

**PLANNING AND ZONING COMMISSION  
AGENDA  
TUESDAY, MARCH 13, 2018  
7:00 P.M.**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. APPROVAL OF MINUTES**
  - 1. Planning & Zoning Meeting – February 13, 2018**
- 4. PUBLIC HEARINGS:**
- 5. PUBLIC PARTICIPATION-SPEAKER CARDS**
- 6. NEW BUSINESS:**
- 7. OLD BUSINESS:**
  - 1. PZ2018-5: Consideration of a Map Amendment (rezoning) for an approximate 18.33 acre tract of land located at Woodhaven Lane in the City of Pacific. Rich Gullet & Sons, Inc., applicant**
- 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**

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**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
AT THE PACIFIC CITY HALL, 300 HOVEN DRIVE  
FEBRUARY 13, 2018**

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The Planning and Zoning Commission Meeting was called to order by Chairman Bruns at 7:00 P.M. on February 13, 2018, 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 Eversmeyer

**ABSENT**

Commissioner Bates

Administrator Steve Roth, Attorney Lumley, and Rae Cowsert were also in attendance

**APPROVAL OF MINUTES**

**A. Planning & Zoning Meeting – January 23, 2018**

A motion was made by Alderman Chlebowski and seconded by Commissioner Koelling to approve the minutes of the January 23, 2018 Regular Planning and Zoning Meeting. A voice vote was taken and the motion was approved 7-0.

**PUBLIC HEARINGS:**

- 1. PZ2018-05: A Public Hearing to consider a map amendment (rezoning) for an approximate 18.33 acre tract of land located at Woodhaven Lane in the City of Pacific (Franklin County Parcel Ids 19-6-14.0-099-033.300 and 19-6-14.0-0-099-033.100). The property is generally bounded by Silver Lakes Subdivision to the north, Riverbend School to the east and private residential properties to the south and west. The applicant is requesting a change from the current zoning, R-1E**

**Single Family Estate District to R-1C, Single Family Residential. Rich Gullet & Sons, Inc. applicant.**

Chairman Brunns introduced the public hearing and asked if it was posted. Rae Cowsert stated it had been posted. Chairman Brunns asked Administrator Roth for the staff report. Administrator Roth stated the property was annexed into the City in the 1990s. The most recent action, which was denied by the Board of Aldermen, was in approximately 2002. There is an easement shown given access to the property between the properties belonging to Palmer Lawson and Robert Myers. Administrator Roth stated the application is in compliance. The applicant has presented what the development might look like but it is not a definite plan. The current zoning of R1-E would allow about 18 lots which is less than what is possible under R1-C zoning. The homes in Indian Hills have three-quarter (3/4) acre lots. The lots on Candlewick are zoned R1-E but are much smaller lots than minimum of R1-E guidelines. The Comprehensive Plan leans toward flexibility and is supportive of new development. Paul Boyer, an engineer representing the applicant, gave a power point presentation of the proposed project. The applicant is asking for denser zoning due to the cost of road development and utility services would not be supported by 25 lots. The Comprehensive Plan does show this property being residential. Commissioner Smith asked if Close Lane is a public road. Commissioner Eversmeyer asked if there were utilities or would they be run. Mr. Boyer stated the utilities would be run to the property. The proposed development has 32 ft. streets, 12' side setbacks, 1200 square foot minimum house sizes and pedestrian paths. Commissioner Koelling asked if the easement was a private easement. Mr. Boyer stated if the zoning is approved the applicant plans to purchase more ground to have a dedicated easement to the property. Commissioner Smith stated prior to Gullet withdrawing an application years back, it was proposed to be R1-B but would only allow 25 lots. Chairman Brunns opened the hearing up to the speaker cards.

Palmer Lawson, 1897 Indian Trail, stated he is opposed to R1-C zoning and wants the zoning to stay as R1-E.

Robert Myers, 2145 Peace Pipe, stated when Pacific was expanding, they were told the lots to the north would be two houses per acre which is R1-E zoning. He stated Summit Park was built to R1-E requirements. He stated he is against changing the zoning.

Richard Schuette, 1910 Indian Trail Road, stated he is curious as to what size homes would be built and the price for the homes. He stated there does not seem to be much green space on the proposed plan.

Chairman Brunns stated there would have to be another public hearing for the development plan when it is submitted.

James Mueller, 1970 Woodhaven Lane, stated he is opposed to the rezoning. Mr. Mueller stated there have been at least nine proposals on this property. He stated this proposal is a duplicate of the one presented in 2008. He doesn't feel R1-C zoning is compatible with the area. Mr. Mueller stated this is the sixth time this property has come to Planning and Zoning and wants it to be denied.

