

**PLANNING AND ZONING COMMISSION  
AGENDA  
TUESDAY, JUNE 26, 2018  
7:00 P.M.**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. APPROVAL OF MINUTES**
  - 1. Planning & Zoning Meeting – June 12, 2018**
- 4. PUBLIC HEARINGS:**
  - 1. PZ2018-12: A Public Hearing to consider the City’s proposed Update to the City’s Zoning map to change the zoning of property from City of Eureka Zoning to City of Pacific M-2 Zoning, for an approximate 11.7 acre tract of land, being commonly known as 18637 US Highway 66, Pacific, MO, St. Louis County Parcel No. 30X420026. City of Pacific, applicant**
- 5. PUBLIC PARTICIPATION-SPEAKER CARDS**
- 6. NEW BUSINESS:**
  - 1. PZ2018-12: Consideration of the City of Pacific’s proposal to change zoning of property located at 18637 US Highway 66 from City of Eureka zoning to City of Pacific M-2 Zoning. City of Pacific, applicant**
  - 2. PZ2018-13: Consideration of a proposal to change the zoning on Property located at 5802 Hill View Drive from St. Louis County NU Zoning to City of Pacific M-1 Zoning. City of Pacific, 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**

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**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
AT THE PACIFIC CITY HALL, 300 HOVEN DRIVE  
JUNE 12, 2018**

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The Planning and Zoning Commission Meeting was called to order by Chairman Bruns at 7:00 P.M. on June 12, 2018, at Pacific City Hall, 300 Hoven Drive, Pacific, Missouri.

The roll call was taken with the following results:

**PRESENT**

Chairman Bruns  
Alderman Rahn  
Commissioner Smith  
Commissioner Miles  
Commissioner Graham  
Commissioner Bates  
Commissioner Eversmeyer  
Commissioner Brocato

**ABSENT**

Commissioner Koelling

Administrator Steve Roth, Building Commissioner Shawn Seymour and Rae Cowsert were also in attendance

**APPROVAL OF MINUTES**

**A. Planning & Zoning Meeting – May 22, 2018**

A motion was made by Commissioner Miles and seconded by Alderman Rahn to approve the minutes of the May 22, 2018 Regular Planning and Zoning Meeting. A voice vote was taken and the motion was approved 8-0.

**PUBLIC HEARINGS:**

- 1. PZ2018-11: A Public Hearing to consider an application for a Conditional Use Permit (CUP) to modify a single-family detached structure to a Single-family attached structure (duplex) in a “C-1” Downtown Commercial District, located at 314 W. St. Louis Street. Noah & Alba Giles, applicant.**

Chairman Brunns opened the public hearing and asked if it was posted. Rae Cowser stated yes it had been posted. Planning Director Shawn Seymour presented the staff report. He stated the second unit would be on the second floor of the residence. The site currently only has two off street parking stalls and would not be adequate off street parking for a duplex. Planning Director Seymour confirmed this is consistent with the Comprehensive Plan. The staff recommends approval with three conditions: 1. Additional parking spots; 2. Code violations be addressed (vehicles in back); 3. Continued property maintenance issues would allow the permit to be revoked. Noah Giles, 5543 Miroso Manor, Eureka, MO addressed the Commission and stated he has always taken very good care of this house. Mr. Giles stated in the Downtown area there are several other apartments which use the on street parking. Mr. Giles stated he does understand he would have to have permission from the Fire Department as well. There being no other questions or comments, Chairman Brunns closed the public hearing.

### **SPEAKER CARDS**

None

### **NEW BUSINESS:**

- 1. PZ2018-11: Consideration of an application for a Conditional Use Permit (CUP) to modify a single-family detached structure to a single-family attached structure (duplex) in a "C-1" Downtown Commercial District, located at 314 W. St. Louis Street. Noah & Alba Giles, applicant.**

A motion was made by Commissioner Smith and seconded by Commissioner Bates to approve the application with the following conditions: 1) Submit site plan showing off street parking 2) Comply with the Code requirements 3) Three or more violations will revoke the CUP. A vote was taken with the following results: Ayes, Commissioner Brocato, Commissioner Graham, Commissioner Bates, Commissioner Eversmeyer, Chairman Brunns, Alderman Rahn, Commissioner Smith, Commissioner Miles; Nays, none. The motion was approved 8-0 and will be presented to the Board of Alderman on June 19.

