

**PLANNING AND ZONING COMMISSION
AGENDA
TUESDAY, JULY 23, 2019
7:00 P.M.**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. APPROVAL OF MINUTES**
 - 1. Planning & Zoning Meeting – July 9, 2019**
- 4. PUBLIC HEARINGS:**
 - 1. PZ2019-10: A Continuation of Public Hearing to consider an application for a Conditional Use Permit at 415 W. St. Louis Street, Pacific, MO 63069 (Franklin County Parcel #19-1-12.0-3-003-018.000). The applicant is proposing to operate a small events space/venue and a small office at this location, which is currently zoned R-1A, Single Family Residential. Trudy Nickelson, Designs of Ambiance, LLC, applicant.**
 - 2. PZ2019-11: A Public Hearing to consider an application for a Planned Unit Development (PUD) for property located at 2244 Rose Lane. The applicant proposes to develop the site for construction of an approximate 11,900 square foot warehouse at this location, near an existing manufacturing facility on the site. Loading dock areas and other site improvements are also proposed. The property is currently zoned M-1, Light Industrial. Gratzner Brother Construction, on behalf of Ezekiel and Stearns, applicant.**
- 5. PUBLIC PARTICIPATION-SPEAKER CARDS**
- 6. NEW BUSINESS:**
 - 1. PZ2019-10: Consideration of an application for a Conditional Use Permit at 415 W. St. Louis Street to operate a small events space/venue and a small office at this location, which is currently**

zoned R-1A, Single Family Residential. Trudy Nickelson, Designs of Ambiance, LLC, applicant.

- 2. PZ2019-11: Consideration of an application for a Planned Unit Development (PUD) located at 2244 Rose Lane. Gratzer Brothers Construction, on behalf of Ezekiel and Stearns, applicant.**

7. OLD BUSINESS:

- 1. Review of pending Zoning and Land Use code amendments**

8. COMMITTEE REPORTS:

- 1. BOARD OF ALDERMEN**

- 2. 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
JULY 9, 2019**

The Planning and Zoning Commission Meeting was called to order by Commissioner Smith at 7:00 P.M. on July 9, 2019, 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 Koelling
Commissioner Graham
Commissioner Bates
Commissioner Eversmeyer
Commissioner Brocato

ABSENT

City Engineer Anna Hodge and Rae Cowsert were also in attendance.

APPROVAL OF MINUTES

A. Planning & Zoning Meeting – June 25, 2019

A motion was made by Commissioner Bates and seconded by Alderman Rahn to approve the minutes. A voice vote was taken and the motion was approved 9-0.

PUBLIC HEARINGS:

1. **PZ2019-10: A Public Hearing to consider an application for a Conditional Use Permit at 415 W. St. Louis Street (Franklin County Parcel #19-1-12.0-3-003-018.000). The applicant is proposing to operate a small events Space/venue and a small office at this location, which is currently Zoned R-1A, Single Family Residential. Trudy Nickelson, Designs**

Of Ambiance, LLC, applicant

Chairman Brunns introduced the public hearing and asked if it was posted. Rae Cowsert stated it had been posted. Chairman Brunns asked City Engineer Hodge for the staff report. She stated in the staff report all standards for this use have been met with the exception of the occupancy load should be no more than 30 people. The hours of operation should be no later than 10 p.m. during the week and 11 p.m. on the weekends. City Engineer Hodge stated the staff recommends approval. Chairman Brunns asked if the Fire Department had been contacted about this. City Engineer Hodge stated she had not been in contact with them. Commissioner Eversmeyer asked about handicap accessibility. He was told this should be covered by the occupancy inspection. Chairman Brunns asked the applicant if she had anything to add. Trudy Nickelson who is from Robertsville but has purchased the house at 415 W. St. Louis came forward to talk to the Commission. She stated she already has plans to make the residence handicap accessible as well as the bathroom being equipped with rails. She feels the latest time would be 10 p.m. for events. Her plans are for the space to be elegant for events. Mrs. Nickelson stated any of the events would be catered and if there was any alcohol served it would be by them. Chairman Brunns stated parking is a concern of hers as well as the noise late at night. Mrs. Nickelson stated she plans to talk to the churches to see if she can rent their parking lots during their off hours when she has an event. Commissioner Smith stated she needs to talk to the Fire Department, Health Department and the code official. He is not prepared to give her an answer tonight. Commissioner Brocato also asked about the noise from these events. Mrs. Nickelson stated there will be no live music to cause any noise outside. Commissioner Bates stated he thinks this is a great idea and could be a great thing. Mrs. Nickelson stated she was in corporate business for thirty plus years and lost her job a year ago. Her passion is to do event planning and be a coordinator for events. Commissioner Smith stated he didn't want to burst her bubble, but she should have checked this out before purchasing the house. Mrs. Nickelson stated she will be better than a renter and she doesn't bark. She said she is committed to not letting any problems occur. City Engineer Hodge left the meeting. Alderman Rahn asked how many days a week would there be events happening at this venue. He also in regard to the parking, if you go to any other city, on street parking is first come, first serve. Chairman Brunns stated they will probably continue this and come back in two weeks.

Sue and Don Caldwell, 974 Decker Road, Labadie, MO - Mrs. Caldwell stated they own the house next door to this property and use it as a rental. She stated they have very good tenants and do not want to lose them. They are also concerned about the parking issue.

