylor Avenue
City Block 3899

City of St. Louis Planning Commission

February 1, 2006

File No. PDA-176-05-PUD

**Jeff Winzerling
Rothschild Winzerling LLC**



TO THE CITY OF ST. LOUIS PLANNING COMMISSION
PETITION FOR
PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

PETITIONER'S NAME ROTHSCHILD WINZERLING LLC
CONTACT NAME (If above is a firm/an organization) JEFF WINZERLING
ADDRESS 4746 MCPHERSON
ZIP CODE 63108 PHONE (314) 776-1601
E-MAIL j.winzerling@yahoo.com

Legal Description of Property Petitioned, including total acreage (use additional sheets if necessary) SEE ATTACHED

Parcel Number(s) (use additional sheets if necessary) SEE ATTACHED

Address(es) including street(s) and street number(s) SEE ATTACHED

The following can be listed or mapped on additional sheets:

Present Zoning is A SINGLE-FAMILY District(s) or a change has been requested for zoning to _____ District(s).

The acreage of the property including streets and alleys except boundary streets (to nearest tenth of an acre) is .2

Present Use of the Property DOG PARK

Proposed Use of the Property RESIDENTIAL CONDOMINIUMS (12)

Are you the owner of the property described? YES

If not, what is your legal interest in the property? _____

The owner(s)-of-record of the petitioned property according to City of St. Louis Assessor's Records is(are) known as ROTHSCHILD WINZERLING LLC

[Signature]
Signature(s) of Petitioner(s)

8/17/05
Date Filed

Parties of Interest (Fill in if applicable):

Project Engineer and /or Architect (if applicable) Name BARRY NELSON

Address 1119 BOLAND ST. LOUIS, MO 63117 Phone 646-1900

Developer and/or Builder (if other than petitioner) Name _____

Address _____ Phone _____

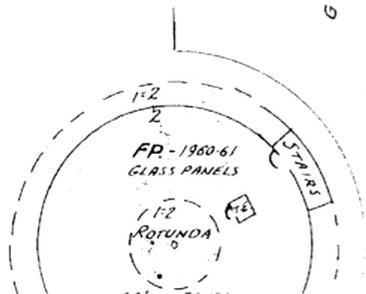
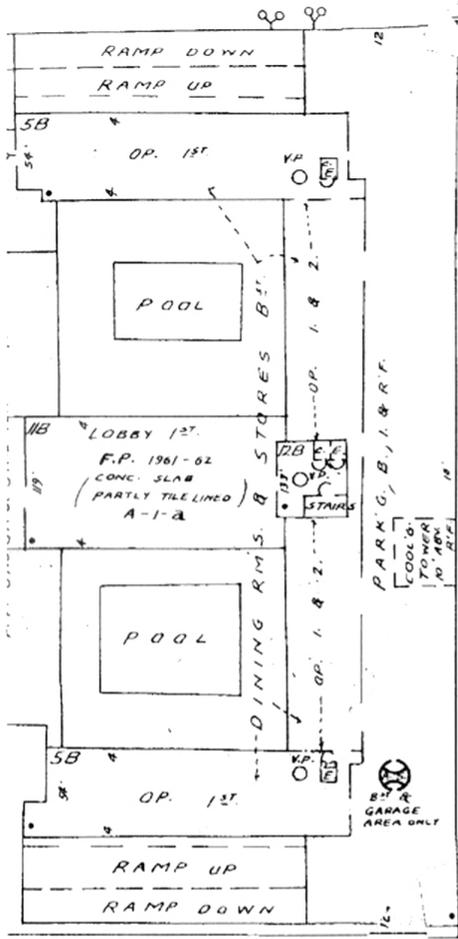
**Petition for Planned Unit Development District (PUD)
on the East Side of the 200 Block of N. Taylor Avenue**

