City of Ladue
Land Use Application

Property Owner (under contract)

Name of owner T-V Acquistions LLC

Name of contact person (if corporation) Mr. Matthew A. Towerman

Address 12647 Olive Blvd., Suite 510 St. Louis, MO 63146

Phone Number (314) 640-1500 Email matt.towerman@tristarproperties.com

Signature [signature] as co-manager of TV Acquistions, LLC

Petitioner (if different from owner)

Name Stock & Associates Consulting Engineers, Inc. (Agent for Owner)

Name of contact person (if corporation) Mr. George M. Stock, PE

Address 257 Chesterfield Business Pkwy, Chesterfield, MO 63005

Phone Number (636) 530-9100 Email george.stock@stockassoc.com

Action Requested

- ☐ Subdivision (Fee: $500 + $100 for each potential lot in excess of three)
- ☐ Small Subdivision/ Lot Line Adjustment/ Simple Easement Vacation (Fee: $300)
- ☐ Rezoning (Fee: $1000)
- ☐ Subdivision with Rezoning (Subdivision Fee + $1000)
- ☐ PUD (Fee: $2000)
- ☒ PDD – General Development Plan (Fee: $2,500)
- ☐ PDD – Specific Implementation Plan (Fee: $1,500)
- ☐ Special Use Permit (Fee: $250 not-for-profit, $500 for-profit)

Property address Lot A of Rock Hill Quarries Plat 2 (PB. 373 Pg. 576)

Size of area/lot 50.137 Acres Zoning district Zone D (Residential) Zone H (Industrial)

Describe the project briefly Proposed "Planned Development District", containing a mixed-use of single family residential in Two (2) District planning areas. In addition, a multi-family commercial building including structure parking.

Consultant Information

Architect(s): Arcturis (Mr. Tyson Pyle - Principal) (Mr. John Prather - Director) Phone: (314) 206-7100

Address (street/city/state/zip code): 701 Market St., St. Louis, MO 63101

Email Address: tpyle@arcturis.com / jprather@arcturis.com

Engineers(s): Stock & Associates Consulting Engineers, Inc. Phone: (636) 530-9100

Address (street/city/state/zip code): 257 Chesterfield Business Pkwy, Chesterfield, MO 63005

Email Address: george.stock@stockassoc.com / kate.gitto@stockassoc.com / eric.fischer@stockassoc.com

Surveyor(s): Stock & Associates Consulting Engineers, Inc. Phone: (636) 530-9100

Address (street/city/state/zip code): 257 Chesterfield Business Pkwy, Chesterfield, MO 63005

Email Address: joe.pfleger@stockassoc.com / stephen.ganey@stockassoc.com

Professional Site Planner(s): _____ Phone: _____

Address (street/city/state/zip code): _____

Email Address: _____

Professional Landscaper: Loomis Associates (Mr. Rusty Saunders, PLA - Principal) (Mr. Lee Hess, PLA - Project Manager) Phone: (636) 519-8668

Address (street/city/state/zip code): 750 Spirit 40 Park Dr., Chesterfield, MO 63005

Email Address: rsaunders@loomis-associates.com / lhess@loomis-associates.com

Other Consultant: SCI Engineering Inc. (Mr. Tim Barrett, PE - Senior Engineer) (Mr.Scott Billings - Senior Scientist) (Ms. Gabbie Kowalik - Staff Engineer) Phone: (636) 949-8200

Address (street/city/state/zip code): 130 Point West Blvd., St. Charles, MO 63301

Email Address: tbarrett@sciengineering.com / sbillings@sciengineering.com / gkowalik@sciengineering.com

To apply for approval of a PDD General Development Plan, please submit the information and plans listed below. Plans must be sealed by a registered engineer or architect, as applicable.

1. Legal description and depiction of the proposed PD District.

2. Proposed zoning text, including a description of the proposed land uses, their approximate square footage, density, height, setbacks, and other relevant standards in compliance with the requirements of this Section. This shall include a list of amenities that shall serve the district in compliance with this Section.