Chairman Brunns closed the public hearing.

SPEAKER CARDS

Included in the public hearing section.

NEW BUSINESS:

- 1. PZ2019-10: Consideration of an application for a Conditional Use Permit at 415 W. St. Louis Street to operate a small events space/venue and a small Office at this location, which is currently zoned R-1A, Single Family Residential. Trudy Nickelson, Designs of Ambiance, LLC, applicant**

A motion was made by Commissioner Brocato and seconded by Commissioner Smith to continue this until the July 23 meeting. A vote was taken with the following results: Ayes, Alderman Rahn, Commissioner Smith, Commissioner Miles, Commissioner Koelling, Commissioner Brocato, Commissioner Graham, Commissioner Bates, Commissioner Eversmeyer, Chairman Bruns; Nays, none.

Commissioner Bates asked Chairman Bruns if they should have left the public hearing open and not closed it. A motion was made by Commissioner Eversmeyer and seconded by Commissioner Smith to reopen the public hearing. Chairman Bruns asked all in favor and the motion was approved to reopen the public hearing. A motion was made by Alderman Rahn and seconded by Commissioner Brocato to continue the public hearing to the July 23 meeting. A vote was taken with the following results: Ayes, Alderman Rahn, Commissioner Smith, Commissioner Miles, Commissioner Koelling, Commissioner Brocato, Commissioner Graham, Commissioner Bates, Commissioner Eversmeyer, Chairman Bruns; Nays, none. The motion to continue the public hearing was approved 9-0.

OLD BUSINESS

None

COMMITTEE REPORTS

A. Board of Aldermen

Alderman Rahn stated the Board of Aldermen changed the distance on the Medical Marijuana ordinance.

B. Board of Adjustment

Nothing to report

OTHER BUSINESS

None

ADJOURNMENT

There being no further discussions, Chairman Bruns asked for a motion to adjourn. A motion was made by Commissioner Smith and seconded by Alderman Rahn. A voice vote was taken and the meeting was adjourned at 7:47 p.m.

Jerry Eversmeyer, Secretary

PAID
City of Pacific

JUL 5 2019

Building Safety/Planning
Code Enforcement
Animal Control

CITY OF PACIFIC, MISSOURI
PLANNED UNIT DEVELOPMENT APPLICATION

Return To:

City of Pacific
Planning and Zoning
300 Hoven Drive
Pacific, MO 63069

Applicant Information:

Applicant Name: William M. Gratzler

Applicant Address: 920 N. Commercial Av. St. Clair Mo. 63077
Street city state zip

Applicant Phone: 636-629-1198 Applicant Email: bgatzler@hotmail

Owner Information:

Owner Name: Andrew E. Black

Owner Address: 2244 Rose Lane Pacific Mo. 63069
Street city state zip

Owner Phone: 646-481-3295 Owner Email: andrewb@ezekielandste
arns.com

Property Information:

Street Address: 2244 Rose Lane Pacific Mo. 63069

 1/4 1/4 Section: Township: Range:

Present Zoning: M-1

Requested Zoning: M-1

Present Use: Empty Lot

Requested Use: Warehouse

Surrounding Land Use and Zoning:

<u>Land Use</u>	<u>Zoning</u>
North _____	<u>M-1</u>
South _____	M-1 <u>R-1A</u>
East _____	<u>M-1</u>
West _____	<u>M-1</u>

Relationship to Surrounding Zoning Pattern:

Would the proposed zoning create an isolated district? Yes _____ No *

If yes, explain: _____

Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes _____ No *

If yes, explain: _____

Conformance with Comprehensive Plan:

Is proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan? Yes * No

If no, explain: _____

Is proposed change consistent with the Future Land Use Map? Yes * No

If no, explain: _____

SIGNATURES:

William M. Lutz
Applicant Signature

7-5-19
Date

Owner Signature

Date

For Office Use Only:

Case ID: _____

Date Notices Sent: _____

Date Received: _____

Number of Notices Sent: _____

Date Advertised: _____

Public Hearing Date: _____

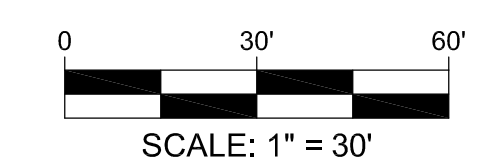
NOTICE OF PUBLIC HEARING
CITY OF PACIFIC
PLANNING & ZONING COMMISSION

The City of Pacific Planning & Zoning Commission will conduct a public hearing on Tuesday, July 23, 2019, at 7:00 PM, at the Pacific Government Center, 300 Hoven Drive, Pacific, MO 63069, to consider the following:

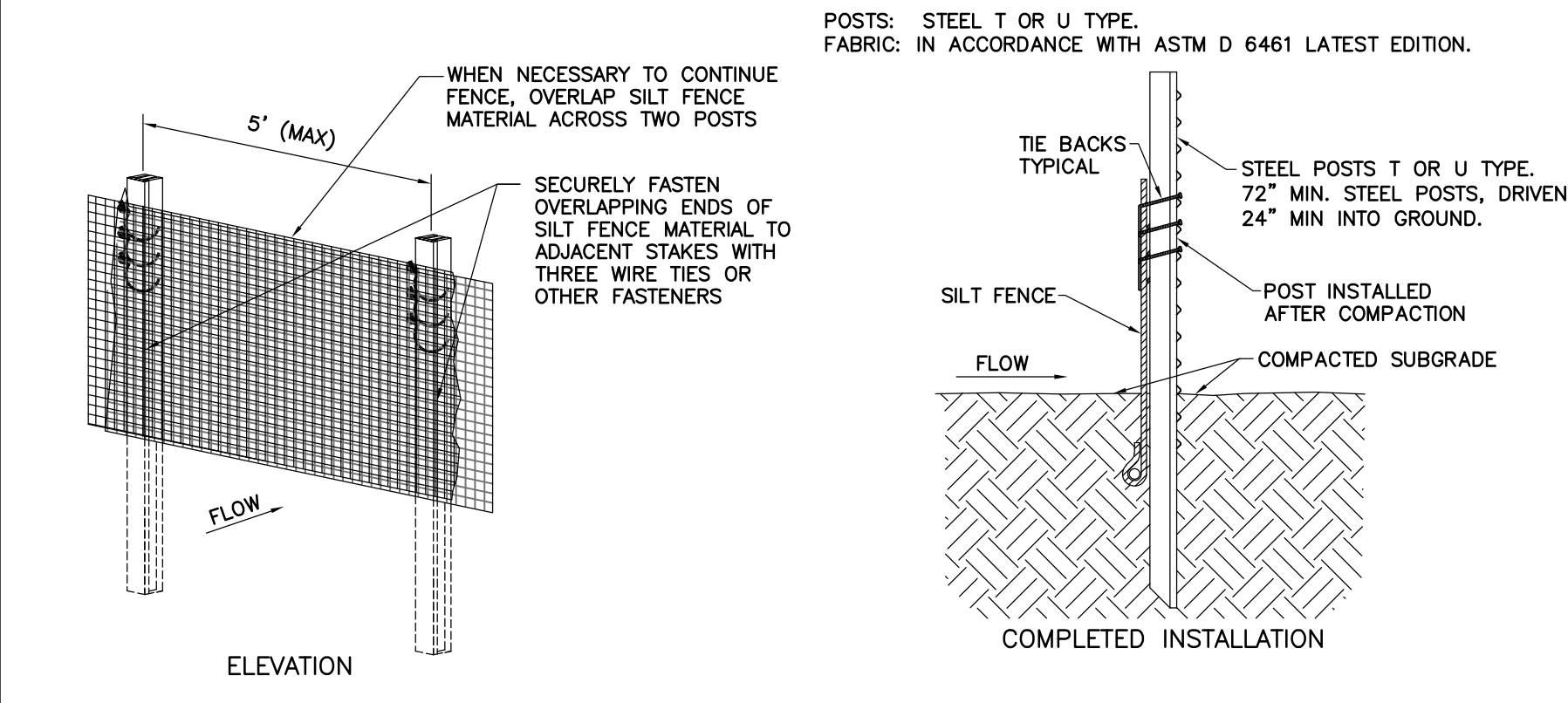
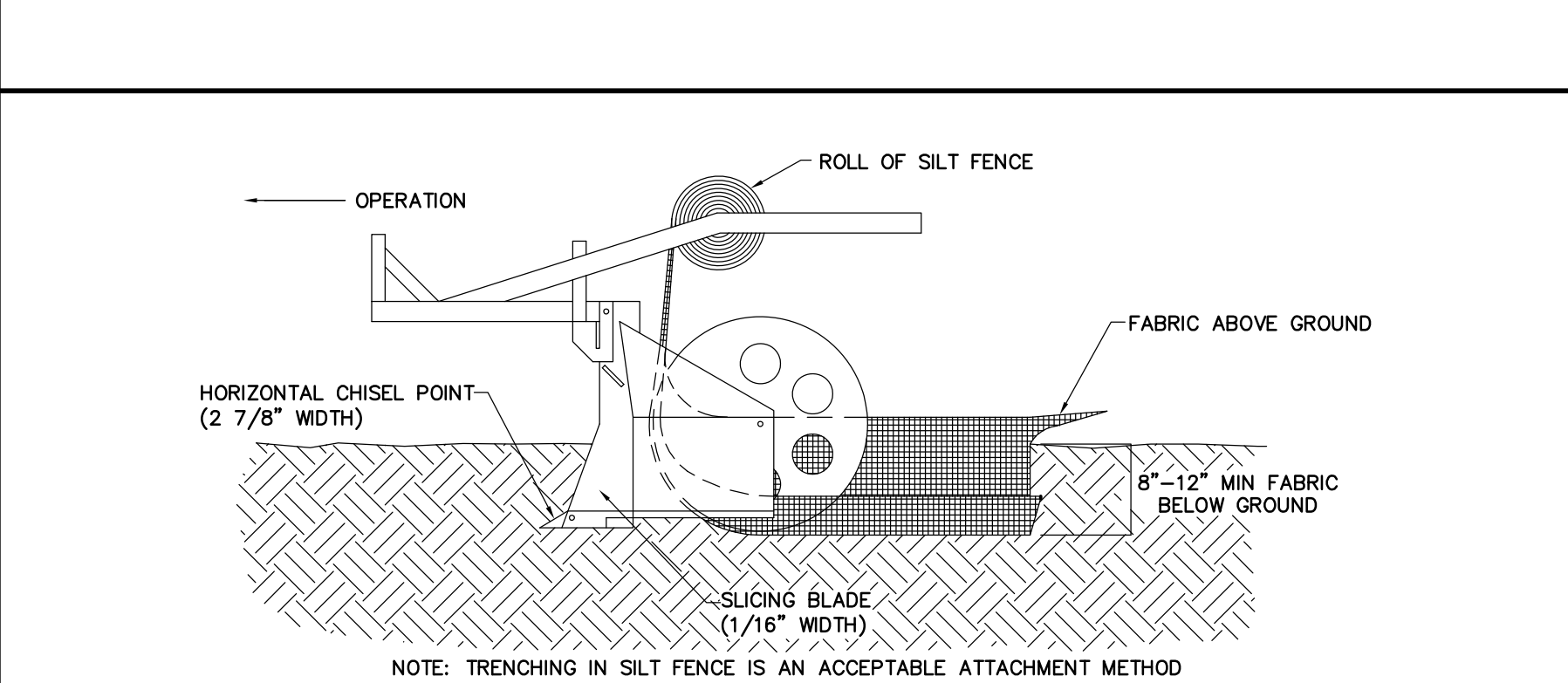
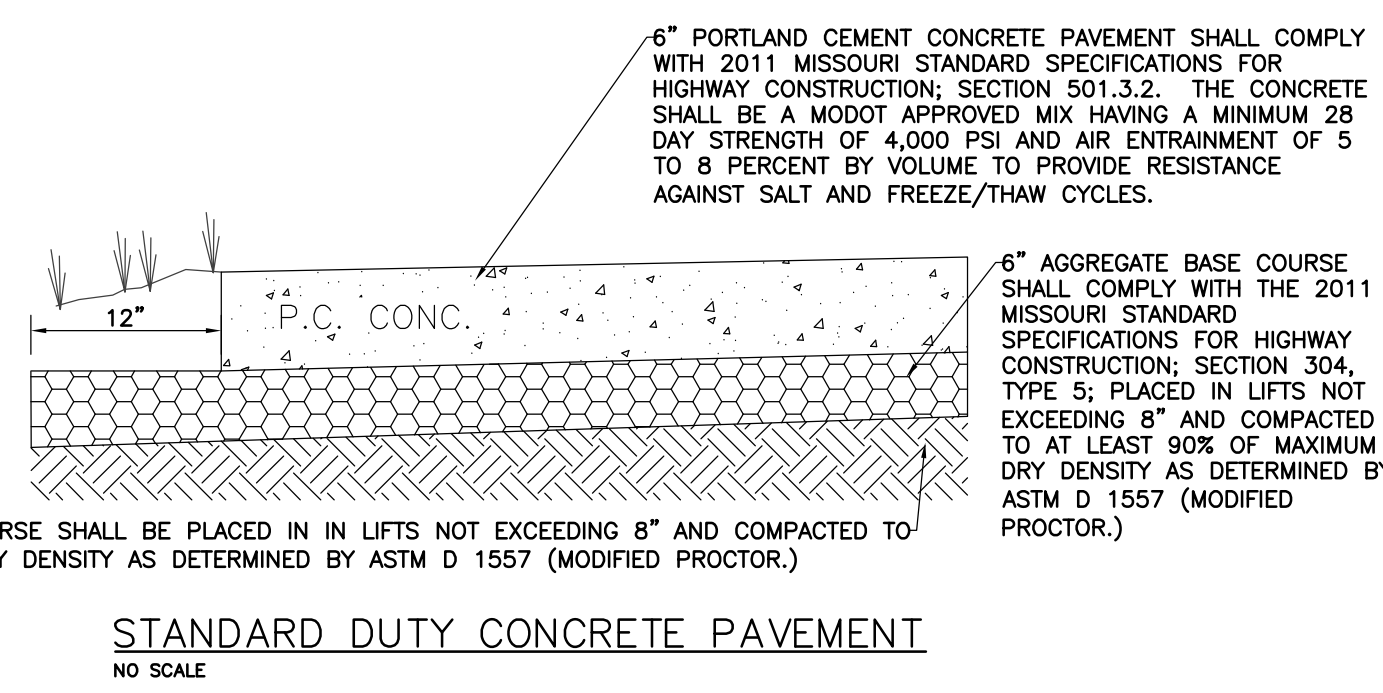
PZ 2019-11: Planned Unit District development plan approval, 2244 Rose Lane (PUD-PDM) A public hearing to consider an application for Planned Unit District development plan approval for property located at 2244 Rose Lane. The applicant proposes to develop the site for construction of an approximate 11,900 square foot warehouse at this location, near an existing manufacturing facility on the site. Loading dock areas and other site improvements are also proposed. The property is currently zoned M-1, Light Industrial. Gratzer Brothers construction, on behalf of Ezekiel and Stearns, applicant.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review at Pacific City Hall, 300 Hoven Drive during weekdays between the hours of 8:00 a.m. and 5:00 PM. A copy of the application is also available online at www.pacificmissouri.com. For more information, please contact Anna Hodge, City Engineer at 636-271-0500 ext 216 or by email at ahodge@pacificmissouri.com.

