

**PLANNING AND ZONING COMMISSION
AGENDA
TUESDAY, OCTOBER 13, 2020
7:00 P.M.**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. APPROVAL OF MINUTES**
 - 1. Planning & Zoning Meeting – August 25, 2020**
- 4. PUBLIC HEARINGS:**
- 5. PUBLIC PARTICIPATION-SPEAKER CARDS**
- 6. NEW BUSINESS:**
 - 1. PZ2020-10: Planned Unit Development for property along Old Gray Summit Road. Ed Schmelz, applicant**
- 7. OLD BUSINESS:**
- 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
AUGUST 25, 2020**

The Planning and Zoning Commission Meeting was called to order by Chairman Bruns at 7:00 P.M. on August 25, 2020, via a Zoom Webinar.

The roll call was taken with the following results:

PRESENT

Chairman Bruns
Commissioner Graham
Commissioner Eversmeyer
Commissioner Brocato
Commissioner Presley

ABSENT

Alderman Rahn
Commissioner Miles
Commissioner Koelling
Commissioner Bates

Administrator Steve Roth and Rae Cowsert were also in attendance via Zoom.

APPROVAL OF MINUTES

A. Planning & Zoning Meeting – June 23, 2020

A motion was made by Commissioner Eversmeyer and seconded by Commissioner Brocato to approve the minutes. A voice vote was taken and the motion was approved 5-0.

PUBLIC HEARINGS:

None

SPEAKER CARDS

None

NEW BUSINESS:

1. PZ2020-8: Consideration of a Minor Subdivision Plat, Resubdivision of Lot 1 Engelhart Industrial Park. Keith Fryer, Clayton Engineering on behalf of Integram Partners, applicant

Chairman Brunns read the proposal into record. Administrator Roth presented the staff report. The applicant is proposing to split the lot into two in order for the current warehouse to be expanded. The two lots would have the same ownership group but two different LLCs. Administrator Roth stated the City owns the property but leases it to Integram Partners. The City Attorney looked over the proposal to make sure there was no conflict with the lease agreement. Chairman Brunns asked the applicant if he wanted to add anything. Mr. Fryer commended the staff for all the help given on this matter. They will follow up with a site plan when ready for building permits. Chairman Brunns stated this building will be attached but will have a different tenant. Commissioner Eversmeyer asked if there would be enough property for the expansion and to allow for the additional parking. Administrator Roth stated the building regulations can be approved administratively.

A motion was made by Commissioner Brocato and seconded by Commissioner Eversmeyer to approve the application as presented. A vote was taken with the following results: Ayes, Commissioner Graham, Commissioner Eversmeyer, Commissioner Brocato, Commissioner Presley, Chairman Brunns; Nays, none. The motion was approved 5-0 and will be presented to the Board of Aldermen on September 1, 2020.

Chairman Brunns asked Mr. Fryer if they would have a plot plant at that time. Mr. Fryer stated they have a few sketches with a few options. He stated they are waiting for Plaze to make a decision as to how they want to expand.

OLD BUSINESS

None

COMMITTEE REPORTS

A. Board of Aldermen

Alderman Rahn was absent from meeting.

B. Board of Adjustment

Administrator Roth stated there was a hearing on June 24, 2020 for two variances at 240 W. Union Street. Both variances were granted, one for lot coverage and the other for the height of the accessory building.

OTHER BUSINESS

Nothing

ADJOURNMENT

There being no further discussions, Chairman Bruns asked for a motion to adjourn. A motion was made by Commissioner Graham and seconded by Commissioner Presley. A voice vote was taken and the meeting was adjourned at 7:18 p.m.

Mike Bates, Secretary

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: Ed Schmelz

Applicant Address: 71 E. Independence Union, MO 63084
Street city state zip

Applicant Phone: 636-584-2309 Applicant Email: edschmelz@hotmail.com

Owner Information:

Owner Name: Old Gray Summit, LLC

Owner Address: 12647 Olive Blvd, Suite 510 St. Louis MO 63141
Street city state zip

Owner Phone: 314-292-5317 Owner Email: tdouglass@tristarcompanies.net

Property Information:

Street Address: Old Gray Summit Rd.

