



## CITY OF LADUE

### Rock Hill Quarries Development - Questions & Answers

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#### Q1 What is being proposed at the Rock Hill Quarries site?

A thoughtfully designed community that transforms an outdated industrial and landfill site into a beautiful gateway for Ladue with homes for every stage of life, a walkable neighborhood gathering place, and the green space and natural beauty this corner has always deserved. The development includes 11 custom single-family homes off Old Warson Road; 31 maintenance-free villa homes designed for residents who want to downsize and live in Ladue; and 235 luxury apartments developed by T-V Acquisitions, a JV of TriStar Properties and Vitale Development, including restaurants, a small market, and trail connectivity to Tilles Park. These are luxury residences and are priced accordingly.

The site includes over 60 acres of land, with about 50 acres slated for this development proposal. Much of the site stays natural, planted with native species.

The site is currently an active landfill and storage facility for construction materials, regularly visited by large trucks that are delivering and picking up materials for off-site construction activities.

#### Q2 Will this add a lot of children to Ladue schools?

No. The majority of units are one-bedroom (121 of 235). The villas are aimed at people who want to downsize in Ladue, typically professionals and empty nesters.

The development team is already in contact with the Ladue School District, who is engaged in the planning process. The Ladue School District is strong and has maintained top quality for decades, regardless of student enrollment.

#### Q3 What about traffic on McKnight and Litzsinger?

A formal traffic study has been conducted, with independent peer review at the developer's expense. Access is intentionally separated: apartments primarily use McKnight Road; restaurants use McKnight Road only; villas use Litzsinger; custom homes use Old Warson. And the daily dump trucks that currently use these roads go away entirely.

#### Q4 Will development make flooding worse?

Development is limited to only three areas on the site and must conform to strict floodplain, stormwater and landfill rules. A fully engineered flood study has been submitted by the developer and has

been reviewed by an independent engineer contracted by Ladue. This study shows no adverse flooding impact on adjacent properties. The City will also require a stormwater management plan and a landscape plan which will require approval from an independent peer reviewer. FEMA approval will be needed for this project. The native plantings across the rest of the site are designed to aid in managing runoff naturally.

#### **Q5 Who makes sure this meets Ladue's standards?**

The city does. Ladue Zoning and Planning created the Planned Development District ordinance that governs this application. Our Architectural Review Board, comprised of licensed architects, developed specific design guidelines and must approve the final design. Current renderings are in review and have not been fully approved. City Council gives final approval before any construction begins. We are hopeful that this will be a beautiful development that fits well into the Ladue community.

#### **Q6 Does this fit with Ladue's long-term plan?**

Yes. Ladue's Comprehensive Plan, with input from many community members and adopted by Zoning & Planning in December 2021, specifically identified this site and called for downsized luxury housing and neighborhood amenities here. This proposal follows the Comprehensive Plan.

#### **Q7 What if the development isn't approved. Can the site stay as-is?**

Not likely. The site has been for sale for years and will be developed in some form. Existing zoning allows continued industrial activity. The Planned Development District (PDD) ordinance that pertains to this site allows for rezoning and encourages a mixed-use of residential types along with commercial uses. The PDD process is the city's best tool to ensure the highest-quality outcome at this gateway corner. This proposed development is a good combination of residential and commercial options that can create a wonderful gathering place.

#### **Q8 What is the decision-making process for developments in Ladue?**

The developer has submitted a General Development Plan, which proposes uses and layout of the site. Before anything can be built, that plan goes through multiple rounds of city review, each requiring more detailed information and full compliance with Ladue's ordinances and design standards. Residents have the opportunity to weigh in at public meetings before any final decisions.

#### **Q9 How can I be a part of this process?**

Come to a public meeting and share your ideas. The Planning & Zoning Commission and City Council will hold full public hearings with advance notice before any approvals are granted. All residents are welcome, and all meetings are open to the public. We encourage people to be part of the process of planning the future of Ladue.