

**PLANNING AND ZONING COMMISSION
AGENDA
TUESDAY, JANUARY 9, 2018
7:00 P.M.**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. APPROVAL OF MINUTES**
 - 1. Planning & Zoning Meeting – December 12, 2017**
- 4. PUBLIC HEARINGS:**
 - 1. PZ 2018-01. A Public Hearing to consider an application for approval of a Subdivision Plat for property generally located at 419 E. Orleans Street, Pacific MO. The applicant is proposing to divide an approximate 54-acre tract into two parcels: Parcel A, 25.03 acres and Parcel B, 28.99 acres. Great Rivers Greenway, applicant, on behalf of Louis E. and Barbara J. Brundick, owner.**
 - 2. PZ 201-17: A Public Hearing to consider an application for a Planned Unit Development-Planned District Residential(PUD-PDR) to be located at 2305 Old Gray Summit Road for construction of a new subdivision. Stonebridge Custom Homes, applicant.**
- 5. PUBLIC PARTICIPATION-SPEAKER CARDS**
- 6. NEW BUSINESS:**
 - 1. PZ 2018-01. Consideration of an application for approval of a Subdivision Plat for property generally located at 419 E. Orleans Street, Pacific MO. Great Rivers Greenway, applicant, on behalf of Louis E. and Barbara J. Brundick, owner.**
 - 2. PZ 2017-17: Consideration of a Planned Unit Development-Planned District Residential (PUD-PDR) To be located at 2305 Old Gray Summit Road. Stonebridge Custom Homes, applicant.**
- 7. OLD BUSINESS:**

8. COMMITTEE REPORTS:

A. BOARD OF ALDERMEN

B. BOARD OF ADJUSTMENT

9. OTHER BUSINESS:

10. ADJOURNMENT

This Meeting is Open To The Public

Note: The Planning and Zoning Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

**CITY OF PACIFIC
RECORD OF PROCEEDINGS**

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
AT THE PACIFIC CITY HALL, 300 HOVEN DRIVE
DECEMBER 12, 2017**

The Planning and Zoning Commission Meeting was called to order by Chairman Bruns at 7:00 P.M. on December 12, 2017, at Pacific City Hall, 300 Hoven Drive, Pacific, Missouri.

The roll call was taken with the following results:

PRESENT

Chairman Bruns
Alderman Chlebowski
Commissioner Smith
Commissioner Miles
Commissioner Koelling
Commissioner Graham
Commissioner Bates
Commissioner Eversmeyer

ABSENT

Administrator Steve Roth and Rae Cowsert were also in attendance.

APPROVAL OF MINUTES

A. Planning & Zoning Meeting – October 10, 2017

A motion was made by Alderman Chlebowski and seconded by Commissioner Miles to approve the minutes of the October 10, 2017 Regular Planning and Zoning Meeting. A voice vote was taken and the motion was approved 8-0.

PUBLIC HEARINGS:

- 1. PZ2017-16: A Public Hearing to consider an application for a Planned Unit Development (PUD) to be located at 2290 Country Club Estates Drive. The applicant is proposing to redevelop the site for use as a Health Club & Gym facility. Hedgeapple Development LLC, applicant.**

Chairman Bruns introduced the public hearing and asked if it was posted. Rae Cowsert stated it had been posted. Chairman Bruns asked Administrator Roth for the staff report. Administrator Roth stated the building has to meet City codes to make the building usable. There will also have to be some parking added to meet the requirements. There should be handicap accessible parking spots on the north side of the building by the entrance. There is also the landscaping and screening requirement to discuss. Commissioner Eversmeyer asked about an easement for access to the property. Administrator Roth stated the drive lanes at the front and the back of the lot are the access to the parking lots on both ends of this building. Cameron Lueken with Wunderlich Surveying stated the easement issue was taken care of. Chairman Bruns asked if the applicant had anything to add. Linda Black from Hedgeapple Development stated the building has been vacant for 11 years now. The gym which was interested in moving into the building has backed out of the contract and they currently had no tenant to move in. Mrs. Black stated they plan to move the entrance to the north side of the building. The entrance will be on the northeast corner of the building. There are currently handicap parking spots in the parking lot on the south end of the building with a handicap accessible door as well. She also stated there is a fence on the west property line but does not extend the entire length of the building and when it stops there is then shrubs that act as a fence or barrier. Mrs. Black was asked if they were seeking a tenant and what the plans were for the current doorway. Mrs. Black stated they are not seeking a tenant currently. The plans for the existing doorway are to replace the doors with glass panes to make windows. She also stated they are only a couple of parking spaces short of the requirement. The Commission asked if she has considered having 2 tenants in the building. Mrs. Black stated there are no plans to have more than one tenant in the building at a time. Commissioner Bates stated an empty building is not of any help to the City. Administrator Roth stated the original site plan showed additional parking spots and a drive to the south parking lot on the west side of the building. Chairman Bruns stated there being no further questions or comments the public hearing was closed.