Chairman Brunns asked if there were any other speaker cards and stated the public hearing was closed. A gentleman stood up and asked to speak. Chairman Brunns allowed him to speak and asked him to fill out a speaker card when finished and turn it in.

Leslie Lewis Jr., 2228 Silver Lake Estates Drive, stated he bought his house in 2004. He stated when he bought his house he had a lawyer check to make sure the property behind him would not have smaller homes built on it. He stated his lot backs up to the development and is concerned about what lower income housing would do to the value of his home.

Chairman Bruns declared the public hearing closed.

### **SPEAKER CARDS**

The speakers were included in the public hearing comments.

### **NEW BUSINESS:**

- 1. PZ2018-05: Consideration of a Map Amendment (rezoning) for an approximate 18.33 acre tract of land located at Woodhaven Lane in the City of Pacific. Rich Gullet & Sons, Inc., applicant.**

Commissioner Smith stated 1200 square foot will not be the normal for the size of homes. He stated we have a responsibility to develop as much property as possible. Is there a way to let developer move forward but keep the density. Commissioner Koelling stated years back when annexed to the city he was told he would be fine with R1-E zoning. Commissioner Smith stated we will have to develop around the infrastructure of the city and the neighbors won't be happy with anything. Chairman Bruns stated she feels they have made an attempt to have a nice mix of lot sizes. We will have to move forward if we want to get retail into the city. Commissioner Eversmeyer asked about the outside lots being the bigger lots and be a buffer to neighboring property and the smaller lots being in the middle to the development. Commissioner Smith stated he feels the applicant needs to own the property for easement before a vote can be made. Alderman Chlebowski stated it is not economically viable to develop this property as R1-E. He stated we need more houses and subdivisions are being built all over with smaller lots. Everything has to be looked at in a new light. Alderman Chlebowski stated he doesn't want to make anyone mad but the numbers don't make sense. We need more people and we are competing with Eureka. He understands nobody wants development in their backyard. He is inclined to approve but feels they should not vote tonight.

A motion was made by Alderman Chlebowski and seconded by Commissioner Eversmeyer to table this application to the next meeting. A voice vote was taken with the following results: Ayes, Alderman Chlebowski, Commissioner Smith, Commissioner Miles, Commissioner Koelling, Commissioner Graham, Commissioner Eversmeyer, Chairman Bruns; Nays, none. The motion was approved 7-0.

Alderman Chlebowski asked Chairman Bruns for a small recess. During the recess, Commissioner Smith left due to illness.

## **OLD BUSINESS**

A motion was made by Alderman Chlebowski and seconded by Commissioner Eversmeyer to remove PZ2017-17 from the table. A vote was taken with approval 6-0.

- 1. PZ2017-17: Consideration of a Planned Unit Development-Planned District Residential (PUD-PDR) to be located at 2305 Old Gray Summit Road. Stonebridge Custom Homes, applicant.**

The engineer for Stonebridge development stated there would be currently one entrance with 20 foot wide lanes. Mike Lawless stated they looked at what they are competing with in Eureka and would like the opportunity to build larger houses. He stated they proposed a compromise of 28 foot pavement and 6 foot side setbacks. Mr. Lawless stated they would like to work with Pacific. Commissioner Eversmeyer asked with parking would be limited to one side with a 28 foot pavement. Administrator Roth stated that parking would not be ideal on both sides. Alderman Chlebowski stated he is fine with the 6 foot side setbacks but wanted to see 30 foot pavement. Chairman Bruns stated she wanted to stay with the 10 foot side setbacks and 30 foot pavement. Commissioner Koelling stated he does not want to waive from what we have done in the past. Alderman Chlebowski stated if they build with a 6 foot side setback and they are wrong they won't sell. Mr. Lawless asked to speak again and stated they would go to 8 foot side setbacks and 30 foot pavement but that is the best they can do.

A motion was made by Alderman Chlebowski and seconded by Commissioner Miles to approve the application with the following conditions;

1. 30 foot street pavement
2. 8 foot side setbacks
3. sidewalks in the right of way
4. street trees in front yards
5. 50 foot right of way
6. green space between street and sidewalk.

A voice vote was taken with the following results: Ayes, Commissioner Miles, Commissioner Koelling, Commissioner Graham, Commissioner Eversmeyer, Alderman Chlebowski; Nays, Chairman Bruns. The motion was approved 5-1 and will be presented to the Board of Aldermen on February 20.