DEVELOPMENT PLAN



NOTES:
 1. ALL AREAS INDICATED AS CONCRETE PAVEMENT SHALL BE CONSTRUCTED WITH CONCRETE. AREAS INDICATED AS REINFORCED CONCRETE SHALL BE CONSTRUCTED AS SUCH. OTHER AREAS INDICATED ONLY AS "HEAVY DUTY" OR "STANDARD DUTY" PAVEMENT CAN BE CONSTRUCTED USING CONCRETE OR ASPHALT. PAVEMENT TYPE SELECTED SHALL BE CONSISTENT ON ENTIRE PROJECT. CONCRETE PAVING SHALL BE BID AS AN "ADD" OR "DEDUCT" ON THE BID DOCUMENTS.
 2. CONSTRUCTION JOINTS MIN. 90' O.C., CONTROL JOINTS MIN. 15' EACH WAY.
 (SEE TYPICAL JOINT DETAILS AND SITE SPECIFIC SPECIFICATIONS FOR JOINT DETAILS AND SEALANTS)



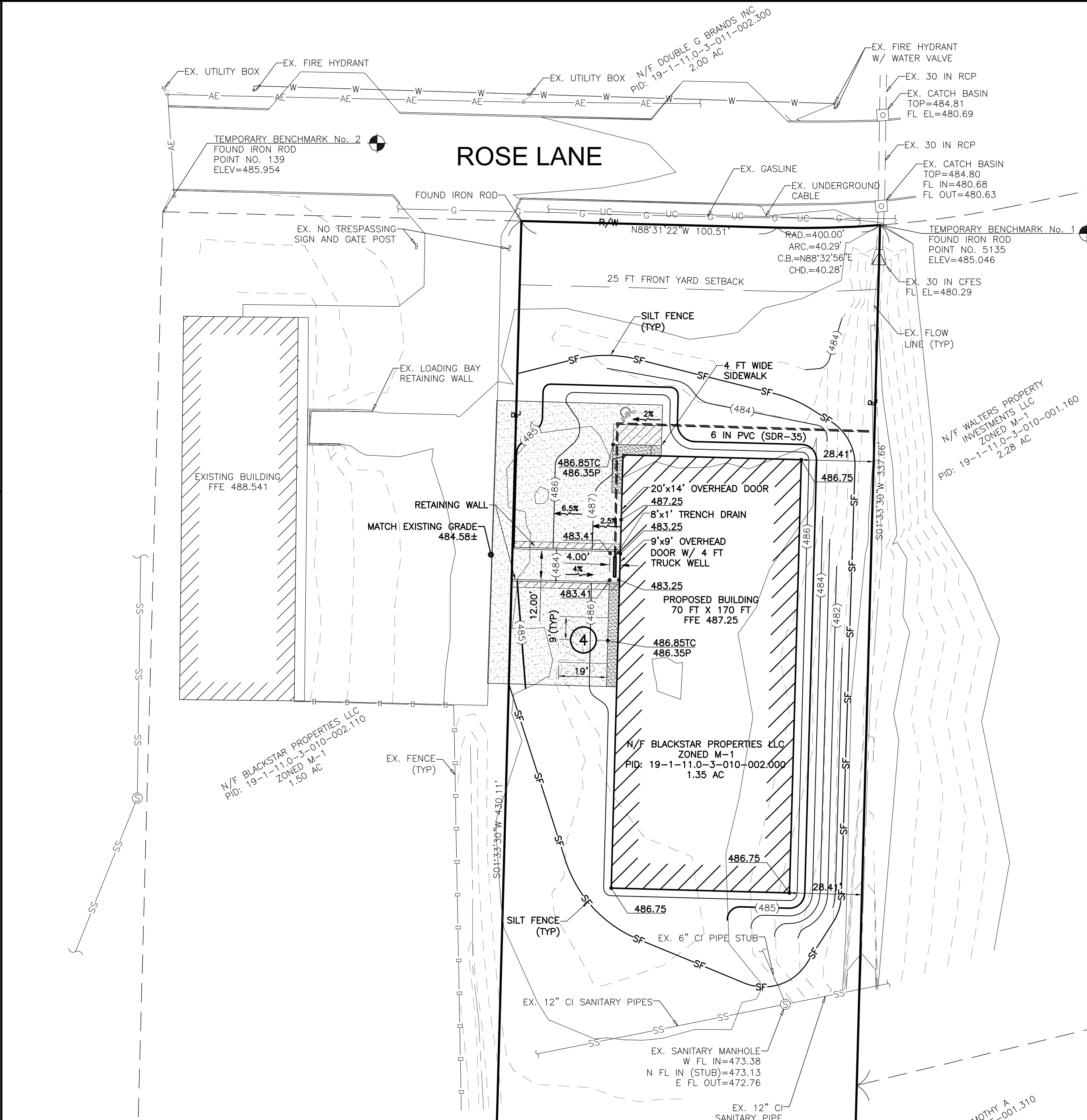
SPECIFICATIONS FOR STATIC SLICING METHOD FOR SILT FENCE INSTALLATION

- STATIC SLICING SHALL BE USED TO ANCHOR SILT FENCE FABRIC IN ORDER TO NOT USE THE WIRE BACKING.**
- SILT FENCE SHALL BE INSTALLED PER ASTM D-6462-03 LATEST EDITION.
 - INSTALL POSTS AT A MAXIMUM OF 5'-0" APART.
 - INSTALL POSTS AT A MINIMUM DEPTH OF 24" ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT UPSTREAM WATER PRESSURE ON THE FABRIC.
 - INSTALL POSTS WITH THE NIPPLES FACING AWAY FROM THE SILT FENCE FABRIC.
 - ATTACH THE FABRIC TO EACH POST WITH THREE TIES, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. ALSO, EACH TIE SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
 - WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
 - WHEN NECESSARY TO CONTINUE FENCE, OVERLAP SILT FENCE MATERIAL ACROSS TWO POSTS.
 - NO MORE THAN 24" OF A 36" FABRIC IS ALLOWED ABOVE GROUND LEVEL.
 - DRIVE POST A MINIMUM OF 24" INTO THE GROUND.
 - THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATIONS BEFORE COMPACTION. USE A FLAT-BLADED SHOVEL TO TUCK FABRIC DEEPER INTO THE SLIT IF NECESSARY.
 - COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
 - MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE FENCE FABRIC ABOVE GRADE.
 - WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.
 - ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

NON-WIRE BACKED SLICING METHOD FOR SILT FENCE INSTALLATION

NO SCALE

- GROUND SURFACE PREPARATION:**
- Within all construction areas, existing structures, foundation walls, footings, floor slabs, pavements, cisterns, septic fields, utilities, and related below-grade components, as well as their associated backfill, shall be removed from the site.
 - Excavations resulting from the removal of existing site improvements shall be backfilled with properly compacted fill material meeting the recommendations below.
 - Areas to be cut or to receive fill shall be stripped of any surface vegetation and/or organic topsoil. The strippings shall be removed and stockpiled for later placement in landscaped or common ground areas.
 - Existing below grade elements encountered outside of the building area may be left in place provided concrete/rock elements are not nested together and are at least 3' below subgrade.
 - Where existing fill is to remain in place, the upper 8 inches should be scarified, moisture adjusted as needed, and recompact to at least 95% of its standard Proctor max. density prior to construction of the building or the placement of additional fill.
 - Excavations shall be protected from extreme temperatures, precipitation, and construction disturbances. Prior to compaction, the soil may require moisture adjustment.
 - Soils that become unstable due to moisture or disturbance shall be scarified, dried, and recompact; or undercut to a suitable bearing subgrade and replaced with compacted fill material.
- BUILDING AREA**
- Refer to the Building Plans for earthwork associated with the building pad preparation.
 - If existing non-engineered fill is found, remove all existing fill to a minimum depth of 3' below foundations. Remove any additional soft and unsuitable existing fill as specified by the on-site Geotechnical representative. The Geotechnical representative will determine exact depths during excavation. Over-excavations must extend horizontally beyond the building footprint equal to the depth of excavation. Replace and recompact with low plasticity imported material as specified below.
 - Dependent upon observation of exposed existing fill, existing fill may remain in place below the building's floor slab and new flexible pavement areas, with proofrolling to identify any soft or otherwise unacceptable areas requiring removal and replacement with structural fill.