 1/4 1/4 Section: 10 & 15 Township: 43N Range: 2E

PAID
City of Pacific
OCT 8 2020
Building Safety/Planning
Code Enforcement
Animal Control

Present Zoning: R1B Requested Zoning: R3

Present Use: Vacant Land

Requested Use: Multi Family, PUD

Surrounding Land Use and Zoning:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Railroad - Not in City</u>	<u>_____</u>
South	<u>Vacant Land - Not in City</u>	<u>_____</u>
East	<u>Single Family Residential</u>	<u>RIC</u>
West	<u>Single Family Residential</u>	<u>R</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:

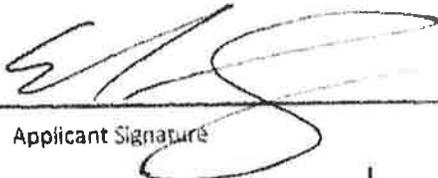
Is proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan? Yes No

If no, explain: _____

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

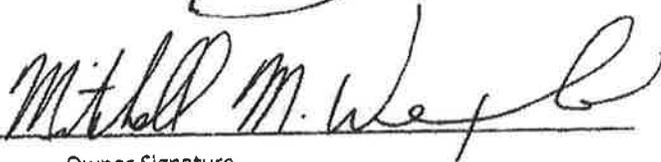
If no, explain: _____

SIGNATURES:



Applicant Signature

10-1-20
Date



Owner Signature

10 - 1 - 2020
Date

For Office Use Only:

Case ID: _____

Date Notices Sent: _____

Date Received: _____

Number of Notices Sent: _____

Date Advertised: _____

Public Hearing Date: _____

HUMMINGBIRD HILLS PLANNED UNIT DEVELOPMENT

NOTES:

- Underground structures, facilities, and utilities have been plotted from available surveys and records. Therefore, their locations must be considered approximate only. There may be others, the existence of which is presently not known.
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of 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 at least 48 hours before any excavation to request exact field location of utilities. Location, relocation and connection of the utilities shall be coordinated with utility companies.
- 10' utility easements will be provided along all public right of ways.
- All proposed and existing utilities will have utility easements dedicated to the City of Pacific on the Final Plat.
- Existing topography as shown was obtained from generated contours.

UTILITIES:
ELECTRIC: AMEREN UE
PIPELINE: SPIRE ENERGY
SEWER: CITY OF PACIFIC
TELEPHONE: AT&T
WATER: CITY OF PACIFIC
CABLE: CHARTER COMMUNICATIONS

UTILITY LOCATE: 1-800-DIG-RITE (344-7483)
UTILITIES SHOWN HEREON WERE LOCATED UNDER MO ONE CALL TICKET NO.



SCALE 1" = 100'

Owner/Developer:
Ed Schmeitz
PO Box 1052
Union, MO 63084
636-583-7797

Surveyor/Engineer:
Wunderlich Surveying & Engineering, Inc.
512 East Main Street
Union, MO 63084
Ph. (636) 583-8400

ZONING:
SITE: OLD GRAY SUMMIT ROAD
PACIFIC, MO

TRACT 2: EXISTING R1-B, PROPOSED R-3
RESIDENTIAL DATA
MULTIFAMILY UNITS = 244
SINGLE FAMILY UNITS = 34
TOTAL RESIDENTIAL UNITS = 278
PROPERTY AREA = 55 ACRES
AREA IN RIGHT OF WAY = 8.3 ACRES
RESIDENTIAL DENSITY = 7317 SF/UNIT

TRACT 2 GREEN SPACE / COMMON AREA
TOTAL ACRES = 55 ACRES
TOTAL AREA IN RW = 8.30 ACRES
TOTAL BUILDING AREA = 8.90 ACRES
TOTAL PAVEMENT AREA = 3.94 ACRES
TOTAL GREEN SPACE = 33.86 ACRES

PUD CONSTRUCTION INFO
PROPOSED STREETS 30', 26', & 28' WIDE
PROPOSED 40 FT. RIGHT OF WAY
PROPOSED SETBACKS FOR MULTIFAMILY
FRONT = 20'
REAR = 20'
SIDE = 6'

PROPOSED SETBACKS FOR SINGLE FAMILY
FRONT = 25'
REAR = 20'
SIDE = 6'

PROPOSED MINIMUM LOT WIDTH FOR SINGLE FAMILY 70'
PROPOSED SIDEWALK ON ONE SIDE OF STREET ALONG CURB
ALL SETBACKS SHOWN ON PLANS SHALL GOVERN

BUILDING UNITS

- 2 BEDROOM UNITS WITH GARAGE (30'x33'-8" UNITS) 124 UNITS
- 2 BEDROOM UNITS WITHOUT GARAGE (26'x42" UNITS) 32 UNITS
- 1 BEDROOM UNITS WITHOUT GARAGE (24'x28" UNITS) 24 UNITS
- 1 BEDROOM UNITS WITH GARAGE (32'x36" UNITS) 38 UNITS
- 2 BEDROOM UNITS WITH GARAGE (32'x36" UNITS) 26 UNITS
- OFFICE BUILDING (38'x64" UNIT) 1 UNIT
- SINGLE FAMILY LOT 2500 SF (MIN.) LOT SIZE 34 UNITS
- PAVILION (12'x12' & 12'x24') 5 UNITS

FLOOD DATA:

This site is in Zone "X", as per Flood Insurance Rate Map Community Panel No. 29071C 0332 E, effective date June 5, 2020 as prepared for FEMA, Federal Emergency Management Agency.