Written Statement

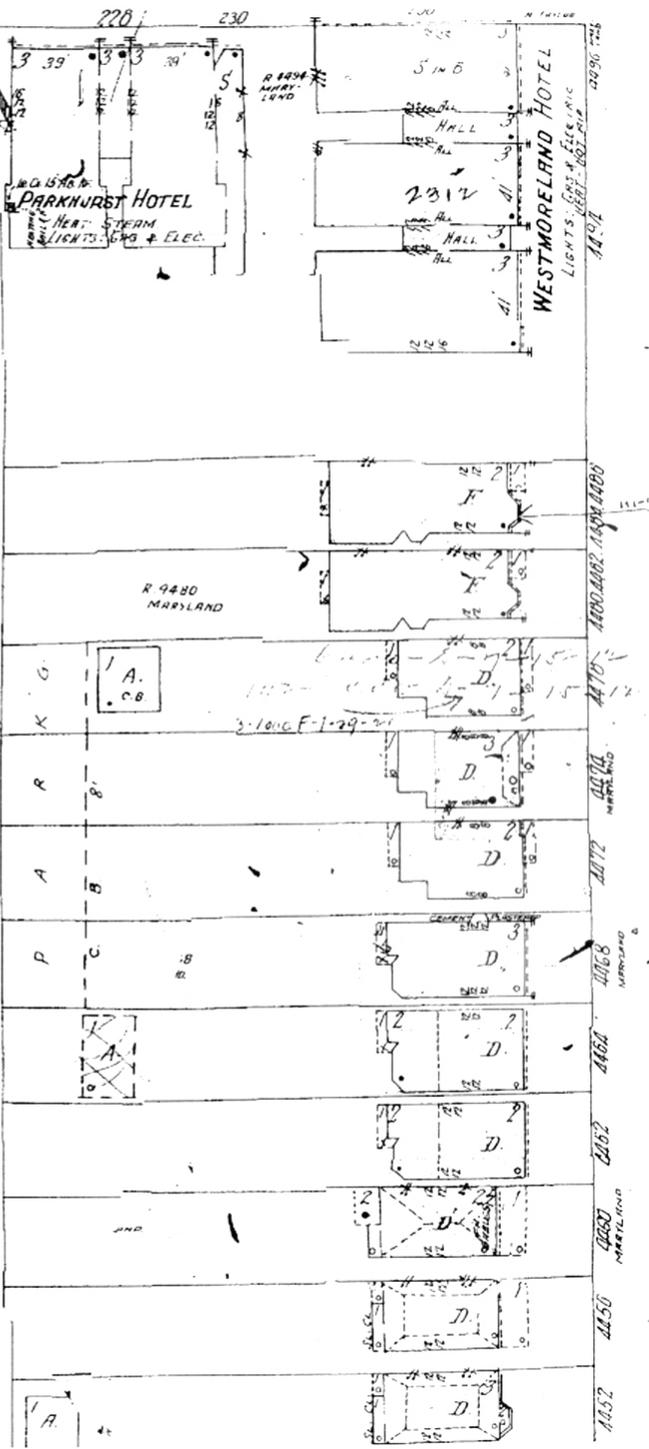
- a.) The District—made-up of four (4) vacant parcels totaling 97.83' in street frontage—will be consolidated into a single parcel, and then a condominium will be created. The condominium will include twelve (12) residences on four (4) floors over a parking garage. The garage, which will be largely below-grade, will accommodate sixteen (16) parking spaces and storage areas for each residence. The garage will be accessed from the existing alley.

All of the proposed condominium units are to be single-level configurations with some outdoor terrace or balcony space. Units will be of two basic sizes: smaller units—of about 1,300sf each—at each corner of the 1st and 2nd Floors; and larger units—of about 2,500sf each—occupying the north and south halves of the 3rd and 4th Floors. The smaller units will contain 2 bedrooms and 2 bathrooms and come with a single garage parking space. The larger units will be 3-bedroom, 2.5-bath plans with 2 garage spaces. Each floor will be served by an elevator and two staircases. The elevator and a single stairwell will link the 1st Floor and garage.