- 2. Zoning Ordinance Discussion**

Planning Director Seymour presented the Commission with a handout for them to review. He would like the Commission to start reviewing the Zoning District regulations. Chairman Brunns suggested they have some workshops to cleanup the zoning codes. Planning Director Seymour stated he is mindful of issues with the applications.

## **OLD BUSINESS**

None

## **COMMITTEE REPORTS**

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

Alderman Rahn stated he had nothing to report.

### **B. Board of Adjustment**

There is still pending action and a meeting date is pending.

## **OTHER BUSINESS**

None

## **ADJOURNMENT**

Chairman Bruns stating there being no further discussion asked for a motion to adjourn. A motion was made by Commissioner Brocato and seconded by Alderman Rahn. A vote was taken and the meeting was adjourned at 7:43 p.m.

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**Jerry Eversmeyer, Secretary**



# Planning & Zoning Commission Department of Planning Staff Report

**Meeting Date:** June, 26, 2018

**Project Type:** Zoning Map Amendment

**From:** Shawn Seymour, AICP  
Director of Planning

**Applicant:** City of Pacific

**Description:** **P.Z. 2018 – 12 18637 US Highway 66 (City of Pacific)**: A request for a Zoning Map Amendment to establish a “M-2” Heavy Industrial District due to annexation, located on the north side of US Highway 66, east of Hill View Drive and west of South Fox Creek lane (30X420026).

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## **Summary**

The applicant has submitted a request for a Zoning Map Amendment, for the purpose of establishing an “M-2” Heavy Industrial District on a newly annexed property. The property is owned by the City of Eureka and is zoned “PC” Planned Commercial District under the zoning ordinance of the City of Eureka. Section 400.260 of the zoning ordinance governs amendment to the zoning ordinance and zoning boundaries of the City of Pacific.

Section 400.260.D.2., of the Pacific Code of Ordinances states that properties annexed into the City will pre-existing zoning classifications established by other political subdivisions of the State of Missouri shall remain in full force. However, it is generally thought to be good planning practice to amend the zoning of the newly annexed area to a district found within the annexing parties zoning ordinance. Specifically, the City of Pacific as the petitioner of this request, is proposing the property be zoned from a district governed by the City of Eureka’s zoning ordinance to an “M-2” district duly government by the City of Pacific’s zoning ordinance.

## **Subject Site**

As noted above, the subject site is located on the north side of US highway 66, west of the Eastern Missouri Correctional Facility and east of the City of Pacific’s current eastern boundary. The property is unimproved, rectangular in shape, and is approximately 11.7 acres. The property has frontage onto US Highway 66 along the southern boundary of the site. Slope of the site ranges from its highest point at the northern boundary to its lowest at the southern boundary.

**Land Use and Zoning of Surrounding Properties**

Direction	Zoning	Land Use
North	“NU” Non-Urban STL County	Undeveloped Land
South	“NU” Non-Urban STL County	Undeveloped Land
East	“C” Commercial Eureka	Commercial
West	“PC” Planned Commercial Eureka	Single-family/Agricultural

**Analysis**

The subject property is undeveloped and surrounded to the north and south with undeveloped properties. To the east and west are varying light industrial land uses with some residential and agricultural mixed throughout.

The property was previously a part of the City of Eureka, thus it was not included in the Future Land Use Map of the Comprehensive Plan. The future land use map is a critical tool used during zoning map amendments. Properties along US Highway 66 within the City of Pacific have been designated for commercial land uses by virtue of the future land use map. However, staff believes that further examination of this designation is necessary. Certainly along US Highway 66 within and near the city’s central business district, commercial land uses are most prevalent. However, the land uses found along the outreaches of the city appear to be more industrial in nature, the new ADB development is an example. Further, these areas do not contain an adequate number of residential properties to support commercial land uses. Staff suggests the Planning & Zoning Commission may want to review this designation as shown on the further land use map.

