CITY OF LADUE ZONING AND PLANNING STAFF REPORT
June 26, 2024

SPECIAL USE PERMIT AMENDMENT (ZPC 24-07)

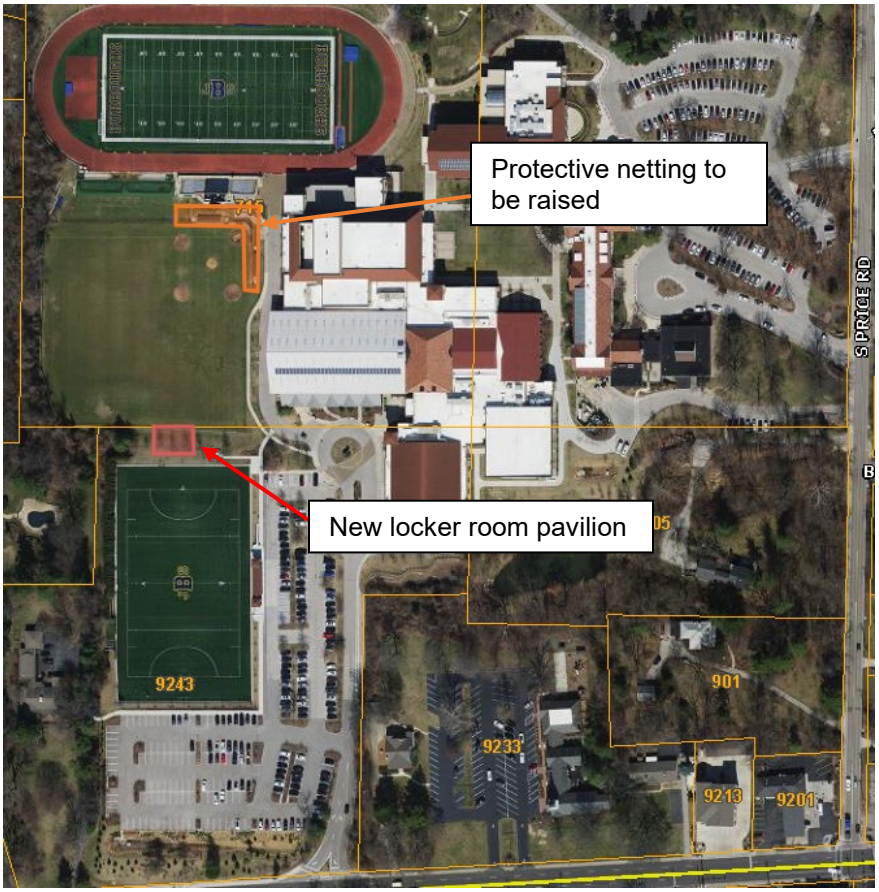
Address of property: 755 North Price Road

Applicant: John Burroughs School

Action Requested: Amendment to Special Use Permit for field improvements

PROPERTY/ZONING

- Burroughs School is located in the B residential zoning district. The property is about 49 acres in size.
- The property is adjacent to mostly residential uses but is also adjacent to a church property toward the southeast portion of the property.



PROPOSAL

- A lacrosse and field hockey locker room/ restroom/ pavilion structure is proposed between the field hockey/lacrosse field and the baseball field. An adjacent viewing area is proposed to overlook the baseball field.
    - The size of the structure is 1,250 square feet (25 x 50). The size of the adjacent viewing platform is about 1,300 square feet (26 x 50).
    - Structure is proposed to be over 94' from the closest property line and meets the required building setbacks.
    - A storage area is proposed underneath the viewing platform and would be 1,300 square feet in size. It would be accessed via an exterior door at ground level.
    - There is a fairly steep slope from the lacrosse/field hockey field down to the baseball field. This structure would appear to be just over 19' tall from the south (field hockey) side and over 30' tall from the north (baseball) side. The height is in compliance with the zoning code.
    - A small patio area and benches are proposed on the side of the structure adjacent to the field hockey/lacrosse field
- Baseball netting currently is located near the baseball backstop to protect the adjacent area from foul balls. Protective netting was initially approved in this location on 5/9/14 by SUP (ZPC #13-11) with a height of 42'. The current proposal would increase the height of the poles to 50' and the new netting would be extended to a height of 50' as well. This is intended to provide greater protection against foul balls. The poles would remain at their current location but would be extended in height by about 8 feet.
    - The previous SUP did not include any conditions that were specifically related to the baseball netting that would affect this request for modification. (SUP for ZPC 13-11 is attached)

STAFF COMMENTS

- The development of the new structure will add over 3,300 square feet of impervious surface (including roof and pavement) to this area and will need to be reviewed for stormwater management. Landscaping review will be required, as well.
- Project appears to meet all zoning requirements, such as setback and height requirements.
- Project has received ARB approval.
- This proposal does not affect parking requirements for the property.
- The field hockey/lacrosse field was slightly modified in 2019, and the Special Use Permit (ZPC 19-01) approved for the field improvements included limitations on the use of the field. The use of the pavilion should be limited to those same hours that field activities are allowed (7am to

sundown Monday through Friday, and no more than 8 total hours on any weekend day with use not to commence before 9am on weekends). The SUP for ZPC 19-01 is attached.

