

June 3, 2021

**NOTICE OF PUBLIC HEARING
CITY OF PACIFIC
PLANNING & ZONING COMMISSION**

**Map Amendment (Rezoning)
Old Gray Summit Road and Lamar Parkway, Pacific MO
Franklin County Parcel ID: 19-1-11.0-3-099-005.000**

The City of Pacific Planning and Zoning Commission will conduct a Public Hearing on **Tuesday, June 22, 2021** at 7:00 P.M. at the Pacific Government Center, 300 Hoven Drive, Pacific MO to hear comments on the following proposals:

1. PZ 2021-011: Map Amendment, Old Gray Summit Road and Lamar Parkway, McBride Berra Land Company LLC, applicant. The applicant is seeking a map amendment (rezoning) for an approximate 11.45 acre tract of land generally located at Old Gray Summit Road and Lamar Parkway (Franklin County Parcel ID: 19-1-11.0-3-099-005.000). The applicant is seeking a rezoning from the current R-1C single family residential to R-1B PUD-PDR residential. The property includes a strip of land on the west side of Lamar Parkway, north of Old Gray Summit Road, and property on the east side of Lamar Parkway, north of Old Gray Summit Road. The property is generally bounded by residentially used properties to the east, west and south, and Union Pacific Railroad tracks to the north.

Interested parties may comment during the Public Hearing at the specified date and time. Copies of the application are available for review at Pacific City Hall, 300 Hoven Drive during weekdays between the hours of 8:00 a.m. and 5:00 p.m. Copies are also available online at www.pacificmissouri.com. If you should need additional information, please contact Steve Roth, City Administrator, by telephone at 636-271-0500 ext 213 or by email at sroth@pacificmissouri.com



Receipt # _____

Tax ID # _____

City of Pacific

Application for Zoning Change

Applicant Information

Full Name: McBride Berra Land Company, LLC Date: 6/2/21
First Last M.I.

Address: 16091 Swingley Ridge, Ste. 300
Street Address Apartment/Unit #
Chesterfield MO 63017
City State ZIP Code

Phone: 314-336-0201 Email acarter@mcbridehomes.com

Applicants Interest in the Property: owner under contract

Legal Property Owner Information

Name of Legal owner: Buccaneer Property Managers, Inc. Date: 6/2/21
First Last M.I.

Address: 8000 Maryland Ave., Ste. 1500
Street Address Apartment/Unit #
Clayton MO 63105
City State ZIP Code

Phone: _____ Email rparham@bcbllawlc.com

Property Information for Zoning Request

Name of Legal Owner: Buccaneer Property Managers, Inc Phone: _____

Address: Lamar Parkway and Old Gray Summit Road

Total Acreage: 11.5 Present Zoning District: R-1C Requested Zoning District: R1-B/PUD-PDR

Present Use: vacant Proposed Use: residential

Describe the Factors to Justify the Rezoning Request: see attached narrative

PLEASE SIGN AND DATE

Applicant(s) Signature: McBride Burra Land Company, LLC
By: Angie Carter Date: 6/2/21
Angie Carter, Authorized Agent

Signature of Legal Owner(s): McBride Burra Land Company, LLC
By: Angie Carter Date: 6/2/21
(owner under contract) Angie Carter, Authorized Agent

****THIS APPLICATION SHALL NOT BE CONSIDERED COMPLETE UNLESS IT IS ACCOMPANIED BY THE FOLLOWING ITEMS:**

1. THE REQUIRED FILING FEE
2. A LEAGAL DESCRIPTION OF THE AFFECTED REAL ESTATE SEALED BY A LAND SURVEYOR PER SECTION 400.260(B) OF THE ZONING ORDINANCE
3. ONE PAPER COPY AND ONE ELECTRONIC COPY OF A SEALED PLAT OR SURVEY OF THE PROPERTY.

BOUNDARY DESCRIPTION (RECORD)

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER IN SECTION ELEVEN (11), TOWNSHIP FORTY-THREE (43) NORTH, RANGE TWO (2) EAST OF THE 5TH, P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF MISSOURI PACIFIC RAILROAD RIGHT OF WAY WHICH IS SOUTH 85 DEGREES 30 MINUTES WEST 19.465 CHAINS (1,284.69 FEET) FROM THE EAST LINE OF SAID QUARTER SECTION, CONTINUE THENCE SOUTH 85 DEGREES 30 MINUTES WEST ON THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD 9.465 CHAINS (624.69 FEET) TO THE WOLGAST PROPERTY, THENCE SOUTH 0 DEGREES 45 MINUTES WEST 13.67 CHAINS (902.22 FEET) TO A POINT IN THE CENTER LINE OF THE GRAY SUMMIT COUNTY ROAD, THENCE WITH THE CENTER LINE OF SAID ROAD, NORTH 83 DEGREES 30 MINUTES EAST 9.505 CHAINS (627.33 FEET), THENCE NORTH 0 DEGREES 45 MINUTES EAST TO THE POINT OF BEGINNING, REFERENCE BEING MADE TO SURVEYORS RECORD 10 PAGE 283, MORE OR LESS, EXCEPTING THEREFROM THAT PART CONVEYED TO THE COUNTY OF FRANKLIN FOR ROAD PURPOSES BY DEED OF RECORD IN BOOK 293 PAGE 829.