 - Material and fill used within 2' below shallow foundations and 3' below floor slabs shall be low plastic with a maximum liquid limit of 45 and a maximum plasticity index of 25. All fill material shall meet onsite Geotechnical recommendations.
 - Limestone screenings or crushed stone with screenings (1" minus) must be used under the footings where excavations cannot be carried out a horizontal distance equal to the depth of excavation.
 - All soil remediation performed shall be included in contractors bid, and be verified by an on-site geotechnical and materials testing firm.
- STRUCTURAL FILL MATERIAL AND COMPACTION CRITERIA**
- Fill and backfill placed under building foundations and floor slabs, pavements, retaining walls, slopes steeper than 4H:1V, walkways, and stairs is considered to be structural fill.
 - Fill material shall be placed in loose lifts not to exceed eight (8) inches in thickness when compacted by heavy compaction equipment.



- NOTES:**
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
 - Bearing referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
 - Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.
 Primary Benchmark - Bearings referenced to Grid North of the Missouri Coordinate System 1983, Central Zone and elevations referenced to NAVD 1988 per GPS observations utilizing the MoDOT VRS RTK Network.
 Benchmark No. 1- Found Iron Rod in northwest corner of site. Elev. 485.05
 Benchmark No. 2- Found Iron Rod in northeast corner of adjacent lot to the west. Elev. 485.95
 - The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
 - All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractors expense.
 - This site is zoned "M-1" as per the City of Pacific Map.
 Front Yard - 25 FT.
 Side Yard - No minimum requirement, but if a side yard abuts a residential district, a side yard of 25 FT shall be provided.
 Rear Yard - No minimum requirement, but if a side yard abuts a residential district, a side yard of 25 FT shall be provided.
 Lot Area - 10,000 S.F. Minimum
 Lot Width - 50 FT. Minimum
 Lot Depth - 100 FT. Minimum
 Structure Height - No more than three (3) stories; up to a maximum height of fifty (50) feet to be measured from the front door threshold
 - This site is located within Zone "AE" areas determined to be within the 1.0% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 335 of 650, Map No. 29071C0335D, effective date 10/18/2011.
 100 yr BFE=483.2 per FEMA FIS Flood Profiles
 - New construction or substantial improvement of any commercial structures shall have the lowest floor, including basement, elevated to two (2) feet above base flood elevation.
 - Lowest adjacent grade is to be elevated above the base flood elevation.
 - The Contractor is responsible for keeping stormwater run-off and sedimentation under control during construction.
 - Sidewalks and designated walkways are to be accessible. Passenger loading and landing areas are to be 2% maximum grade in any direction. Outside of the loading and landing areas, longitudinal running slopes are to be a maximum of 5% grade with a maximum of a 2% running slope. Ramps are to be a maximum of 1:12 slope with a maximum of 6 rise.
 - The Contractor shall grade all areas to drain in order to prevent ponding water. The minimum allowable slope on all paved surfaces shall be 1 percent.
 - The site work for this project shall meet or exceed the Specifications.
 - The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.
 - Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc. as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.
 - Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.
 - All unsurfaced areas are to receive four inches of topsoil. Owner to seed, mulch, fertilize, water, and maintain all areas outside of paved areas that are not disturbed during construction until an acceptable stand of grass is established. Owner shall be responsible to take whatever means necessary to establish permanent soil stabilization.
 - The Contractor shall maintain the site in a well-drained manner in order to assure the shortest possible drying time after each rainfall.
 - Due to seasonal variations in rainfall and the groundwater level, the Contractor may be required to use light earth moving equipment to minimize pumping.