**Recommendation**

The application for a zoning map amendment to establish an “M-2” Heavy Industrial District at the noted location appears to be the best fit for future development of the site. Existing land use and those currently under construction lend toward an industrial type. Staff believes this area of land linking the City of Pacific with the City of Eureka to be an excellent opportunity to further attract industrial businesses. Staff recommends **APPROVAL** of the request.

Attachments:



# Planning & Zoning Commission Department of Planning Staff Report

**Meeting Date:** June, 26, 2018

**Project Type:** Zoning Map Amendment

**From:** Shawn Seymour, AICP  
Director of Planning

**Applicant:** City of Pacific

**Description:** **P.Z. 2018 – 13 5802 Hill View Drive (City of Pacific)**: A request for a Zoning Map Amendment to establish a “M-1” Light Industrial District due to annexation, located on the east side of Hill View Drive, north of US Highway 66 (30Y330029).

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## **Summary**

The applicant has submitted a request for a Zoning Map Amendment, for the purpose of establishing an “M-1” Light Industrial District on a newly annexed property. The property is owned by the ADB and is zoned “NU” Non-Urban District under the zoning ordinance of St. Louis County. Section 400.260 of the zoning ordinance governs amendment to the zoning ordinance and zoning boundaries of the City of Pacific.

Section 400.260.D.2., of the Pacific Code of Ordinances states that properties annexed into the City will pre-existing zoning classifications established by other political subdivisions of the State of Missouri shall remain in full force. However, it is generally thought to be good planning practice to amend the zoning of the newly annexed area to a district found within the annexing parties zoning ordinance. Specifically, the City of Pacific as the petitioner of this request, is proposing the property be zoned from a district governed by St. Louis County’s zoning ordinance to an “M-1” district duly government by the City of Pacific’s zoning ordinance.

## **Subject Site**

As noted above, the subject site is located on the east side of Hill View Drive, north of US Highway 66. The property is improved with a residential structure, rectangular in shape, and is approximately 3.42 acres.



### **Land Use and Zoning of Surrounding Properties**

Direction	Zoning	Land Use
North	“NU” Non-Urban STL County	Residential
South	“M-1” Light Industrial	Construction yard and office building
East	“R-3” Multi-family	Correctional Facility
West	“NU” Nun-Urban STL County	Residential

### **Analysis**

The subject property is improved and includes a residential structure. The structure is proposed to be removed and site graded and made a part of the ADB development to the south. Presumably this area would be a continuation of the construction yard.

Surrounding properties to the north and west are low-density residential. These lots are partially wooded and ranging from three (3) to ten (10) acres in size. The property immediately to the south is the ADB development. The Future Land Use Map identifies this property to be utilized for residential purposes. The City has however, zoned the ADB properties to the south “M-1”. There could be some foreseeable conflicts with those adjacent residential properties to the north and west. This may be mitigated by the large lot sizes and low density.

It is clear that the City wishes to see nonresidential development occur in the area connecting the City of Pacific with the City of Eureka. However, the question remains, how far to the north and south of US Highway 66 should this nonresidential development be permitted to locate. Staff believes in this example, due to the extreme low density of the residential areas to the north, that the addition of 5802 Hill View Drive to the ADB development does not pose any detrimental impacts.

The Planning & Zoning Commission may wish to restudy this area of the City to determine if the residential designation on the future land use map is still the best use of the property.

### **Recommendation**

The application for a zoning map amendment to establish an “M-1” Light Industrial District at the noted location appears to be the best fit for future development of the site. Existing residential land uses should not be impacted beyond what the City has already approved. Staff recommends **APPROVAL** of the request.

Attachments: