

**PLANNING AND ZONING COMMISSION  
AGENDA  
TUESDAY, JULY 24, 2018  
7:00 P.M.**

- 1. CALL TO ORDER:**
  
- 2. ROLL CALL:**
  
- 3. APPROVAL OF MINUTES**
  - 1. Planning & Zoning Meeting – July 10, 2018**
  
- 4. PUBLIC HEARINGS:**
  - 1. PZ2018-13: A Public Hearing to consider the City’s proposed update to the City’s Zoning map to change the zoning of property, in the event proposed annexation thereof is approved, from St. Louis County NU Zoning to City of Pacific M-1 Zoning for the following parcel of land, being commonly known as 5802 Hill View Drive, Pacific, MO 63069, and being further described as follows: Tract 20 of Allenton Acres, Locator no. 30Y330029.**
  
  - 2. PZ2018-14: A Public Hearing to consider an application for a Preliminary Plat for an approximate twenty-two (22) acre tract of land generally located at 2050 Highway N (Parcel 19-6-14.0-0-099-034.000). The applicant is requesting approval of a preliminary plat for a fifty-seven (57) lot subdivision in the R-1B Single-Family District. The property is generally bounded by the Pacific Assembly of God and Riverbend School properties to the west, private residential properties to the north and south, and agricultural land to the east. Gullet Contracting LLC, applicant.**
  
  - 3. PZ2018-15: A Public Hearing to consider an application for a Preliminary plat for an approximate twenty-five (25) acre tract of land generally located at Indian Trails Road and Woodhaven Lane (Franklin County Parcels #19-6-14.0-0-099-033.300 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 approval of a preliminary plat for a fifty-three (53)**

**lot subdivision in the R-1C and R-1E Single-Family Zoning District. Rich Gullet & Sons, applicant.**

**5. PUBLIC PARTICIPATION-SPEAKER CARDS**

**6. NEW BUSINESS:**

- 1. PZ2018-13: Consideration for zoning map change for 5802 Hill View Drive. City of Pacific, applicant**
- 2. PZ2018-14: Consideration for a Preliminary Plat for an Approximate twenty-two (22) acre tract of land generally located at 2050 Highway N (Parcel 19-6-14.0-0-099-034.000) for a fifty-seven (57) lot subdivision. Gullet Contracting LLC, applicant.**
- 3. PZ2018-15: Consideration for a Preliminary Plat for an Approximate twenty-five (25) acre tract of land for a fifty-three (53) lot subdivision. Rich Gullet & Sons, 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  
JULY 10, 2018**

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The Planning and Zoning Commission Meeting was called to order by Chairman Bruns at 7:03 P.M. on July 10, 2018, at Pacific City Hall, 300 Hoven Drive, Pacific, Missouri.

The roll call was taken with the following results:

**PRESENT**

Chairman Bruns  
Commissioner Brocato  
Commissioner Graham  
Commissioner Bates  
Commissioner Eversmeyer

**ABSENT**

Commissioner Koelling  
Alderman Rahn  
Commissioner Miles  
Commissioner Smith

Planning Director Shawn Seymour was also in attendance.

**APPROVAL OF MINUTES**

**A. Planning & Zoning Meeting – June 26, 2018**

A motion was made by Commissioner Graham and seconded by Commissioner Brocato to approve the minutes of the June 26, 2018 Regular Planning and Zoning Meeting. A voice vote was taken and the motion was approved 5-0.

**PUBLIC HEARINGS:**

None

**SPEAKER CARDS**

None

**NEW BUSINESS:**

A discussion was had with regards to the responsibilities of the Planning & Zoning Commission.

**OLD BUSINESS**

A discussion was had with regards to the application processes of the zoning ordinance.

**COMMITTEE REPORTS**

**A. Board of Aldermen**

None

**B. Board of Adjustment**

None

**OTHER BUSINESS**

None

**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 Commissioner Graham. A vote was taken and the meeting was adjourned at 8:15 p.m.

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**Jerry Eversmeyer, Secretary**



# Planning & Zoning Commission Department of Planning Staff Report

**Meeting Date:** July, 24, 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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This application was previously review and approved by the Planning & Zoning Commission on June 26, 2018. Further the application was given first reading approval by the Board of Aldermen on July 3, 2018. The Board of Aldermen have requested that the application be sent back to the Commission for Public Hearing.

## **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:



# Planning & Zoning Commission Department of Planning Staff Report

**Meeting Date:** July, 24, 2018

**Project Type:** Preliminary Plat

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

**Applicant:** Gullet Contracting LLC/BFA Consultants Engineers Surveyors

**Description:** **PZ 2018-14: River Bend Heights (Gullet Contracting, LLC):** A request for approval of a preliminary plat for a fifty-seven (57) lot subdivision in the R-1B Single-Family District on an approximate twenty-two (22) acre tract of land generally located at 2050 Highway N (Franklin County Parcel ID 19-6-14.0-0-099-034.000).

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## **Summary**

The applicant has submitted a request for preliminary plat approval, for the purpose of establishing preliminary lot layout of a new residential subdivision. This property was previously reviewed by P&Z for a zoning map amendment to establish a new “R-1B” Single-Family District by the same applicant. Development standards for the “R-1B” district can be found in section 400.091 of the zoning ordinance. The applicant proposes the subdivision of fifty-seven (57) lots for the purposes of constructing residential single-family detached homes. The plat also includes the provision for public rights-of-way and storm water detention.

Section 410.040.B., of the Pacific Code of Ordinances provides the review procedure for a preliminary plat. P&Z is required to hold a public hearing and make recommendation to the Mayor and Board of Aldermen. The Mayor and Board are then tasked with making a final decision on the application for preliminary plat.

## **Subject Site**

The subject site is located on the east side of West Congress Street/Highway N, sitting generally across the street from River Bend Elementary School. The property is unimproved, with sloping terrain, and is rectangular in shape. The site is approximately twenty-two (22) acres in size.

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

Direction	Zoning	Land Use
North	“R-1E” Single-Family Estate	Residential
South	“R-1E” Single-Family Estate	Residential
East	“NU” Non-Urban	Unimproved Agricultural
West	“R-1E” Single-Family Estate	School

### **Analysis**

As noted above, the subject site is unimproved and zoned R-1B. The applicant has proposed to subdivide and construct fifty-seven (57) single-family homes with accompanying infrastructure. The proposed layout provides for three (3) curb cuts onto West Congress Street. There appears to be two (2) separated areas of improvement. At the north end of the site is proposed a court style right-of-way with fifteen (15) lots. These lots do not have a direct connection to the remaining south end of the development. The southern end of the development proposes two (2) access points on to West Congress Street with an interior loop street pattern and three (3) small courts radiating outward. Open space/common ground is provided via a detention basin located on the eastern boundary mid-development.

The proposed design appears to be an attempt to fit as many lots on the property as permitted by the density standards of the zoning district. Not a single amenity is proposed. Sidewalks along West Congress Street have not been provided, nor has a cross walk to get the public school on the west side of the street. Open space/common ground is restricted to a detention basin. In addition, five (5) lots are street fronting on three (3) sides.

### **Recommendation**

Although the proposed design of the subdivision is somewhat lackluster, the zoning ordinance contains no development standards to prohibit nor are there incentives to provide anything better.

Staff recommends **APPROVAL** with the following conditions.

1. Sidewalks be provided along West Congress Street.
2. A cross walk be provide from the site to the elementary school.
3. Thought be given to providing a picnic pavilion, jungle-gym, etc., on the common ground.

Attachments: Preliminary Plat





# Planning & Zoning Commission Department of Planning Staff Report

**Meeting Date:** July, 24, 2018

**Project Type:** Preliminary Plat

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

**Applicant:** Rich Gullet & Sons/CEDC Civil Engineering Design Consultants

**Description:** **PZ 2018-15: Bed Ridge Estates (Rich Gullet & Sons):** A request for approval of a preliminary plat for a fifty-three (53) lot subdivision in the “R-1C” and “R-1E” Single-Family Districts on an approximate twenty-five (25) acre tract of land generally located at Indian Trail Road and Wood Haven Lane (Franklin County Parcel ID 19-6-14.0-0-099-033.000, 19-6-14.0-0-099-033.100, 19-6-14.0-0-099-033.400, and 19-6-15.0-0-099-024.000).

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## **Summary**

The applicant has submitted a request for preliminary plat approval, for the purpose of establishing preliminary lot layout of a new residential subdivision. This property was previously reviewed by P&Z for a zoning map amendment to establish a new “R-1C” Single-Family District by the same applicant. Development standards for the “R-1C” and the “R-1E” districts can be found in sections 400.092 and 400.070 of the zoning ordinance respectively. The applicant proposes the subdivision of fifty-three (53) lots for the purposes of constructing residential single-family detached homes. The plat also includes the provision for public rights-of-way and storm water detention.

Section 410.040.B., of the Pacific Code of Ordinances provides the review procedure for a preliminary plat. P&Z is required to hold a public hearing and make recommendation to the Mayor and Board of Aldermen. The Mayor and Board are then tasked with making a final decision on the application for preliminary plat.

## **Subject Site**

The subject site is bounded by Indian Trail Road to the south and Wood Haven Lane to the west. It is also immediately west of River Bend Elementary School. The property is unimproved, with sloping terrain, and is of an irregular shape. The site is approximately twenty-five (25) acres in size.

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

Direction	Zoning	Land Use
North	“R-1B” Single-Family	Residential
South	“R-1E” Single-Family Estate	Residential
East	“R-1E” Single-Family Estate	School
West	Unincorporated Franklin County	Residential

### **Analysis**

As noted above, the subject site is unimproved and zoned R-1C and R-1E. The applicant has proposed to subdivided and construct fifty-seven (53) single-family homes with accompanying infrastructure. The proposed layout provides for one (1) access point onto Wood Haven Lane. This access point enters site and completes a loop in a counter clockwise direction. The lots on the southern portion of the site, in the area zoned R-1E are approximately ½ acre in size, or greater than 20,000 sf. Those lots generally located around the loop and in the northern portion of the site are closer to ¼ acre in size, or no less than 12,000 sf. Open space/common ground is provided via two (2) detention basins located on the eastern boundary of the development and by a large open space area found in the middle of the loop road.

The proposed design is a typical single-access loop. The single access poses an issue when an emergency arises. A fire or similar event at any of the lots located prior to the loop may in fact, block all traffic in and out of the subdivision. An additional access, if possible, would be ideal. A large open space area (1.8 acres) is provided in the middle of the development. This open space is access via one point on its eastern side. Varying lots sizes are found throughout the site, ranging from 12,000 sf. to 27,000 sf. Sidewalks are proposed to be added along Indian Trail Road. No direct access is shown to the elementary school to the east.

### **Recommendation**

The proposed preliminary plat application meets all requirements of the City Code of Ordinances

Staff recommends **APPROVAL** with the following conditions.

1. If possible, a second access point be provided on to Wood Haven Lane
2. A secondary access point to the open space be provided on its western boundary.
3. Direct access to the elementary school be provided.

Attachments: Preliminary Plat

# Department of Planning Memorandum

**Date:** July, 24, 2018  
**To:** Planning & Zoning Commission  
**From:** Shawn Seymour, AICP  
Director of Planning  
**Re:** Zoning Ordinance - Processes



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As requested last meeting, please see below for a comparison of application processes.

	Pacific	Washington	Union	Staff Preferred
ZMA/OTA	<ol style="list-style-type: none"> <li>1. Staff review</li> <li>2. P&amp;Z 15 day notice PH and recommendation</li> <li>3. B of A PH and final vote.</li> </ol>	<ol style="list-style-type: none"> <li>1. Staff review</li> <li>2. P&amp;Z review and recommendation</li> <li>3. 15 day notice PH and final decision City Council</li> </ol>	<ol style="list-style-type: none"> <li>1. Staff review</li> <li>2. P&amp;Z review and recommendation</li> <li>3. B of A 15 day notice PH and final decision</li> </ol>	<ol style="list-style-type: none"> <li>1. Staff review</li> <li>2. P&amp;Z review and recommendation</li> <li>3. B of A 15 day notice PH and decision</li> </ol>
PUD	<ol style="list-style-type: none"> <li>1. Staff review Pre Plan</li> <li>2. P&amp;Z 15 day notice PH and recommendation</li> <li>3. PH and final vote from B of A.</li> <li>4. Repeat above for final development plan</li> </ol>	<ol style="list-style-type: none"> <li>1. Staff review sketch plan</li> <li>2. P&amp;Z review sketch plan</li> <li>3. Pre Plan 15 day notice PH and recommendation with P&amp;Z</li> <li>4. Review and approval B of A</li> <li>5. Staff review final development plan</li> <li>6. City Council review and final decision on final development plan</li> </ol>	<ol style="list-style-type: none"> <li>1. Staff review sketch plan</li> <li>2. P&amp;Z 15 day notice PH recommendation on area plan.</li> <li>3. B of A approval of area plan</li> <li>4. Staff review final site plan</li> <li>5. P&amp;Z review and decision final site plan</li> </ol>	<ol style="list-style-type: none"> <li>1. Staff review pre plan</li> <li>2. P&amp;Z review and recommendation</li> <li>3. B of A 15 day notice PH and decision</li> <li>4. Staff review final plan</li> <li>5. P&amp;Z review and decision</li> <li>6. B of A 15 day power of review</li> </ol>
CUP	<ol style="list-style-type: none"> <li>1. Staff review</li> <li>2. P&amp;Z 15 day notice PH and recommendation</li> <li>3. B of A PH and final vote</li> </ol>	<ol style="list-style-type: none"> <li>1. Staff review</li> <li>2. Review and recommendations by P&amp;Z</li> <li>3. 15 day notice PH and final decision by City Council</li> </ol>	<ol style="list-style-type: none"> <li>1. Staff review</li> <li>2. 15 day notice PH and final decision by P&amp;Z</li> <li>3. 15 day power of review by B of A</li> </ol>	<ol style="list-style-type: none"> <li>1. Staff review</li> <li>2. P&amp;Z 15 day notice PH and decision</li> <li>3. B of A 15 day power of review</li> </ol>
SP	<ol style="list-style-type: none"> <li>1. N/A require PUD process</li> </ol>	Staff review and decision	<ol style="list-style-type: none"> <li>1. Staff review</li> <li>2. P&amp;Z review and decision</li> </ol>	Staff review and decision

	Pacific	Washington	Union	Staff Preferred
Sub	<ol style="list-style-type: none"> <li>1. Staff review pre plat</li> <li>2. P&amp;Z 15 day notice PH and recommendation</li> <li>3. B of A Review and final decision.</li> <li>4. Staff review improvement plans</li> <li>5. Repeat 1 through 3 for final subdivision.</li> </ol>	<ol style="list-style-type: none"> <li>1. Staff review pre plat</li> <li>2. P&amp;Z review and recommendation</li> <li>3. City Council review and decision</li> <li>4. Staff review and approve improvement plans</li> <li>5. Staff review final plat</li> <li>6. City Council review and approve final plat</li> </ol>	<ol style="list-style-type: none"> <li>1. Staff review sketch plat</li> <li>2. P&amp;Z review and recommendation – PH to be noticed by newspaper</li> <li>3. B of A PH and review. Decision at 2<sup>nd</sup> meeting</li> <li>4. B of A review of final plat. May send to P&amp;Z or may make decision</li> </ol>	<ol style="list-style-type: none"> <li>1. Staff review pre plat</li> <li>2. P&amp;Z review and recommendation</li> <li>3. B of A PH, review and decision</li> <li>4. Staff review and approve improvement plans</li> <li>5. Final plat same as pre plat.</li> </ol>