ALSO EXCEPTING THAT PART CONVEYED TO THE CITY OF PACIFIC, MISSOURI, RECORDED IN BOOK 1459 PAGE 0106 OF THE FRANKLIN COUNTY RECORDS.

PROPERTY CONTAINS 11.446 ACRES, MORE OR LESS, ACCORDING TO AVAILABLE RECORD INFORMATION AND CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF APRIL, 2021 UNDER ORDER NUMBER 19-12-425 AND SUBJECT TO THE RESULTS OF A FUTURE PROPERTY BOUNDARY SURVEY.



The Cedars Narrative Statement

McBride Homes is proud to have the opportunity to unveil a new project, The Cedars, to the City of Pacific. McBride has a long history of successful residential developments in the Greater St. Louis Metropolitan Area and is very excited to be re-entering the City of Pacific market. McBride recently entered the Washington, Missouri market, which has been another goal of McBride's, with our Locust Valley development. Locust Valley has been very well-received by the City of Washington and its residents and McBride hopes to find more opportunities to continue building there. McBride has devoted significant time and resources in searching for the right opportunities in both Washington and Pacific to provide quality developments in these areas. To that end, McBride Berra Land Company, LLC now has this site under contract. McBride is proposing to develop the 11.5 acres of property at the intersection of Lamar Parkway and Old Gray Summit Road and is requesting a PDR (R1-B underlying) zoning in order to permit the development of The Cedars. The project consists of 45 residential home sites on 11.5 acres.

This site presents many development challenges, most notably that it is divided into two sections by Lamar Parkway. In developing a plan for this difficult site, McBride met with City staff and had numerous discussions about site design, receiving a lot of feedback from City representatives concerning the original plan. McBride listened to the City's concerns and worked diligently to develop an efficient plan that makes sense for the City and is attractive to potential new residents, while addressing safety for the existing and potential new residents. Some of the changes from the original drafted plan include limiting the number of homes and driveways that will access Lamar Parkway directly (by decreasing the number of home sites planned by eight and increasing the size of those lots), providing a turn-around area on each of these driveways to avoid any need to back out onto Lamar Parkway, adding common ground areas and a pocket park, and increasing the pavement width in the right-of-way to 28'. The attached plan incorporates these changes suggested by the City representatives.

The site transitions from industrial to residential, with a right-of-way bisecting the site so the R1-B zoning is appropriate for this project. With a straight R1-B zoning, the density standards permit 50 homes to be constructed on this site. Our plan is to construct 45 homes. Due to the unique challenges of this site, we are seeking the PDR overlay to allow flexibility and modifications to the underlying R1-B requirements with regard to lot sizes and setbacks, and a modification to allow for 28' wide pavement within a 50' wide right-of-way to be constructed as shown on the attached plan. We feel that this right-of-way width is appropriate on this site in that it will only serve 32 of the homes and it will help to provide necessary traffic calming measures creating a safe environment for the homeowners. The lot sizes on this plan range from 6,175 to 13,473 square feet, and the

setbacks we are requesting are 25' front setbacks, 6' side setbacks and 20' rear setbacks. The plan includes 32 lots that are 52' wide and 13 lots that are 80' wide, with the largest lots being those fronting Lamar Parkway.

In consideration of the design flexibility that we are seeking through the PRD, we are able to provide several of the design criteria desired in the City's Code for a PRD zoning: maintaining existing site topography and slopes, creating open space and sidewalks for walkability, preserving some of the existing mature trees, increasing planting along rights-of-way, segregating vehicular traffic from pedestrian traffic by providing sidewalks on both sides of the street, and providing housing desired by new and existing residents. All of the aforementioned items provide an abundance of reasons for a PRD overlay on this site.

The City's Comprehensive Plan states that "housing stock has a great impact on the city's future economic and social conditions" and "[H]ousing is critical in attracting retail, as retail is generally driven by 'rooftops.'" The Comprehensive Plan further states that "by providing affordable housing options, Pacific could attract young families with school aged children ages 5-19." For the foregoing reasons, this proposed single-family housing development is in high demand and will fulfill the City's housing needs with new, modern housing options, thus attracting young families to the area and providing more rooftops to attract retail to the area, which is in furtherance of the City's goals for future growth and development.

McBride will be constructing its popular Bayside single-family detached product line for this site, which has been very successful in many of our developments in nearby communities, including The Arbors at Rockwood and Windswept Farms in the City of Eureka. These homes contain modern features and floor plans, two-car garages, fully sodded lawns, landscape packages, and many elevations featuring stone and brick accents. The site will contain three common ground areas totaling 1.34 acres in size, including a storm water detention area and a pocket park that will be maintained by a homeowners' association, public streets and public sidewalks providing the connectivity the City desires.

McBride has long been seeking another project in the City of Pacific and is very excited about its re-entry into the area. McBride believes this plan is the most efficient use for this challenging and unique site. McBride worked diligently with the City to develop this plan that it believes will attract new and existing residents to the City of Pacific while preserving a safe and cohesive plan for the surrounding community.