PROPERTY DESCRIPTION

TRACT 2 FROM PLAT OF SURVEY

LEGEND

- ESS = EXISTING SANITARY SEWER LINE
- SS = PROPOSED SANITARY SEWER LINE
- OHE = OVERHEAD ELECTRIC
- UGE = UNDERGROUND ELECTRIC
- GAS = GAS LINE
- TEL = EXISTING TELECOMMUNICATIONS LINE
- EW = EXISTING WATER LINE
- W = PROPOSED WATER LINE (OR14 CLASS 900)
- SW = STORM SEWER
- X = EXISTING FENCE LINE
- FM = FORCE MAIN
- P = PIPE LINE
- = TREE (ALL TREES MAY NOT BE SHOWN)
- = TREE LINE
- = BRUSH/SHRUB LINE
- = CLEAN OUT
- = GUY ANCHOR
- = TELEPHONE BOX
- = TEMPORARY BENCHMARK
- = SIGN
- = UTILITY POLE (U.P.)
- = WATER VALVE
- = LIGHT POLE
- = GAS VALVE
- = WATER METER
- = FIRE HYDRANT
- = GRATED INLET/YARD DRAIN
- = SINGLE CURB INLET (CI)
- = DOUBLE CURB INLET (DCI)
- = AREA INLET (AI)
- = STORMWATER JUNCTION BOX (JB)
- = STORMWATER DRAINAGE DIRECTION
- = HANDICAPPED PARKING SPACE
- = FINISHED GRADE SPOT ELEVATION
- = TOP BACK OF CURB
- = FLOW LINE
- = TRAFFIC FLOW DIRECTION
- = WATER LATERAL
- = SANITARY LATERAL
- = EXISTING SANITARY MANHOLE (MH)
- = PROPOSED SANITARY MANHOLE (MH)
- = STREET LIGHT

PLAN INFO:

Parking requirements
Multi-family residential - 2 parking spaces per unit
244 units = 488 spaces
493 spaces proposed

Community Building - 1 space per 200 sq. ft.
2660 sq. ft. / 200 = 14 spaces required
18 spaces proposed

Single family - 2 spaces per unit
34 units = 68 spaces
68 spaces provided

Lighting shall be in compliance with the City of Pacific codes.

Open space
33.9 acres in areas of grass/trees/open space
11.45 acres in common areas

Landscape Plan
1 tree for every 45 feet of street will be planted per code.

Street Plan Widths
Street A = 30' wide
Cul-de-sac Streets B, C, D, E = 26' wide
Streets F, G, H, I, J = 28' wide
Cul-de-sac bulb to be 40' pavement radius

Density

278 units proposed (5.95 units per acre)

Trash enclosures will be provided for all units without garages. All units with a garage will have individual tote service.

Sanitary sewer mains will be dedicated to the City of Pacific. Sewer laterals will be provided one for each building, not each unit.

Water mains will be dedicated to the City of Pacific. Water services will be tapped for each building, not for each unit.

Storm Detention Design
Pre-developed
10 YR 20 MIN (5% Impervious) = 1.6 cfs/acre
100 YR 20 MIN (5% Impervious) = 2.3 cfs/acre
Post-developed
10 YR 20 MIN (50% Impervious) = 2.4 cfs/acre
100 YR 20 MIN (50% Impervious) = 3.5 cfs/acre

10 YR 20 MIN STORM
Predev Runoff = 55 ac x 1.6 cfs/acre = 88 cfs
Postdev Runoff = 55 ac x 2.4 cfs/acre = 132 cfs
Change in Storm Run-off = 132 - 88 = 44 cfs

100 YR 20 MIN STORM
Predev Runoff = 55 ac x 3.5 cfs/acre = 192.5 cfs
Postdev Runoff = 55 ac x 3.5 cfs/acre = 192.5 cfs
Change in Storm Run-off = 192.5 - 126.5 = 66 cfs

2 ABOVE GROUND DETENTION BASINS ARE PROPOSED

PUD 1

PRELIMINARY
NOT FOR
CONSTRUCTION

9-29-2020

Wunderlich, M. Wayne
P.E. for Wunderlich Surveying & Engineering, Inc.

DATE: 9/20/20
DWG. BY: JMW
REV. REVISION
SHEET

PLANNED UNIT DEVELOPMENT PDR
HUMMINGBIRD HILLS

A TRACT OF LAND BEING PART OF SECTIONS 10 & 15,
TOWNSHIP 43 NORTH, RANGE 2 EAST OF THE 5TH P.M.
IN THE CITY OF
PACIFIC, FRANKLIN COUNTY, MO

WUNDERLICH
SURVEYING & ENGINEERING, INC.

512 EAST MAIN STREET
UNION, MO 63084 (636) 583-8400
WSETEAM.COM

WUNDERLICH SURVEYING & ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY:
CIVIL ENGINEERING: 001086
LAND SURVEYING: 000253



HUMMINGBIRD HILLS PLANNED UNIT DEVELOPMENT



0 50 100 150
SCALE 1" = 50'

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636-583-7797

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24 UNITS
-  1 BEDROOM UNITS WITH GARAGE (32'X36" UNITS)
36 UNITS
-  2 BEDROOM UNITS WITH GARAGE (38'X50" UNITS)
26 UNITS
-  OFFICE BUILDING (38'X64' UNIT)
1 UNIT
-  SINGLE FAMILY LOT
7500 SF (MIN.) LOT SIZE
34 UNITS
-  PAVILION (12'X12' & 12'X24')
3 UNITS

ZONING

SITE: OLD GRAY SUMMIT ROAD
PACIFIC, MO

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SHALL GOVERN

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PIPELINE: SPIRE ENERGY
SEWER: CITY OF PACIFIC
TELEPHONE: AT&T
WATER: CITY OF PACIFIC
CABLE: CHARTER COMMUNICATIONS

UTILITY LOCATE: 1-800-DIG-RITE
(344-7483)

UTILITIES SHOWN HEREON WERE LOCATED UNDER
MO ONE CALL TICKET NO.

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UNION, MO 63084 (636) 583-8400
WSETEAM.COM

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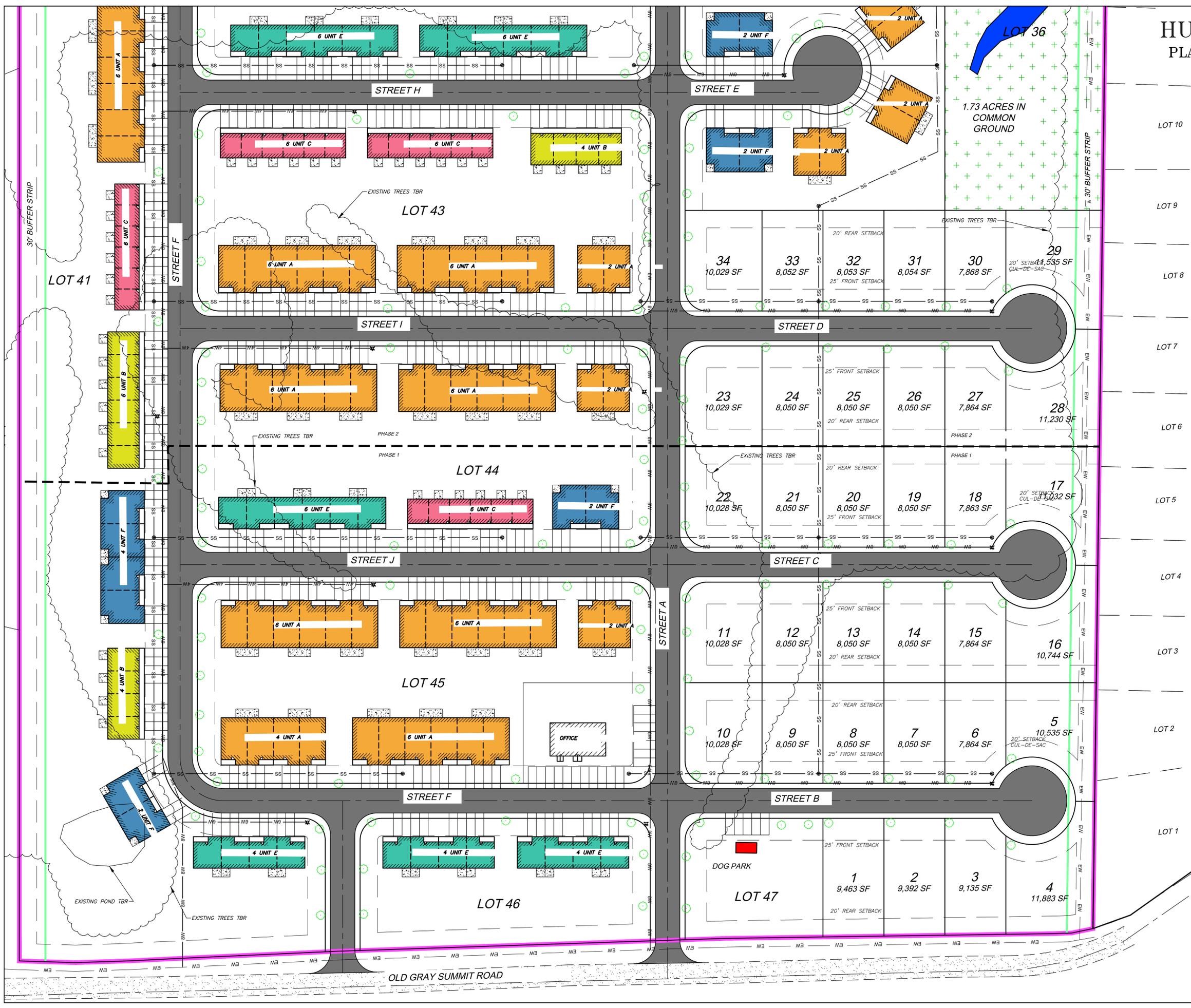
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Kristopher H. Wolfe,
P.E. - 2008019619
P.E. for Wunderlich Surveying
& Engineering, Inc.