## **COMMITTEE REPORTS**

### **A. Board of Aldermen**

Alderman Chlebowski stated he had nothing to report at this time.

## **B. Board of Adjustment**

Rae Cowsert reported there were two hearings for Variances held on January 31. One application was approved and the other application was partially approved and part of it is still pending.

## **OTHER BUSINESS**

Administrator Roth stated there are no new public hearings for the next meeting.

## **ADJOURNMENT**

Chairman Bruns stating there being no further discussion asked for a motion to adjourn. A motion was made by Alderman Chlebowski and seconded by Commissioner Miles. A voice vote was taken and the meeting was adjourned at 9:22p.m.

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**Jerry Eversmeyer, Secretary**

# MEMORANDUM

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Steve Roth  
City Administrator

636-271-0500 ext. 213  
sroth@pacificmissouri.com

March 9, 2018

Dear Planning and Zoning Commission members,

The following constitutes my staff report for the March 13 meeting.

## **1. Map amendment (rezoning), Rich Gullet and Sons, applicant**

Property owner: Rich Gullet and Sons

Address: Woodhaven Lane, off Indian Hills Drive. (See exhibit). Franklin County Parcel IDs 19-6-14-0-0-099-033.300 and 19-6-14-0-0-099-033.100.

Current Zoning District Classification: R-1E

Requested Zoning District Classification: R-1C

### **Background**

The public hearing for this application was conducted February 13. The Commission initially postponed action on the proposal until the Feb. 27 meeting. However Roger Gullet, Rich Gullet & Sons, was unable to attend that meeting and had requested the item be postponed to the March 13 meeting. This request was granted by Chair Linda Bruns. Mr. Gullet has indicated he will attend the March 13 meeting.

### **Revised layout**

Mr. Gullet has prepared a revised site layout for Commission consideration, which is included in the packet. This layout has 39 lots and includes an area of common ground inside the subdivision. I would remind the Commission again that the applicant request is for rezoning only at this time, and the layout he has provided should be considered a "sketch" only. If in fact the project moves forward, the applicant will be required to submit a full subdivision plat and improvement plans, at which time the layout and other site characteristics would be subject to specific Commission review and approval.

Regardless, the revised layout is helpful for the Commission to understand the impact of the proposed development. The 39 lots proposed here are approximately 14 lots more than what the Commission might expect with a development plan under the current R-1E zoning. The 14 lots thus represent the approximate "estimated impact" of the R-1C zoning request, compared to the current R-1E zoning.

### **Site access**

The Commission expressed concern at the Feb. 13 meeting over the road access to the property, which at that time appeared to be limited to an easement over adjacent property, and not a dedicated public right-of-way. Mr. Gullet advises that this concern appears to have been resolved, as he has reached agreement to acquire the property over which the proposed road access would run. He has also reached agreement with another adjacent property relating to the Close Lane access to the west of the Gullet property.

Mr. Gullet has presented a real estate contract document to staff as evidence of this agreement. The contract as presented conditions the sale of the adjacent subject properties on the rezoning and other necessary City approvals. Mr. Gullet can present more information on this item at the meeting. While we have not submitted the contract for legal review, it does appear to provide for the land acquisition

necessary for Mr. Gullet to provide dedicated public right-of-way to the property subject to the rezoning.

**Summary**

I would defer to Mr. Gullet and adjacent property owners for further discussion of the proposed land transfers and other agreements. However it does appear that the road access issue will be resolved if Mr. Gullet acquires the two adjacent properties which border Indian Trails Drive. It also appears that at least some of the property owner objections expressed at the Feb. 13 meeting have also been resolved.

Staff would reiterate its earlier recommendation for Commission approval of the R-1C zoning, As noted in my initial staff report on this application, the R-1C zoning proposed here appears to be compatible with surrounding development and in conformance with the direction of the Comprehensive Plan, and further would not create an undue public burden or negatively impact the public health, safety and welfare, and we would respectfully recommend approval.

**2. Information items.**

We have a PUD application from Tim Weaver, Walker Products, for the March 27 meeting. The company is proposing to construct a fourth building on property owned at 525 W. Congress. The fourth building is proposed on the east of the parcel, adjacent to Fourth Street.