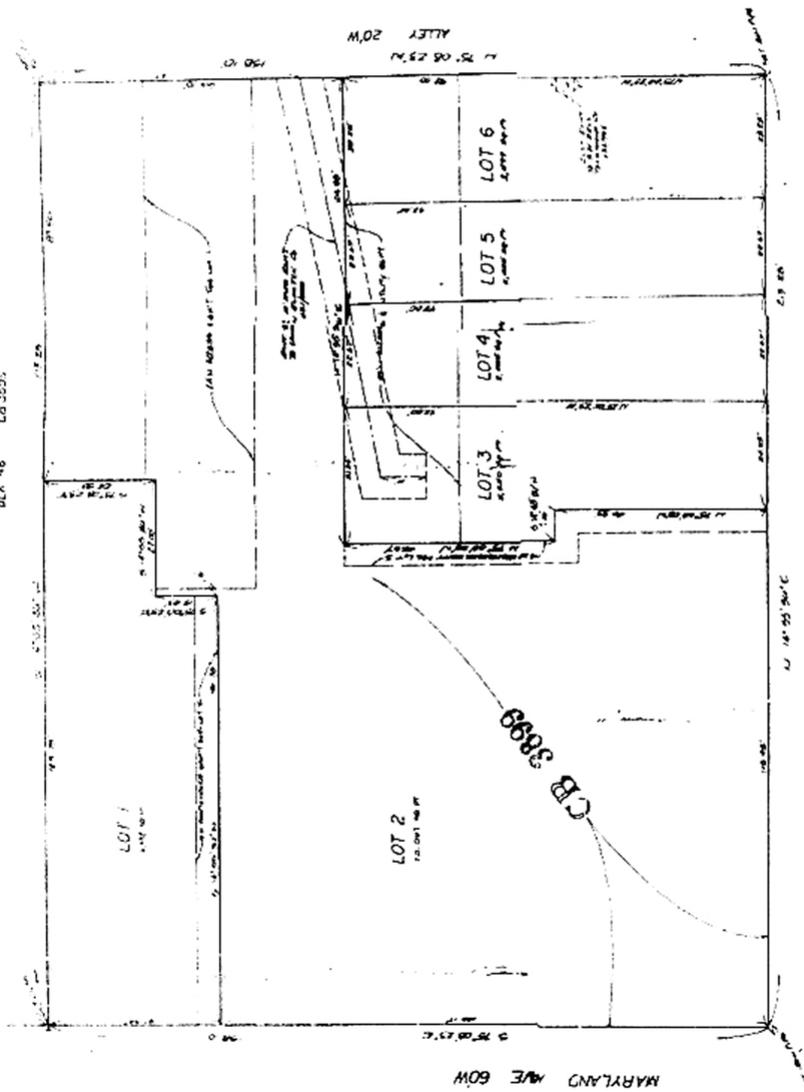
- b.) The project will be funded through a bank loan and developer's equity.
- c.) All property within the PUD is owned by Rothschild Winzerling LLC, the Petitioner.
- d.) The project will be pursued in a single Phase, commencing as soon as construction drawings and building permits can be completed and finished within one year of that date.



3899



BRADLEY CIRCLE SUBDIVISION
 PART OF PETER LINDLEY DIVISION SUBD
 BLK 46 CR 5004



TO ALL WHOM THESE PRESENTS SHALL COME, I, the Mayor of the City of Baltimore, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears in the office of the Mayor of the City of Baltimore, this 14th day of August, 1912.

W. H. HARRIS, Mayor

TO ALL WHOM THESE PRESENTS SHALL COME, I, the Mayor of the City of Baltimore, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears in the office of the Mayor of the City of Baltimore, this 14th day of August, 1912.

W. H. HARRIS, Mayor

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W. H. HARRIS, Mayor

TAYLOR AVE. 60W

MARYLAND AVE 60W

ALLEY 20W

**Central West End Association
Planning & Development Committee
449 N. Euclid Ave.
St. Louis, MO 63108**

January 25, 2006

Dick Zerega
Planning & Development Agency
St. Louis Development Corp.
1015 Locust Street
St. Louis, MO 63101

Re: Parkhurst Place
232 North Taylor

Dear Sir:

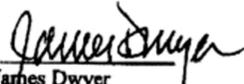
The Planning & Development Committee of the CWEA has reviewed plans presented by Jeff Winzerling for a proposed 12 unit condominium to be located at 232 N. Taylor Ave. in the CWEA Historic District.