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INSPECTION OR STAKING OUT
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DWN. BY: kw
SC: SC
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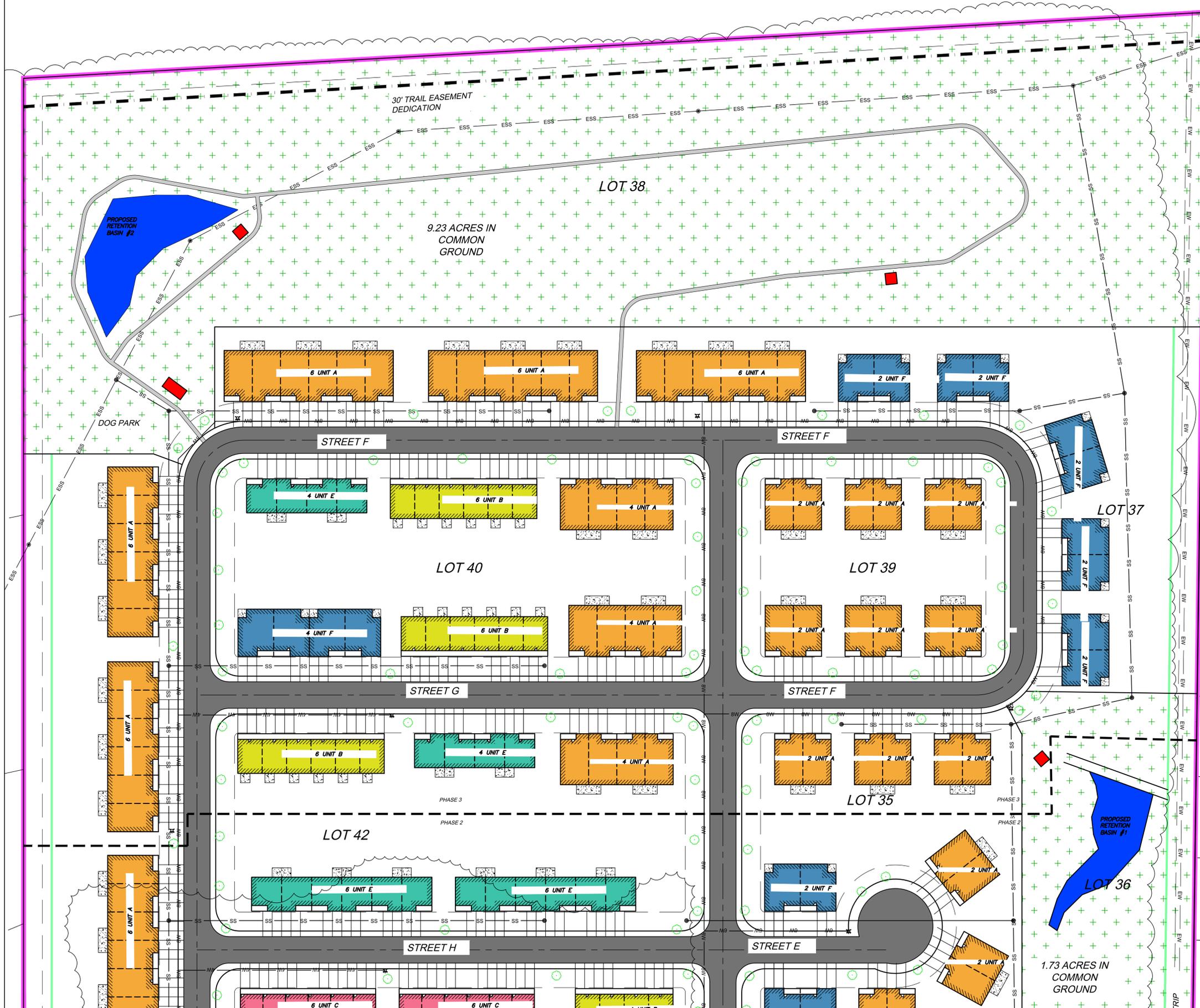
PUD 2



PUD 2

N/F
UNION PACIFIC
CORP.