HORIZONTAL CONTROL POINTS			
POINT NUMBER	DESCRIPTION	NORTHING	EASTING
5135	Found Iron Rod	946276.43	743025.21
139	Found Iron Rod	964281.63	742743.79

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UNDERGROUND ELECTRIC	—UE—	—UE—
UNDERGROUND TELEPHONE	—UT—	—UT—
GAS LINE	—G—	—G—
FIBER OPTIC LINE	—FO—	—FO—
WATERLINE	—W—	—W—
SANITARY SEWER	—SS—	—SS—
STORM SEWER	=====	=====
EASEMENT	-----	-----
PROPERTY LINE	-----	-----
FENCE	—(100)—	—100—
CONTOURS	—(100)—	—100—
UTILITY POLE	•	•
GUARD POST	•GP	•GP
SANITARY MANHOLE	●	○
WATER VALVE	•	•
FIRE HYDRANT	•	•
CATCH BASIN/AREA INLET	■	■
JUNCTION BOX	●	○
CLEANOUT	•	•
NYLOPLAST GRATE	•	•

SPOT GRADE LEGEND	
TOP OF CURB/CONCRETE	•000.00TC
PAVEMENT ELEVATION	•000.00P
INTERIOR PAVEMENT/ GROUND ELEVATIONS	•000.00
GUTTER ELEVATION	•000.00G
FACE OF CURB	•000.00C
TOP OF WALL	•000.00TW
BOTTOM OF WALL	•000.00BW

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

TELEPHONE: (636) 239-4751
 E-Mail: info@bfaeng.com

BFA

CONSULTANTS-ENGINEERS-SURVEYORS
 www.bfaeng.com
 103 ELM STREET
 WASHINGTON, MISSOURI 63090

FOR PERMIT REVIEW

Mark A. Harriman, P.E. #2000162109 7/19/2019
 State of Missouri, Registered Professional Engineer for BFA, Inc.
 Professional Engineering Corporation #000472

STATE OF MISSOURI
 MARK A. HARRIMAN
 LICENSE NUMBER
 #2000162109
 REGISTERED PROFESSIONAL ENGINEER

GRATZER - PACIFIC WAREHOUSE
 Rose Ln,
 City of Pacific
 Franklin County, MO 63069

DRAWN	W.W.B.
CHECKED	M.A.H.
DATE	7/19/19
SCALE	1"=30'
JOB No.	5660
SHEET NAME	DEVELOPMENT PLAN

DP-1



Planning & Zoning Commission

Department of Planning

Staff Report

Meeting Date: 7/23/19

Project Type: Planned Unit Development-2244 Rose Ln

From: Anna Hodge
City Engineer

Applicant: Gratzer Brother Construction, Ezekiel and Stearns

Description: **PZ 2019-11 PUD 2244 Rose Ln:** A public hearing to consider an application for Planned Unit District development plan approval for property located at 2244 Rose Lane. The applicant proposes to develop the site for construction of an approximate 11,900 square foot warehouse at this location, near an existing manufacturing facility on the site. Loading dock areas and other site improvements are also proposed. The property is currently zoned M-1, Light Industrial. Gratzer Brothers construction, on behalf of Ezekiel and Stearns, applicant.

Summary

The applicant proposes to develop the site for construction of an approximate 11,900 square foot warehouse at this location, near an existing manufacturing facility on the site. Loading dock areas and other site improvements are also proposed. The property is currently zoned M-1, Light Industrial.

Within sixty (60) days of receipt of the Zoning Officer's report, the Commission shall act on the Planned District. Commission action shall consist of either approval or denial followed by notification to the developer.

Subject Site

The subject site encompasses 1.35 acres and is located on the south side of Rose Ln and west of Lamar Parkway. The proposed structure is positioned directly to the east of the existing building and parking lot. The site is also within Zone "AE" which specifies a 1% annual chance flood plain per FEMA Flood rate map dated 10/18/11. The provided grading plan addresses the flood elevation by way of introducing engineered fill, however the final construction plan must still be reviewed by the flood plain manager.