Following numerous meetings and negotiations involving the developer, residents of the adjacent Bradford Court Condominium and Alderwoman Krewson, it is the recommendation of the P&D Committee that the proposed Planned Unit Development be approved, subject to the following:

1. That the design modifications agreed to by Mr. Winzerling in response to objections raised by neighbors (reducing height of the structure and relocating southward) be implemented.
2. That the four concessions recited in Mr. Winzerling's correspondence dated November 29, 2005 be implemented.
3. Review and approval of final design and material selections by both the Cultural Resources Office and the CWEA Planning & Development Committee.

Thank you for your consideration.

Sincerely,
Planning & Development Committee

By: 

James Dwyer
Vice-Chairman

Cc: Ald. Krewson
Jeff Winzerling
CWEA Steering Committee

November 29, 2005

Bradford Court Resident
4496 Maryland Avenue, Unit A
St. Louis, MO 63108



Re: Redevelopment of the Dog Park Site

Dear Bradford Court Resident:

As you may be aware, my partner Pete Rothschild and I have purchased the lot south of the Bradford Court condominiums and are planning to construct a new luxury condominium building on the site. We developed a program for the project over the summer, and I met with representatives of the Bradford Court Board of Managers for the first time at the end of August. The Bradford Court representatives shared their reactions and raised numerous concerns, among them:

- The externalities of construction—noise, dust, traffic disruption, loss of street trees, etc.;
- Added traffic in the alley, reduced visibility at the alley's intersection with Taylor and other safety implications of the development, and
- Environmental hazards related to excavation of the dog park site.

In addition to these concerns about the construction process, objections to the scale and design of the building itself came to the forefront in correspondence over the following weeks and at a meeting on October 24 to which, I believe, all Bradford Court residents were invited. Although the discussion was wide-ranging the main problem voiced was:

- The way the mass of our proposed project would interact with the south-facing windows of Bradford Court—its height, proximity and the extent to which it would block views and screen sunlight.

My partner and I are taking steps to address each of these issues:

- 1.) **Construction Externalities.** Construction is an inescapably messy process and some things, like the loss of the trees along Taylor side of the site, are unavoidable, but we will work with our contractors to ensure that the construction site is as good a neighbor as it can be. Security and siltation (to prevent muddy run-off) barriers will encircle the site, and we may be able to contain some blowing dust by adding additional screening to the perimeter fence. Daily construction activity will not begin before 7:00am, and we will work to shorten the total duration of construction (in addition to the benefits described below, use of a steel frame can reduce the construction period by more than a month).
- 2.) **Alley Safety.** We propose to do three things to improve the safety of the alley and its intersection with Taylor. First, I have discussed with the Cathedral pastor the possibility of installing at the exit from the Cathedral property signs reading "Right Turn Only". This change, if abided by, would both reduce total alley traffic and peak-time loads significantly. In addition, we are working with AmerenUE to remove the power pole closest to Taylor—enhancing visibility, and we propose to add a drain in the alley that would mitigate the accumulation of ice in winter.
- 3.) **Environmental Hazards.** The top layer of dog park soil and turf will be scraped-off and trucked away from the site at groundbreaking. Furthermore, while I believe that the site will be relatively free of demolition debris, consultation with a company that does air quality monitoring reveals that, because it would be outdoors, no special containment procedures are called for if suspected asbestos-containing materials are encountered during excavation.

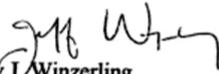
4.) **Blocking Views and Screening Sunlight.** Our architects, civil engineers and contractors have conferred to find ways to reduce the 'profile' of the building. Proposed revisions include:

- Reducing ceiling heights in some units;
- Removing the cornice in the middle portion of the north elevation;
- Moving the entire building toward the alley;
- Lowering the garage floor by making some minor changes to the alley, and
- Constructing the building to be 'lean'—using a steel frame to reduce the height of structural members and using open-web trusses to allow ductwork and structural support to occupy the same vertical space instead of stacking them.

While these changes are subject to the approval of entities ranging from the Building Division to the Metropolitan Sewer District, if we are able to implement all of them, the center of the north roof parapet of our building will be 3 feet lower and 3.5 feet farther away from the Bradford Court building than it would have been before these revisions, and the building will stand, at its closest, more than 22 feet from the south-facing units of Bradford Court, almost twice the distance those units stand from each other across the light courts.