HUMMINGBIRD HILLS PLANNED UNIT DEVELOPMENT



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PACIFIC, MO

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**PLANNED UNIT DEVELOPMENT PDR
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DWN. BY: kw
SC: SC
REV: REVISION
REV: REVISION1
SHEET

PUD 3

Memorandum

Date: October 4, 2020
To: Steve Roth
From: Shawn Seymour, AICP
RE: Hummingbird Hills PUD



Summary

The applicant has submitted a request for a zoning map amendment from “R1-B” Single-Family District to “R-3” Multiple-Family District with a PUD overlay. The applicant has also submitted a preliminary development plan as part of the PUD submittal requirements.

Subject Site

Located on Old Grey Summit Rd. immediately west of the Ridge Meadow Estates subdivision, the subject site is approximately 55 acres in size. The site is currently unimproved and is partially wooded with sloping topography; highest in the south along Old Grey Summit Rd. and lowest in the north boarding the Union Pacific railway lines. Although the current zoning of the site is residential, it is utilized for agricultural purposes. Both City water and sewer are available along Old Grey Summit Road. Properties to the west and south are of similar land uses, while the properties to the east are single-family residential.

Analysis

The applicant proposes to zone the site “R-3” with a PUD overlay. The “R-3” zoning would permit the inclusion of multi-family housing, which is not permitted under the current “R1-B” zoning. Specifically, the application is proposing to construct 244 multi-family units and 34 single-family units with associated infrastructure. The multi-family units would be located in structures housing two-units, four-units, or six-units. The single-family units would be on lots of not less than 7,500 sf. The overall density of the proposed development is 5.05 units per acre.

Two tracts of land will provide common ground for the development and total 10.96 acres or 19.9% of the total land area. Within the common ground tracts, the applicant proposes to locate two stormwater detention basins. It is unknown if they will be dry or wet. Two small dog parks are also proposed as well as a walking path. It does appear, although not confirmed, that all trees will be removed from the site. The preliminary plan identifies a 30 ft. buffer along lots 4, 5, 16, 17, 28, and 29.

Rights-of-way are proposed to be 40 ft. widths.

All applications for PUD must include the submittal of a preliminary development plan. Section 405.045 provides the submittal requirements for such plan. The submitted plan is missing the following items.

1. The preliminary plan was not signed and sealed by a registered engineer in the state of Missouri.
2. Provide a survey of the property in its entirety.
3. Provide elevations and material samples for the proposed structures.
4. Provide the locations of street light poles and a cut sheet of model proposed.
5. Provide comment letters from the school district, fire protection district and ambulance district. Additionally, comments regarding the availability of City of Pacific water and sanitary sewer capacity should be provided by the City Engineer.
6. A minimum of two cross sections of the site illustrating the existing v. the proposed grades.
7. Approximate location of all isolated trees having a trunk diameter of eight (8) inches or more, and all existing tree masses.

Section 405.045.C provides site development standards for preliminary development plans.

1. The relationship of proposed uses, functions, sites and buildings within the development tract to each other.

The proposed development includes multi-family and single-family land uses. The land uses are proposed to be located in a manner that will not cause detrimental impacts to adjacent properties or the proposed development. **The standard has been met.**

2. The relationship of proposed uses, functions, sites and buildings within the tract to existing land uses and the permitted uses of adjoining tracts in accordance with sound planning and zoning practices and the Comprehensive Plan.

The subject site is not identified in the comprehensive plan. However, this area of the City is generally identified for residential development. The inclusion of multi-family is not typically found in this area of the City. The proposed 5.05 units per acre density is not such that it will overburden public infrastructure or impact adjacent properties above and beyond that of single-family development. **The standard has been met.**

3. The provision for and distribution of adequate parking facilities.

The submitted preliminary development plan provides adequate parking for all proposed land uses. **The standard has been met.**

4. The provision of proper means of access to and from public roads, particularly with respect to automotive and pedestrian safety.

Two access points are proposed on Old Grey Summit Road. Two access points are sufficient to provide access to the proposed development. However, the City Engineer should study the need for a left turn lane on Old Grey Summit Rd. **The standard to be verified.**

5. The provision of site amenities including landscaping and fences.

The applicant proposed to provide 10+ acres of common ground with a walking trail and dog parks.