CRITERIA FOR APPROVAL

Special Use Permits are regulated by Section VII of the Zoning Ordinance. General criteria are described in Subsection C., as follows:

> In considering whether or not such application should be granted, it shall be the duty of the City Zoning and Planning Commission and of the City Council to give consideration to the effect of the requested use on health, safety, morals, and the general welfare of the residents of the area in the vicinity of the property in question, and the residents of the city generally, including the effect on:
>
> 1. Traffic in the streets;
> 2. Fire hazards;
> 3. Overcrowding of land or undue concentration of people
> 4. Fire, police, and utility services;
> 5. Municipal expenditures;
> 6. The character of the district, and property values in the area; and
> 7. The general suitability of the property in question for the proposed use.

RECOMMENDED CONDITIONS

- Burroughs School remains subject to all other existing Special Use Permits and Special Use Permit Amendments for this property.
- Construction must substantially follow the plans submitted for this Special Use Permit application.
- Use of the pavilion shall be limited to the same activities and hours outlined in ZPC 19-01 which describes the allowed hours and uses for the field hockey/lacrosse field.
- All other construction and site improvements must comply with all applicable City of Ladue Ordinances and regulations, including all stormwater requirements and requirements from the Ladue Fire Department.
- Landscaping review will be required during the building permit process.
- The following rules shall apply during construction:
    - There shall be no deliveries of construction material prior to 7:30am or after 4:00pm.
    - All trucks leaving premises shall be cleaned of mud and shall not track mud or debris onto surrounding roadways.
    - All parking for construction workers and equipment shall be provided on the site.
    - Construction hours shall comply with the limitations stated in Chapter 58 of the Ladue Code of Ordinance, which includes no construction on Sunday.

Special Use Permit

City of Ladue, Missouri

Issued to:

John Burroughs School
755 S. Price Road

Pursuant to Section VII of Ordinance No. 1175 of the City of Ladue, provisions of which have been fully complied with, and pursuant to action taken at a public hearing held on February 18, 2014, the City Council of the City of Ladue, St. Louis County, Missouri does hereby amend the Special Use Permit granted to the John Burroughs School, 755 S. Price Road, to construct baseball field improvements (ZPC 13-11) subject to the following conditions:

1. The school's special use permit remains subject to all previous conditions not in conflict with this Special Use Permit amendment.

2. All new structures and improvements shall be constructed in accordance detailed plans and specifications to be developed and approved by the City of Ladue.

3. Construction shall adhere as nearly as possible to the following schedule, taking into account delays caused by weather, strikes or other causes reasonably beyond the control of Applicant:

    a. February 2014 – August 2014 – Work Items 1 through 5

4. The City reserves the right to reexamine this Amended Special Use Permit from time to time in the event that the use of the activities on the Applicant's property shall be intensified to a level greater than that which now exists or that traffic density related to all school use and activity shall be substantially increased.

5. The City shall reserve the right to enforce this Amended Special Use permit and its conditions and violation thereof shall be grounds for revocation after due notice and hearing.

Issued this 18th day of February 2014.

For the City of Ladue

Nancy Spewak

Nancy Spewak, Mayor

Attest:

Michael W. Wooldridge

Michael W. Wooldridge, City Clerk

Accepted and Agreed to this 9th **day of** May **, 2014.**

For John Burroughs

By:

Title: Head of School

Special Use Permit – ZPC 19-01

City of Ladue, Missouri

Issued to John Burroughs School
For 755 South Price Road

WHEREAS, all City of Ladue ordinance procedures for amending the Special Use Permit for John Burroughs School have been followed, pursuant to Section VII of Ordinance 1175; and

WHEREAS, John Burroughs School has a Special Use Permit for the property at 755 South Price Road, which has been amended several times in the past; and

WHEREAS, John Burroughs School submitted an application to amend the campus site plan to include modification of an athletic field, addition of a parking lot, and the construction of a new building; and

WHEREAS, John Burroughs School would like to amend the boundaries of the campus to add on approximately 1.8 acres to the school property; and

WHEREAS, the Zoning and Planning Commission held public meetings on March 27, 2019, and April 24, 2019, to discuss the application and hear public comment regarding the proposed amendments to the Special Use Permit; and

WHEREAS, the Zoning and Planning Commission considered the effect of the requested Special Use Permit amendments on the health, safety, morals, and the general welfare of the residents, in accordance with Section VII –C of Ordinance 1175, and recommended certain conditions for the general welfare of citizens; and

WHEREAS, this application (#ZPC 19-01), with conditions, received a favorable recommendation from the Zoning and Planning Commission by a vote of 6 in favor and 0 opposed at their meeting on April 24, 2019; and

WHEREAS, the City Council, after considering the recommendation of the Zoning and Planning Commission, held a duly noticed public hearing to hear further comments and discussion regarding this application on May 20, 2019; and

WHEREAS, after the public hearing and after giving consideration to the criteria for issuance of a Special Use Permit (Section VII – C of Ordinance 1175) and the recommended conditions of the Zoning and Planning Commission, the City Council has determined that with the recommended conditions, this application will not have a detrimental effect on the health, safety, morals, or the general welfare of the residents, including the effect on

1) Traffic in the streets;
2) Fire hazards;

3) Overcrowding of land or undue concentration of people;
4) Fire, police, and utility services;
5) Municipal expenditures;
6) The character of the district, and property values in the area; and
7) The general suitability of the property in question for the proposed use.