Mr. Rothschild and I are confident that, when completed, The Parkhurst will be a first-class addition to the Central West and that, with prices in the \$225-\$300/sf range, it will enhance the values of homes at Bradford Court. The input of our neighbors is already improving the project. If you have questions, concerns or suggestions, please contact me at 314/776-1601. In addition, interested parties are invited to share their impressions with the Planning and Development Committee of the Central West End Association when it meets to review our proposal on Saturday, December 17.

Sincerely,


Jeffrey J. Winzerling
President, Universatile Development, Inc.

Copies to: Alderwoman Lyda Krewson
Jim Dwyer, Central West End Association
Kate Shea, City of St. Louis Office of Cultural Resources
Dick Zerega, Planning & Design Agency ✓

The Bradford Court Condominium



January 4, 2006

Mr. Jim Dwyer
Planning and Development Committee
Central West End Association
449 North Euclid
St. Louis, Missouri 63108

Dear Mr. Dwyer:

We were glad to have the opportunity to attend last month's Planning and Development Committee meeting, and to view the updated design for the development proposed for the Dog Park site south of our building.

Although minor changes have been made to the design since it was first presented to us, a number of our primary concerns have either not been solved adequately or remain completely un-addressed:

1. **Alley Traffic Safety.** Several suggestions have been made which could improve the situation somewhat, including re-directing traffic in various ways and installing mirrors and / or lights where needed. However, we still believe that at least sixteen more cars in the alley, a garage door which opens right onto alley traffic, several additional dumpsters, a building that cuts off visibility when turning onto Taylor, and our existing wintertime ice problem, all combine to create significant traffic safety issues.
2. **Light.** The building will block a significant amount of sunlight, especially in the winter, for the majority of our south-facing residents. The minor changes to the design presented at the meeting would move the "shadow line" on our building down by only a foot or two.
3. **Views.** Most of our south-facing residents will lose their only windows with any view at all. This is perhaps unavoidable to some extent with any future development on the site; however, the massive size of the proposed building exacerbates the problem. Furthermore, the material proposed for the north wall of the proposed building is EIFS (fake stucco), instead of the brick seen on the side walls of most buildings in the neighborhood.
4. **Privacy.** Although we have raised the issue repeatedly, we have not yet seen any drawings at all that attempt to demonstrate the impact of the new building on our privacy. Our south-facing residents have a very strong concern that the main windows in their living areas will be looking directly into the bedrooms and bathrooms of the units in the proposed project. We believe that this will have a negative impact on the value and quality of both buildings.

4496 Maryland Avenue ▪ Saint Louis ▪ Missouri ▪ 63108

We all purchased our homes knowing that the Dog Park property is zoned "A", Single-Family Residential, which requires generous front and rear setbacks, as well as a maximum height limitation of 2½ stories and 35 feet. The proposed building far exceeds this. Its front and rear setbacks are at an absolute minimum. It is five stories tall and, even with the modifications recently presented, appears to be significantly taller than our building. We believe that the design that is currently under consideration does not comply with the requirements of the St. Louis City Zoning Ordinance in that it would have a significant negative effect on the value and quality of our property. Therefore, we cannot support it.

Understanding that this property presents many difficulties for any potential developer, we are not opposed in principle to the idea of amending its zoning by means of a PUD. We merely ask that the site be developed in a way that is respectful of its neighbors, thereby improving the quality of the entire neighborhood. Our opinion is that a lower-density design would be far more appropriate.