3. A plan or plans showing existing conditions of the proposed district area including the topography of the land, location of floodplain areas, streets, lots, structures, driveways and paved areas, watercourses, sewers, water mains, and other utilities.

4. General description of building types, including materials, style, and renderings of sample building designs.

5. Report demonstrating how the adopted International Building Code will be exceeded in the following categories: safety, sound, sustainability.

6. A plan or plans showing the proposed placement of all potential buildings and structures with general uses and/or number of residential units; the general location of parking facilities, streets, and walkways; park space/green space; and other proposed amenities.

7. Location of the trail, sidewalk, and vehicular systems through the district, including how they relate to the district and connect the proposed amenities

8. Traffic study, parking count study, and access management plan as defined by FHWA as directed by the City after a scoping meeting. Such studies shall be prepared by a qualified traffic engineering professional. At the expense of the applicant, the City shall require an analysis of such submittals which shall be prepared by a separate qualified traffic engineering professional selected and engaged by the City at the cost of the applicant.

9. An estimate of the likely phasing indicating the approximate dates when construction of the PD District may be expected to begin and be completed.

10. Rendering of typical streets showing width of road and sidewalks, landscaping, and other amenities.

11. Preliminary landscape plan for the district depicting areas of landscaping and areas that are likely be remain undisturbed. A preliminary plant and tree palate shall be provided.

12. If applicable, plans and documents demonstrating compliance with floodplain regulations.

13. If applicable, documentation showing streams and distance from all improvements to stream banks. Show how stream will be affected and how any proposed restoration will be consistent with Section 110-122(a) of the Ladue Code of Ordinances.

14. Preliminary stormwater management plan.

15. A general outline of the intended organizational structure related to the PD District owner's association and maintenance funding. If applicable, covenants and restrictions will be required but can be submitted later in the review process.

16. Any other information or documentation reasonably required by the City Planner to make possible the evaluation of the standards for approval in compliance with Section IX of the Zoning Code of the City of Ladue.

This application proposes a thoughtfully planned, mixed-use development on a site encompassing just under 50 acres, strategically located at the intersection of Litzsinger Road, McKnight Road, and Old Warson Road. The project is designed to create a cohesive, high-quality environment that integrates residential living, neighborhood-serving retail, and enhanced open space, while remaining sensitive to the surrounding context.

The development is organized into three distinct but complementary components:

On the western portion of the site, with access from Old Warson Road, the plan includes eleven (11) single-family custom home lots. These homes are intended to provide an exclusive residential enclave that is compatible in scale and character with the surrounding area. Site planning will ensure privacy, high-quality architecture, and seamless integration with the existing neighborhood fabric.

The northern portion of the site, with access from both McKnight Road and Litzsinger Road, is planned as a thirty-one (31) lot maintenance-free villa community to be developed by Fischer Frichtel Homes. This component offers a transitional housing option that bridges traditional single-family homes and higher-density residential uses. The villas will feature high-quality design, shared maintenance services, and a cohesive streetscape that promotes a sense of community while minimizing long-term upkeep for residents.

The southern portion of the site, located at the prominent intersection of McKnight Road and Old Warson Road, will feature a mixed-use development consisting of approximately 235 ultra-luxury apartment residences and approximately 9,000 square feet of restaurant and retail space. This component is designed to serve both residents of the development and the surrounding community, providing convenient access to dining and neighborhood-scale commercial amenities.