SPEAKER CARDS

Cameron Lueken, Wunderlich Surveying and Mrs. Linda Black, Hedgeapple Development, were both speakers during the public hearing.

NEW BUSINESS:

- 1. PZ2017-16: Consideration of a Planned Unit Development (PUD) to be located at 2290 Country Club Estates Drive. The applicant is proposing to redevelop the site for use as a Health Club & Gym facility. Hedgeapple Development LLC, applicant.**

A motion was made by Commissioner Bates and seconded by Alderman Chlebowski to approve with the following conditions: 1. Fence to be continued to the end of the south side parking lot; 2. waiver for parking easement; 3. ADA requirement met for south door; 4. copy of court papers for eastment. A voice vote was taken with the following results: Ayes, Commissioner Koelling, Commissioner Graham, Commissioner Bates, Commissioner Eversmeyer, Chairman Bruns, Alderman Chlebowski, Commissioner Smith, Commissioner Miles; Nays, none. The motion was approved with a 8-0 vote and will be presented to the Board of Aldermen on December 19.

OLD BUSINESS

None

COMMITTEE REPORTS

A. Board of Aldermen

Alderman Chlebowski stated there is nothing to report at this time.

B. Board of Adjustment

Currently in the process of getting a meeting scheduled for two applications received for Variances.

OTHER BUSINESS

Administrator Roth stated he has been working with the Attorney on plans to clean up the Zoning Codes. He also feels the PUD process needs to be cleaned up. Plans are to implement the Comprehensive Plan to the codes. Administrator Roth stated he is open for suggestions on this matter.

Chairman Bruns thanked everyone for attending. The next meeting will be January 9, 2018.

ADJOURNMENT

Chairman Bruns stating there being no further discussion asked for a motion to adjourn. A motion was made by Commissioner Eversmeyer and seconded by Alderman Chlebowski. A voice vote was taken and the meeting was adjourned at 8:07 p.m.

Jerry Eversmeyer, Secretary

MEMORANDUM

Steve Roth
City Administrator

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sroth@pacificmissouri.com

January 4, 2018

Dear Planning and Zoning Commission members,

The following constitutes my staff report for the January 9 meeting.

1. Brundick Lot Split

Applicant: The Great Rivers Greenway District, on behalf of Louis and Barbara Brundick

Address: 419 E Orleans

Current zoning: NU

Proposed zoning: NU

Background

The applicant is proposing to divide an approximate 54-acre tract into two lots: Parcel A is 25.03 acres and Parcel B is 28.99 acres. The property is primarily vacant land, with one residential structure located at 419 E Orleans Street. The 54-acre tract is generally bounded to the east by the Meramec River, to the north by St. Louis and San Francisco Railway Company (BNSF), to the west by Liberty Field Park and various parcels east of Elm Street, and to the south by property now owned by the Great Rivers Greenway District (GRG). The north bank of Brush Creek is the dividing line between the two proposed parcels. The property is currently zoned NU and no change in zoning is proposed. The property is wholly located in St. Louis County, with the west property line essentially being the boundary between St. Louis and Franklin counties.

The intent of this subdivision as I understand it is to split off the south parcel for sale to GRG, a tax-supported public agency. GRG owns property to the south and intends to combine this property with other Meramec River frontage properties for future trail development and / or other parks uses.

Review

This subdivision is being reviewed as a Minor Subdivision under the City's Subdivision code. No public improvements or land development is being proposed at this time. The proposed Parcel A has deeded public access through existing Central, Orleans and Congress streets. The proposed Parcel B does not have deeded public right-of-way access though is bounded to the west by City property (Liberty Field park). Parcel B does have an easement over Parcel A, the intent of which is to provide access to the site via Congress Street, if necessary. However it is my understanding that the long-term plan is for Parcel B to be accessed via City property (Liberty Field park) or from the property to the south. Parcel B also does not have direct access to City utilities.

In general the City would not approve a subdivision without deeded public access, or without access to or provisions for City utilities. The intended public park use however is a unique situation that would seem to merit an exception or waiver of these requirements. Mr. Carl Lumley, attorney, has reviewed the plat in general and advises that the 20-foot easement off Congress Street should be sufficient to satisfy the public access requirement, for purposes of platting. He has further advised that the City approval be conditioned upon the intended public park use of Parcel B. Mr. Lumley will attend the meeting and can speak to these issues in greater detail at that time.