Sincerely,

The Residents of Bradford Court

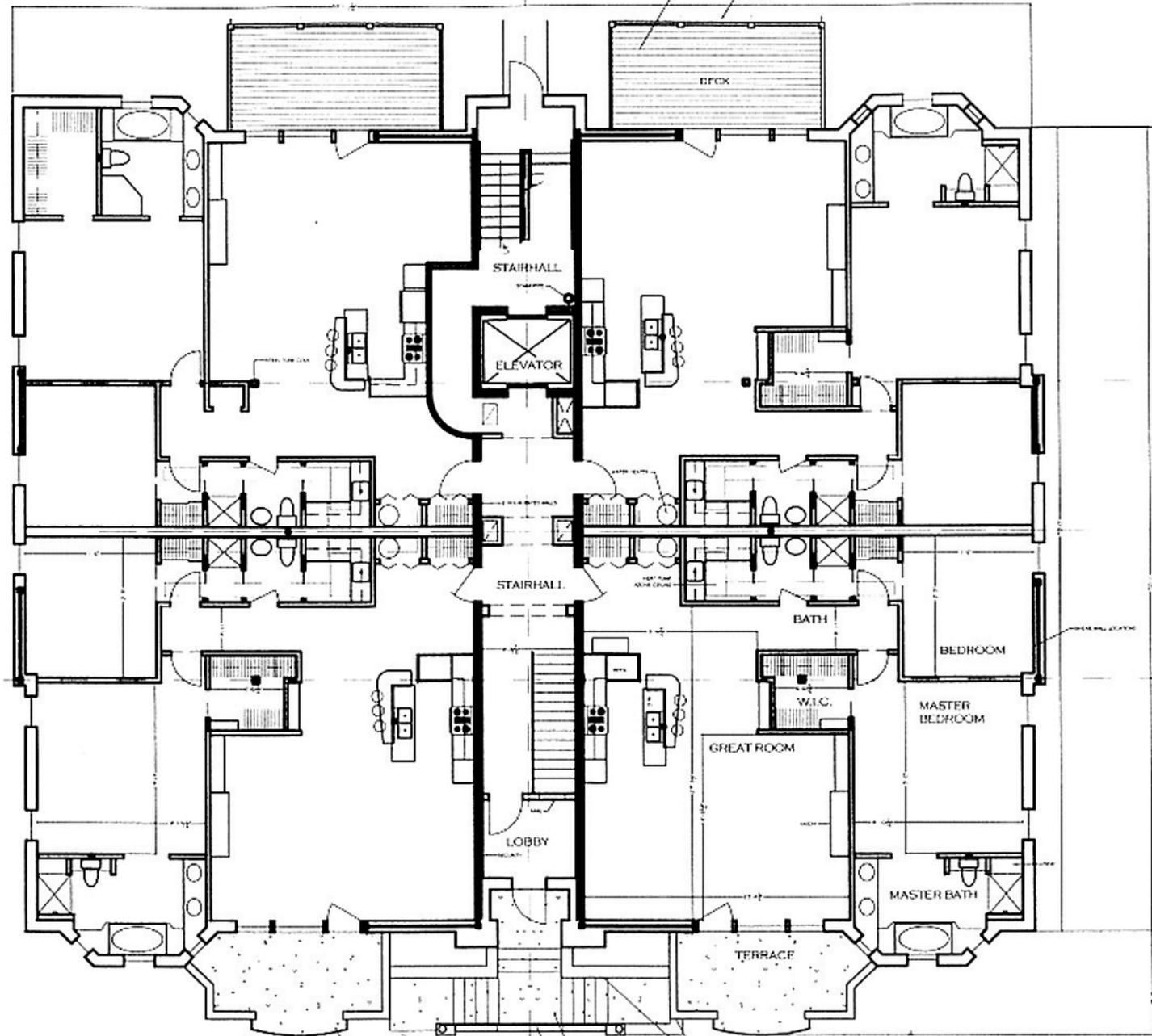
cc:

Bradford Court Board of Managers:

President	Chris and Betsy Kidd	#1B
Vice-President	Tomislav Zigo and Monica Moore	#3D
Treasurer	Jasmine Mohadjer	#3C