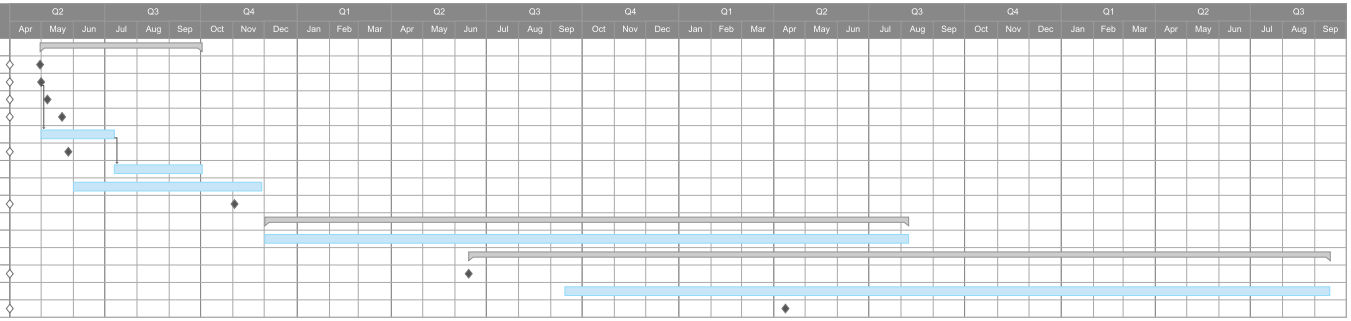
Parking for the mixed-use component will be accommodated within an approximately 400-stall structured parking garage that is fully integrated into the architectural design. The garage will be carefully screened and positioned so that it is not visible from adjacent roadways, thereby preserving the aesthetic quality of the development frontage and minimizing visual impacts.

A defining feature of the overall development is its emphasis on connectivity, walkability, and open space. A comprehensive network of sidewalks and walking trails will be incorporated throughout the site, linking the various residential components with the mixed-use area and encouraging pedestrian movement. These pathways will be set within an expansive and thoughtfully designed landscaping plan, featuring high-quality plantings, green space, and buffering elements to enhance both the visual character of the development and its compatibility with surrounding properties.

Overall, this mixed-use development is intended to create a balanced, high-end community that offers diverse housing options, neighborhood-serving amenities, and an attractive, pedestrian-friendly environment, while respecting the character and quality of the surrounding area.

RHQ Overall Schedule PDD Submission

	Primary Column	Duration	Start	Finish
1	City Development Approval	111d	04/30/26	10/01/26
2	Submit ARB Package	0	04/30/26	04/30/26
3	Submit PDD Package	0	05/01/26	05/01/26
4	ARB Meeting - MF	0	05/07/26	05/07/26
5	ARB Meeting - Residential	0	05/21/26	05/21/26
6	PDD Approval	50d	05/01/26	07/09/26
7	P&Z Meeting	0	05/27/26	05/27/26
8	City Council Approval	60d	07/10/26	10/01/26
9	Permitting	130d	06/01/26	11/27/26
10	Land Closing	0	11/02/26	11/02/26
11	RHQ Horizontal Construction	440d	12/01/26	08/07/28
12	Construction	440d	12/01/26	08/07/28
13	RHQ Vertical Construction	590d	06/14/27	09/14/29
14	A1 - Residential Lots Ready for Vertical Construction	0	06/14/27	06/14/27
15	A3 - Multifamily	524d	09/14/27	09/14/29
16	A2 - Residential Lots Ready for Vertical Construction	0	04/12/28	04/12/28



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	Primary Column	Duration	Start	Finish	Predecessors	Status	Notes
1	City Development Approval	111d	04/30/26	10/01/26			
2	Submit ARB Package	0	04/30/26	04/30/26			
3	Submit PDD Package	0	05/01/26	05/01/26			
4	ARB Meeting - MF	0	05/07/26	05/07/26			
5	ARB Meeting - Residential	0	05/21/26	05/21/26			
6	PDD Approval	50d	05/01/26	07/09/26	3		
7	P&Z Meeting	0	05/27/26	05/27/26			
8	City Council Approval	60d	07/10/26	10/01/26	6		
9	Permitting	130d	06/01/26	11/27/26			
10	**Land Closing**	0	11/02/26	11/02/26			
11	**RHQ Horizontal Construction**	440d	12/01/26	08/07/28			
12	Construction	440d	12/01/26	08/07/28			
13	RHQ Vertical Construction	590d	06/14/27	09/14/29			
14	A1 - Residential Lots Ready for Vertical Construction	0	06/14/27	06/14/27			11 single family homes
15	A3 - Multifamily	524d	09/14/27	09/14/29			
16	A2 - Residential Lots Ready for Vertical Construction	0	04/12/28	04/12/28			31 single family homes