Land Use and Zoning of Surrounding Properties

Direction	Zoning	Land Use
North	"M-1" Light Industrial	Light Industrial
South	"R-1A" Single-Family District	Residential
East	"M-1" Light Industrial	Light Industrial
West	"M-1" Light Industrial	Light Industrial

Analysis-Zoning Broadly

Section 400.140 "M-1" Light Industrial District Regulations defines principal use of general offices, light manufacturing, warehousing and other limited industrial uses. A PUD shall be required or shall be otherwise approved as set forth in Section 400.160.

In recommending approval of development conditions, the Commission shall impose such conditions it determines necessary. Said conditions shall include, but not be limited to, the following:

- (1) Permitted uses, including number of units and/or maximum square footage of proposed buildings.
 - a. Warehousing is a permitted use in an M-1 district. **This standard is met.**
- (2) Height limitations.
 - a. The M-1 district requires no more than three stores or a maximum height of 50 feet measured from door to threshold. **This standard is met.**
- (3) Minimum yard requirements.
 - a. Front Yard 25 feet. **This standard is met.**
 - b. Side Yard, none required unless abutting a residential district. **This standard is met.**
- (4) Off-street parking and loading requirements. **This standard to be verified.**

- (5) Road and other improvements adjacent to and within the site.
- (6) Performance standards. **This standard to be verified.**
- (7) Sign regulations. No signage proposed. **This standard does not apply.**
- (8) Minimum requirements for final development plan. **This standard to be verified.**
- (9) Time limitations for commencement of construction. The Commission, at its discretion, may request additional information at this step, depending on the scale of the development. **This standard does not apply.**

Please also find the attached checklist for further discussion.

Floodplain Manager Comments

"The subject property contains both Special Flood Hazard Area (SFHA) and Floodway. I would request that they show the limits of the floodplain (SFHA) and floodway on the plans. We want to ensure that no construction is taking place in the floodway. The Base Flood Elevation for the Property is 483.2' (NAVD 88) per the flood insurance study. The finished floor elevation of the proposed building is 487.25' so they exceed the requirement for two feet above BFE. Base Flood Elevation = 483.2' Min. allowed El. (BFE+2') = 485.2' Proposed Finish Floor = 487.25' – Meets minimum standard

Other items to request/review in terms of flood plain when the full plans are in:

Storm water runoff

Pre vs. post

Impervious area (Lot Coverage)

Landscape requirements/plan

Parking plan

Setbacks

Improvements (sidewalks, curb & gutter, street trees)

Lighting

Screening/Fencing"

Recommendation

Staff recommends Approval granted the following verifications are met:

1. Boundary Adjustment to combine parcels
2. PUD Checklist deficiencies are addressed

Attachments (3): Development Plan, Application, PUD Checklist

City of Pacific			
PUD checklist			
Applicant	William M. Gratzler, on behalf of Ezekiel and Stearns		
Project Title	2244 Rose Ln		
Legal Description	MIDSTATES ENGINEERING EQUIP CO		
Parcel ID	19-1-11.0-3-010-002.110		
Zoning	M-1		
Permitted use?	Yes		
Zoning District Dimensional Requirements	Requirement	Yes	No
Minimum Lot Area	10000 sf	Yes	
Minimum Lot Width	50 ft	Yes	
Minimum Lot depth	100 ft	Yes	
Maximum site coverage	<85%	Yes	
Front setback	25 ft	Yes	
Side setback	5 ft	Yes	
Rear setback	5 ft	Yes	
Maximum height	3 stories / 50 ft	Yes	
Minimum floor area	None	Yes	
Performance standards	Smoke / noise / odor	Yes	
Plan submittal requirements			
Applicant / owner signatures		Yes	
15 copies		Yes	
All necessary data / drawings			No
Professional seal		Yes	
Location map		Yes	
Current / proposed zoning		Yes	
Title block		Yes	
Proposed use / setbacks		Yes	
Location and size of building		Yes	
Legal description/ area		Yes	
Height / stories		Yes	
Building elevations		Yes	
Easements		n/a	
Utilities			Sanitary yes; water contingent
Sanitary / storm		Yes	
Contour lines / floodplain		Yes	
Site coverage data		Yes	
Floor area to site area		Yes	
Parking space data		Yes	
Light poles / trash enclosures			No lighting plan shown
Landscaping			No landscaping plan shown
Other agency approvals			No, Pacific Fire

Outboundary		Yes	
Building data		Yes	
Tree locations		Yes	
Cross sections / FFE		Yes	
Ingress / egress		Yes	
Sanitary / storm plan			No storm calcs and storm plan
Water source			Contingent
Other information as requested		n/a	
All required fees		Yes	
Supplemental regulations			
Accessory utility uses and facilities compliance			Not shown
Sanitary sewers		Yes	
Storm drainage			Need calcs
Minimum design / development standards			
Standards for buildings on major roadways and downtown	>500'	Yes	
Minimum exterior building material standards		Yes	
Prohibited building materials	none	Yes	
Landscaping and screening			No landscaping plan shown
Off-street parking and loading requirements			
Hard surface			Need Detail
Schedule compliance		Yes	
Required spaces			Need to discuss
Provided spaces			Need to discuss
Dimensional requirements		Yes	
Stall depth			Need Detail
Aisle width			Need Detail
Construction standards compliance			
8 inch rock / 2 inch asphalt			Need detail
Straight back / vertical curbing			Need detail
Striping		Yes	
10-ft front setback		Yes	
10-ft side and rear (if applicable)		Yes	
Loading compliance		Yes	
Accessible spaces compliance			Need to discuss