The buffer strip along the eastern boundary of the site should be removed from the single-family lots identified above. Sidewalks should be provided along both sides of all streets within the development. Thought should be given to providing walking paths in the rear of the multi-family structures to the west of Street A and within the small common ground parcel on the eastern boundary of the subject site. **The standard to be verified.**

6. Compliance with all requirements of this title and consistency with the Comprehensive Plan.

The proposed preliminary development plan, although lacking some items, does meet all requirements of the zoning ordinance. The comprehensive plan does not identify this property. **The standard has been met.**

7. Any other factors relevant to the public health, safety, convenience and general welfare of the people of Pacific.

The development poses no threat to public health and safety. **The standard has been met.**

The proposed development is satisfactory. The density may appear on the high side; however, 5.05 units per acre is about is still within the single-family range. In fact, it is on par with the City's "R-2" district density standard. True multifamily development is 10 units per acre and above.

It should be noted that the development as proposed could be completed by zoning map amendment to the "R-3" district without a PUD overlay. It is equally as important to note that the "R-3" district does not have density standards. There is no min lot size standard or unit per acre standard. Perhaps locking the density via a PUD ordinance is the best avenue. I suggest the below be added to any recommendation from staff to the Planning & Zoning Commission.

1. The preliminary development plan be revised to include those items listed as deficient.
2. A comment letter from the City Engineer relating to water and sewer service be provided to the City. An additional comment letter relating to the need for a left turn lane on Old Grey Summit Rd. should also be supplied for review.
3. A comment letter from the School District, Fire Protection District and Ambulance District be provided to the City.
4. Removal of the buffer strip from single-family lots.
5. Thought be given the following:
 - a. Preservation of some existing topography and tree canopy. Specifically, if any tree is found to be both of a DBH >24” and healthy.
 - b. Adding pathways /sidewalks to additional areas within the site to better connect those amenities to all residential units.

MEMORANDUM

Steve Roth
City Administrator

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

October 9, 2020

TO: Planning and Zoning Commission
RE: Hummingbird Hills PUD application

Hello everyone,

I would want to make some broad comments on this application, in addition to the report previously prepared by Shawn Seymour. We had hoped to have Mr. Seymour attend the Oct. 13 meeting but unfortunately he is unavailable.

Process

The Commission review does not constitute a formal public hearing. This is at the Board of Aldermen level, which is tentatively scheduled for Nov. 3. The Commission at the Oct. 13 meeting is tasked with hearing the applicant presentation and then making certain recommendations to the Board of Aldermen. The Board then would be tasked with accepting / rejecting or modifying the plan. Please note again that this is a preliminary development plan only. If the proposal does in fact clear the preliminary phase, the developer then would proceed with final development plans, including improvement plans. These plans would be reviewed by staff for conformance with the preliminary plan submittal and could be approved administratively if they were in substantial conformance with the preliminary plan approval and Municipal Code.

Project description

The developer has proposed this as a 55-and-over senior living community. Occupancies would be restricted to persons age 55 and older. These provisions would be included in the subdivision covenants and indentures, and should be referenced in any plan approval ordinance. The developer is proposing to manage the development directly through its own company, ELS Properties. Grass cutting and other property maintenance would be provided by the developer.

There are 244 multi-family units and 34 single family residential units proposed in this application. All are slab on grade and one level, to my understanding. The single-family units would be sold to individual buyers but subject to the 55-and-over restrictions and other covenants. The multi-family units would be owned by the development company and leased at market-rate. The developer is not proposing low income housing tax credits or other government subsidies with this project.

The developer is proposing to develop the project in three phases. We have not discussed the phasing plan in detail. The developer can provide more information on this topic at the meeting.

Project amenities include a dog park, two retention ponds and a walking trail on the northern common ground area. It is my understanding that these would be limited to use by the subdivision residents only.

Infrastructure

The developer is proposing to construct streets to City specifications, with the intent of the City accepting ownership and maintenance at some point. The streets thus would be considered public streets. The

main thoroughfares (Streets A and F) are proposed at 30-ft width; the connector streets (G, H I J) are 28-ft and the cul-de-sac streets (B C D) are 26 ft. We have reviewed street width and associated issues with the Fire Protection District and in general are OK with the street widths as proposed, provided that parking is limited to one side of the street only. Parking is discussed in more detail later in this report.

We understand that the Commission and Board of Aldermen both have favored wider street widths in past development approvals. The 30-ft thoroughfares proposed here are adequate and in our judgment would be recommended. Wider street widths invite higher traffic speeds and add to maintenance cost. They also detract on some level from the community feel of a development. The 28-ft connector streets are also acceptable and would be recommended, with parking again limited to one side only (or potentially prohibited altogether). The 26-ft wide street widths on the cul-de-sacs are acceptable but we would advise no parking on either side of the street in this instance. At 28-ft widths in the cul-de-sacs you could accommodate parking on one side of the street.

Shawn Seymour in his report recommends that sidewalks be provided on both sides of all streets. He also suggests that consideration be given to more walkability in the neighborhood, including a potential perimeter walking path along the west boundary of the development. We have not had detailed discussions on these points with the developer and would defer this point for further discussion at the meeting.