And, therefore, finds that this amended Special Use Permit for John Burroughs School with conditions is in compliance with all City ordinances and should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LADUE that the amended Special Use Permit (#ZPC 19-01) for John Burroughs School shall be approved with the following amended conditions:

1. All provisions of previously issued Special Use Permits and Special Use Permit Amendments remain in force, unless otherwise specifically stated in this permit, including the following from the 2006 Special Use Permit:

    a. The southwest campus field (formerly the field hockey field) shall be used primarily for JOHN BURROUGHS SCHOOL physical education classes and after-school athletic practices and competitions. Other uses directly related to the use of the school may include assemblies, pep rallies, graduation exercises, Burr-Oak Summer Camp, and other similar activities which are customary accessory uses to the operation of a secondary school. Use of the facility shall be limited to the hours of 7:00 a.m. to sunset, Monday through Friday. Use of the facility on Saturdays and Sundays shall be limited to not more than eight hours per day and in no case shall use commence before 9:00 a.m.

    b. Use of the southwest campus field may include limited and occasional use for purposes reasonably related or incidental to customary secondary school uses. Rental fees may be charged by JOHN BURROUGHS SCHOOL only for the purpose of recouping the operational costs for such use of such facilities.

    c. The southwest campus field may be used for skill-oriented sports camps operated only on weekdays during the summer months and fees may be charged for such camps. Any fees charged or received by JOHN BURROUGHS SCHOOL for such camps shall only be for the purpose of recouping the operational costs for the use of such facilities.

    d. This southwest campus field within the JOHN BURROUGHS SCHOOL campus may not be rented for any commercial purpose not specifically authorized by this permit nor may any facilities be surrendered to any other entity.

2. All new buildings and other site improvements shall be constructed in accordance with the plans dated April 15, 2019.

3. All necessary permits and approvals will be required prior to construction, including MSD approval as well as all City approvals including landscaping, land disturbance, stormwater, and others, as required by the Building and Public Works Departments.

4. Permits for grading and land disturbance for all phases of the project should be acquired according to City requirements.

5. The construction shall be in phases, as follows:
    a. June 2019 – August 2021 – Construction of new natatorium and renovation of existing natatorium
    b. May 2020 – August 2021 – Construction of multi-purpose athletic field and Clayton Road parking lot

6. Applicant is responsible for meeting all requirements of the Ladue Fire Department.

7. The existing Clayton Road driveway shall be widened to accommodate an eastbound and westbound lane. The stop sign shall remain in place for those exiting the JBS/Clayton Road driveway.

8. The temporary gravel parking area may be used for parking for special events, as needed, but parking spots shall be delineated on the lot when in use.

9. The temporary gravel lot was installed prior to the school obtaining a grading or land disturbance permit. Applicant must obtain a grading permit. Submitted materials shall include SWPPP details to prevent sediment issues in the interim period before the final parking area is installed.

10. The sidewalks along Clayton Road, adjacent to the JBS property, shall be modified to be ADA compliant.

11. The following rules shall apply during construction:
    a. There shall be no deliveries of construction material prior to 7:30am or after 4:00pm.
    b. All trucks leaving school premises shall be cleaned of mud; any mud tracked onto Clayton or S. Price Roads must be cleaned daily.
    c. All parking for construction workers and equipment shall be provided on the site.
    d. No work shall be performed on Sunday.

12. All other required approvals, as outlined in the Code of Ordinances, must be obtained prior to the issuance of permits and the project and construction must comply with all applicable City of Ladue Ordinances and regulations.

The City recognizes that minor modifications to plans that are submitted with an application for a Special Use Permit may be necessary to comply with the requirements of the City or to accomplish the construction of the building or structure involved. All modifications must be brought to the attention of the City and City Planner, and the City Planner is required to resubmit any modifications which, in his/her reasonable determination, result in a change in the use that has been approved or that change

the impact of the approved use on the City and its residents. Modifications of that type must be resubmitted to both the Zoning and Planning Commission and to the City Council.

Issued this 20th day of May, 2019 by a vote of 4 in favor and 0 against.

The City of Ladue

By: Nancy S. Spewak
Nancy Spewak, Mayor

Attest: Laura Riden CITY CLERK

ACCEPTED AND AGREED TO THIS 28 DAY OF May, 2019.

John Burroughs School
755 South Price Road

By: [signature]
Head of School
Title