Summary / Recommendation

While the subject property is a large acreage, the plat essentially is a simple lot split of Meramec River frontage and floodplain property for purposes of future public park development. The north parcel (Parcel A) has numerous public access points, and existing City utilities. The south Parcel B does not have direct City street access, but is bounded by City Park property, where future access and utilities would be available.

Both the existing use of Parcel A and proposed use of Parcel B is in conformance with the Comprehensive Plan and the City's Future Land Use map. For purposes of platting, the City should stipulate that plat approval is conditioned upon the future park uses anticipated for Parcel B. Apart from this concern, the plat and the intended future use of Parcel B should be considered a welcome addition to the City, and we would respectfully request approval.

2. Preliminary Plat, Stonebridge Subdivision

Applicant: Stonebridge Custom Homes

Owner: Elizabeth and David Amelotti

Address: 2305 Old Gray Summit Road

Current Zoning: Non-Urban (Franklin County)

Proposed Zoning: PUD-PDR, City of Pacific

Background

The subject property is an approximate 55-acre parcel located north of Old Gray Summit Road and immediately adjacent to (west of) Ridge Meadows Subdivision. The subject property is currently outside the City limits but has been proposed for voluntary annexation. A public hearing on the annexation was held at the Jan. 2 Board of Aldermen meeting, and an ordinance accepting the annexation is scheduled for a first reading at the Jan. 16 Board meeting.

The intent of the preliminary plat is to seek City zoning approval via the Planned District process for the plat as proposed, which includes lot widths that vary from the City's existing residential zoning district classifications, along with other variances. Acceptance of the preliminary plat then would also provide the applicant approval to move forward with the Final Plat.

Review

The scope of this review is limited primarily to the applicant's proposed lot dimensions and other proposed variances to the City's zoning code and land subdivision regulations.

The plat in total proposes 131 lots over 55 acres, or 2.86 lots per acre. The minimum lot area is 10,000 square feet. There are 9.18 acres of proposed open space, or 16.7 percent.

The lot widths vary throughout the subdivision, ranging from approximately 44 feet in the cul-de-sacs to as much as 172 feet on one of the larger lots (Lot 85). While the plat does not contain an average lot width calculation, in general the typical lot width is approximately 70 feet, which in my understanding is the general intent of the developer proposal.

The general guidance of the Comprehensive Plan relative to housing and new residential development would seem to support the level of density proposed here. The 10,000 sf minimum lot area in fact is higher than the 8,000 sf minimum noted in the Plan. The Plan does not speak directly to other recommended lot dimensions, but in general it does not appear that the Stonebridge proposal here is in conflict with the general guidance of the Comprehensive Plan.

The character of surrounding development of course should be taken into consideration when evaluating the Stonebridge proposal. The adjacent Ridge Meadows lot fronts are typically 85 feet, while Silver Lake generally ranges from 70 to 80 feet. The proposed Stonebridge dimensions represent a somewhat higher density, though are not out of character in my opinion with surrounding development.

I would advise the Commission to hear the applicant proposal in more detail, along with other public comment received at the meeting, before making any determinations. In my judgment the density proposed here is generally reasonable, though I would not suggest it go any higher. I also believe consideration should be given to increasing the lot widths on the east side of the development (adjacent to Ridge Meadows) to keep in harmony with that development.

Street widths

The plat as proposed shows 40-foot rights-of-way, and 26-ft wide pavement. The City Code requires a minimum of 50 feet of right-of-way (minor streets), with more for collectors and arterials. The 50-ft right-of-way should be a minimum in this development, with the sidewalks being constructed within the right-of-way. I have not discussed this issue with the developer and would advise it be discussed in more detail at the meeting.

The 26-ft wide pavement is less than the 30-foot minimum required by City code. I would not suggest pavement width less than 28 feet. I have not discussed this issue with the developer and also would defer it to further comment at the meeting.

Summary / Recommendation

I feel this development should be given a thorough hearing before any firm recommendations are made. The Comprehensive Plan in general would seem to support such development, and the development is in general harmony with the character of surrounding development. Having said this the development in my opinion is at about the maximum density we would want to see, especially in this area of the City, and consideration should be given to reduction in density along the east property line particular.

I would add that this is the first residential development of any size that I've reviewed since I've been in this position, and I would look forward to a thorough Commission discussion on the density issues discussed here. The Comprehensive Plan again should provide a guide for this type of decision making, and the Plan in general would seem to support such development. However I would be very interested to better understand the Commission expectation for the nature and character of new residential development going forward.

There are other aspects to this proposal that I will note in my staff report at the meeting. Mr. Lumley will also be at the meeting to assist with any procedural questions or related items.

As always, if you have questions or need further information please contact me.

Respectfully submitted,



Steve Roth
City Administrator