Water and sewer is proposed to be provided by the City and of course constructed to City specifications. We have asked the developer to contact Public Water Supply District 3 regarding water provision. As some Commission members may recall, PWSD 3 had agreed to the City providing water service to the Lawless Homes proposal that was reviewed in 2017-18. We would assume they would accept the same agreement here but of course need to confirm. We have not had detailed discussions on the water and sewer systems to this point. The City will be the sewer provider, and sewer is available at the northeast corner of the development.

With respect to Old Gray Summit Road, the Municipal Code requires that the developer bring the street up to City requirements, to the street centerline. Section 410.075.F.7. <https://ecode360.com/28945248>. The developer thus is required to essentially build half the street. In this instance the property owner (seller) also owns the tract to the south of this parcel, and so we propose the seller and developer then partner on improvement of the full width of street.

Parking

In our preliminary review of this development our primary concern is parking. The multi-family units are fronted by driveways, with very little if any on-street parking available along any of the connector streets. There are small sections of on-street parking available on the main thoroughfares, but these are limited. We recognize that the development as proposed meets the Municipal Code requirement (two off-street parking spaces per unit) but we also recognize that there will at least on occasion be a need for additional parking. This could be accommodated by the addition of additional parking areas off the main thoroughfares, between the multi-family units. We are not sure the best approach here and would defer to further conversation with the developer on this point.

Summary / recommendation

This is a significant project and one that would have direct economic benefit to the City. At full development you would expect to have approximately 500 new residents in the City, or some 7 percent growth from one development alone. The Comprehensive Plan urges the City to develop more retail

shopping, dining and entertainment options, and a development of this scale certainly helps spur such development.

Having said this the City must assure that the development meets the community expectations, and does not burden the public infrastructure or have other negative consequences. We understand the developer may object to improvement of Old Gray Summit Road, but in our judgment this is a must-have for a development this size, especially given the vacant land to the immediate south. Improvement of this road to the City specifications would be a benefit to the community and both seller and developer.

The Commission should consider if multi-family development in this location is the best option for the City. If the developer was proposing market-rate apartments without the 55-and-over restriction I think the answer likely would be no. The 55-and-over restriction here however limits the occupancies significantly and reduces the impact to the School District and Law Enforcement, among others. It should be noted that the actual density as calculated by the developer is 5.95 units per acre, which as Shawn Seymour noted in his report is well short of a typical multi-family density of 10 units per acre or greater.

The development does not contain any street connection to adjoining developments, so it is “isolated” in some sense from the rest of the community. From a planning perspective we would generally like to see the subdivisions linked through the street network, though this certainly hasn’t been the case with recent subdivision development in Pacific. However in this instance the fact that the development is “self-contained” would again limit the impact on the surrounding neighborhood and community as a whole. We would note that the streets, while proposed to be public, would have no benefit to the City street network as a whole. This situation however is typical of our subdivision developments since the early 2000’s.

In summary, staff finds that the development in general meets Municipal Code requirements and is in conformance with the Comprehensive Plan. We feel it has significant economic benefits to the community as a whole, and likely would spur further economic development on some level. At the same time we advise the Commission to be careful and thorough in its review and assure that the plan meets the City’s expectations and that any negative impacts are addressed and mitigated. We do feel strongly that Old Gray Summit Road must be improved, both for this development and for future development of the tract to the south. We also feel the development should be “walkable” to the greatest extent possible. We have concerns about parking that needs more review and discussion.

Staff does not have a specific written recommendation at this time, but instead would defer to the Commission for review and further discussion at the Oct. 13 meeting. It would be our hope that final set of recommendations would come from that meeting, to be forwarded to the Board of Aldermen for the anticipated Nov. 3 public hearing.

Respectfully submitted,



Steve Roth
City Administrator



Pacific Fire Protection District

910 West Osage Street
Pacific, MO 63069



Phone: (636) 257-3633

Pacific Planning and Zoning
Steve Roth City Administrator
Ref: Hummingbird Hills

10-9-2020

Please be advised that the Pacific Fire District has received and reviewed the proposed Hummingbird Hills subdivision preliminary plat. At this time of the review process I would like to comment on street widths and street parking.

Due to the possible density of this proposal, wider streets should be taken seriously if street parking is allowed, I'm mainly concerned about the East-West streets in front of dwelling units, if wider streets are not reasonable, then limiting street parking to one side should be required, with proper documentation for Police Patrolling and enforcement of violations.

Yours in fire safety:

A handwritten signature in black ink, appearing to read "Ken Prichard".

Deputy Chief/Fire Marshal
Ken Prichard
Pacific Fire Protection District