All Bradford Court property owners

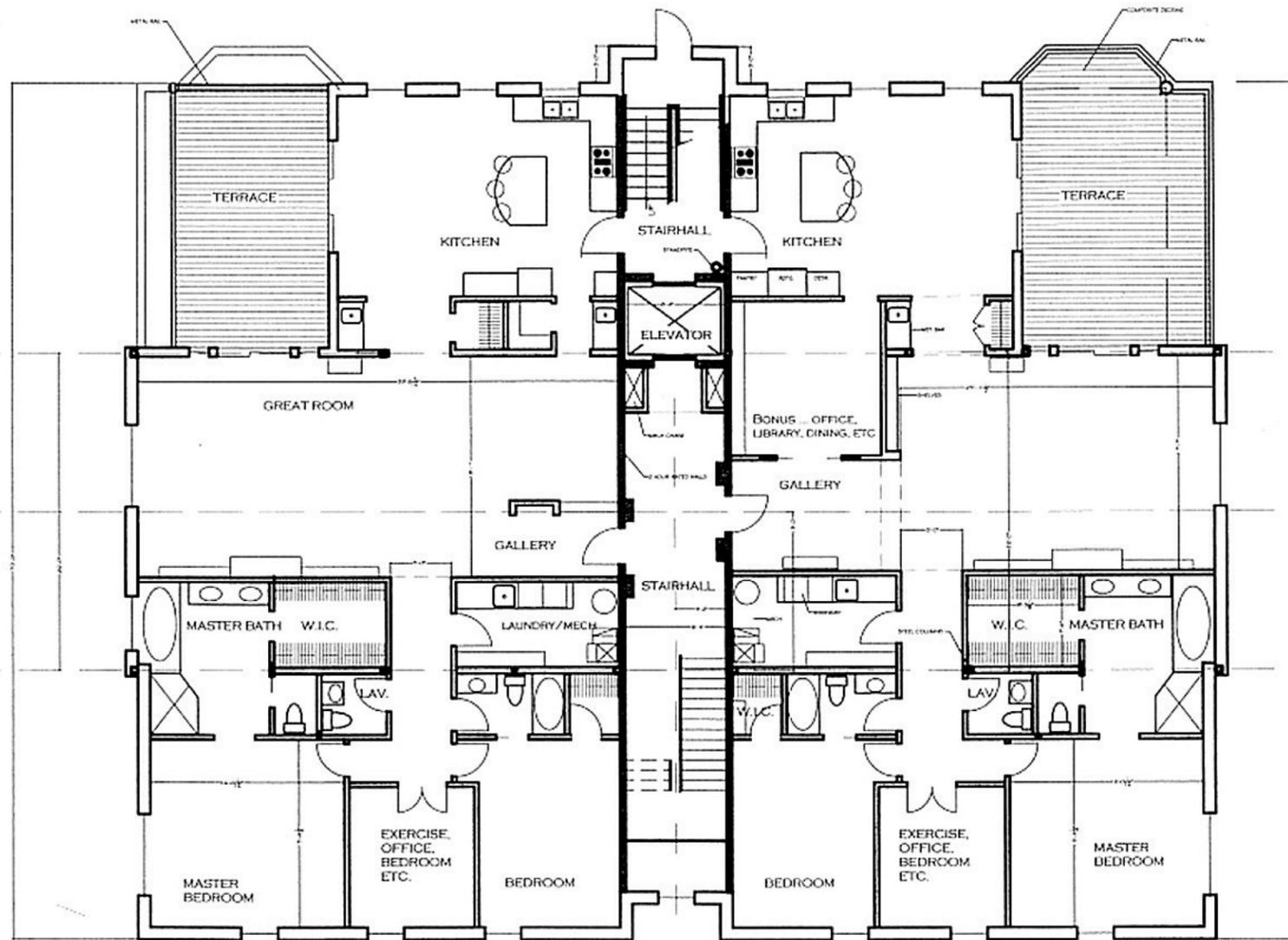
Lyda Krewson, 28th Ward Alderman
Kate Shea, Cultural Resources Office
Dick Zerega, St. Louis City Planning



FIRST & SECOND FLOOR 1/4" = 1'

**PARKHURST PLACE
NEW 12 UNIT 4 STORY
CONDOMINIUM**

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ARCHITECTURE



FOURTH ... 1/4" = 1'

THIRD ... 1/4" = 1'

THIRD & FOURTH FLOOR ... 1/4" = 1'

**PARKHURST PLACE
NEW 12 UNIT 4 STORY
CONDOMINIUM**

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ARCHITECTURE



FRONT ELEVATION STREETScape

PARKHURST PLACE
NEW 12 UNIT 4 STORY
CONDOMINIUM
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FRONT ELEVATION $\frac{1}{4}'' = 1'$

PARKHURST PLACE
NEW 12 UNIT 4 STORY
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LEFT ELEVATION

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RIGHT ELEVATION

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REAR ELEVATION $\frac{1}{4}'' = 1'$

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