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

Respectfully submitted,

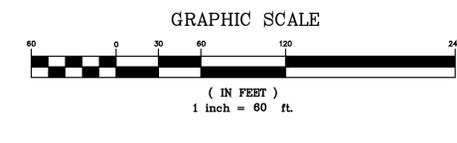


Steve Roth  
City Administrator

# PRELIMINARY DEVELOPMENT PLAN

## PACIFIC HEIGHTS

FOR THE CITY OF PACIFIC, MO  
IN THE CITY OF PACIFIC, MO

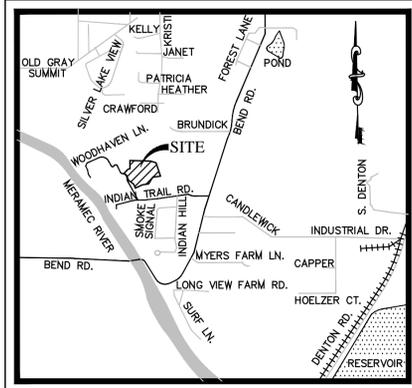
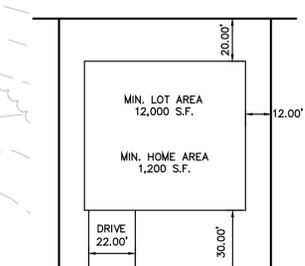


### LEGEND

EXISTING CONTOURS	---	433
PROPOSED CONTOURS	---	433
EXISTING STORM SEWER	---	---
PROPOSED STORM SEWER	---	---
EXISTING SANITARY SEWER	---	---
PROPOSED SANITARY SEWER	---	---
RIGHT-OF-WAY	---	---
EASEMENT	---	---
CENTERLINE	---	---
EXISTING TREE	⊗	12"
EXISTING SPOT ELEVATION	×	433.28
PROPOSED SPOT ELEVATION	×	433.28
WATER VALVE	⊗	WV
SWALE/DRAINAGE PATH	---	---
TO BE REMOVED	---	T.B.R.
TO BE REMOVED & RELOCATED	---	T.B.R. & R.
TO BE USED IN PLACE	---	T.B.U.
TO BE ABANDONED	---	T.B.A.
BACK OF CURB	---	B.C.
FACE OF CURB	---	F.C.
WATER MAIN	---	W
GAS MAIN	---	G
UNDERGROUND TELEPHONE	---	T
OVERHEAD WIRE	---	O.H.
UNDERGROUND ELECTRIC	---	E
FIRE HYDRANT	⊗	⊗
POWER POLE	⊗	⊗

### ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE



### LOCATION MAP

### PROPERTY DATA

- OWNER = RICH GULLET & SONS, INC.  
 TOTAL SITE AREA = 18.33 ACRES  
 SITE ADDRESS = INDIAN HILLS  
 LOC. NO. = 19-6-14-0-099-033.300  
 EXISTING ZONING = R1-E, SINGLE FAMILY ESTATE DISTRICT (MINIMUM LOT AREA=20,000 s.f.)  
 PROPOSED ZONING = (PUD-PDR "PLANNED UNIT DISTRICT, PLANNED DISTRICT RESIDENTIAL" WITH R1-C AS THE UNDERLYING ZONING (MIN. LOT=12,000 S.F.))
- WATERSHED = MERAMEC RIVER  
 FIRE DISTRICT = PACIFIC FIRE PROTECTION DISTRICT  
 SCHOOL DISTRICT = PACIFIC SCHOOL DISTRICT  
 SEWER DISTRICT = CITY OF PACIFIC  
 ELECTRIC COMPANY = AMERENUE  
 GAS COMPANY = LACLEDE GAS COMPANY  
 PHONE COMPANY = SOUTHWESTERN BELL TELEPHONE  
 WATER COMPANY = CITY OF PACIFIC

### LEGAL DESCRIPTION

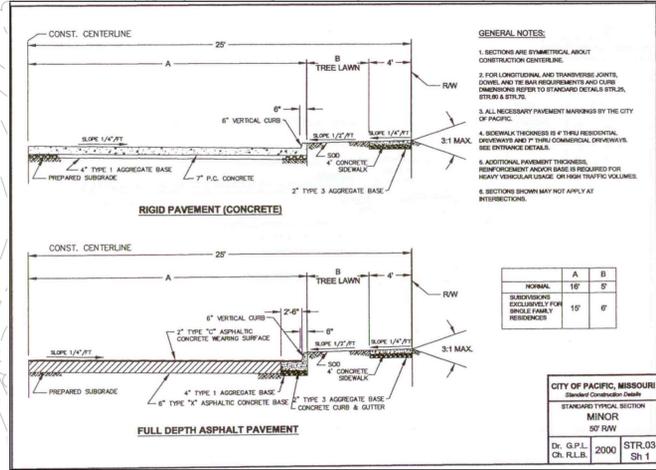
A tract of land being part of the Southwest Quarter of Section 14 and part of the Southeast Quarter of Section 15, Township 43 North, Range 2 East in the City of Pacific, Missouri, being more fully described as follows:

Beginning at the quarter corner to said Sections 14 and 15;  
 thence S88°27'38"E on the quarter section line 524.36 feet to an iron rod;  
 thence S72°47'35"E on the property line 200.00 feet;  
 thence S18°20'03"E on the property line 490.76 feet;  
 thence S81°34'39"W on the property line 277.38 feet to an iron rod;  
 thence S31°32'48" on the property line 273.84 feet to an iron rod;  
 thence S82°17'16"W on the property line 217.16 feet;  
 thence S65°12'06"W on the property line 270.73 feet;  
 thence N25°02'02"W on the property line 155.19 feet;  
 thence N53°11'03"W on the property line 269.82 feet;  
 thence N66°17'49"E on the property line 22.97 feet;  
 thence N23°20'06"W on the property line 151.66 feet;  
 thence N48°37'47"W on the property line 99.67 feet;  
 thence N42°46'56"E on the property line 143.27 feet to an iron rod;  
 thence on a curve to the right in a Northeastwardly direction having a radius of 162.54 feet for 116.93 feet to an iron rod;  
 thence N00°00'10"E on the property line 288.62 feet to the quarter section line;  
 thence S88°21'13"E on the quarter section line 205.00 feet to the point of beginning.

### GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE SURVEYOR FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY WUNDERLICH SURVEYING & ENGINEERING INC.
- GRADING AND STORM WATER PER THE CITY OF PACIFIC.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF PACIFIC.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- ALL LANDSCAPE AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SOODED, AS DIRECTED BY THE CITY OF PACIFIC UPON COMPLETION OF WORK IN THE AREA AFFECTED.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF PACIFIC STANDARDS.
- THE SITE LIGHTING STANDARDS AND LOCATIONS SHALL BE REVIEWED AND APPROVED PER THE REQUIREMENTS OF THE CITY OF PACIFIC.
- SIGNAGE PROPOSED FOR THIS SITE SHALL BE IN COMPLIANCE WITH THE ORDINANCES OF THE CITY OF PACIFIC.
- GRADING AND STORM WATER PER THE CITY OF PACIFIC STANDARDS & SPECIFICATIONS.

- DENSITY CALCULATIONS  
 A. SITE COVERAGE:  
 B. TYPICAL LOT  
 DRIVEWAY = 660 S.F.  
 BUILDING = 1,200 S.F.  
 = 1,860 S.F. PER LOT x 39 LOTS = 72,540 S.F.  
 C. TOTAL ON-SITE COVERAGE  
 LOT SIDEWALK ROADWAY = 20.5%  
 72,540 S.F. + 18,018 S.F. + 73,472 S.F. = 163,030 S.F. Total Site  
 798,455 S.F.  
 D. F.A.R. (ASSUMES 39 LOTS W/ 2 STORIES) = 0.12  
 93,600 S.F. BLDG. = 798,455 S.F.
- PROPOSED ZONING R1-C SINGLE FAMILY DWELLING DISTRICT REGULATIONS (SEC. 400.092 CITY OF PACIFIC MUNICIPAL CODE) BULK REGULATIONS FOR INDIVIDUAL LOTS  
 A. MINIMUM LOT AREA = 12,000 S.F.  
 B. MINIMUM LOT WIDTH = 90 FT.  
 C. MAXIMUM LOT COVERAGE = 30% OF LOT AREA  
 D. MAXIMUM HEIGHT = NO MORE THAN 2 STORIES OR 40 FT.  
 E. MINIMUM FLOOR AREA = 1,200 S.F.  
 F. BUILDING SETBACKS  
 FRONT = 30' SIDE = 12' REAR = 20'



PREPARED FOR:  
 RICH GULLET & SONS  
 2488 HIGHWAY N  
 PACIFIC, MISSOURI 63069  
 CONTACT: ROGER GULLET  
 PHONE: (636) 271-2327  
 FAX: (636) 271-6828

PREPARED BY:  
**CEDC**  
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 DESIGN CONSULTANTS  
 10820 Sunset Office Drive  
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 St. Louis, Missouri 63127  
 314.729.1400  
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 CIVIL ENGINEER  
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**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

Preliminary Development Plan  
**PACIFIC HEIGHTS**  
 RESIDENTIAL SUBDIVISION  
 Indian Trail Road  
 Pacific, Missouri 63069

Proj. #	1778
No. Description	Date
For Review	02/20/18
For Review	03/05/18

PRELIMINARY  
 DEVELOPMENT  
 PLAN

DRAWING NO.

**SD1**