BILL NO. 2941 ORDINANCE NO. _____

Sponsor: _____

AN ORDINANCE AUTHORIZING A CHANGE IN ZONING FROM "NU" ARTERIAL COMMERICAL DISTRICT TO 'PDM" PLANNED DISTRICT - MANUFACTURING TO ALLOW A STORAGE WAREHOUSE (PLAZE MANUFACTURING)

WHEREAS, an application has been filed with the Zoning Officer requesting a Planned Unit District – Planned District Manufacturing on Lot 1 of Engelhart Industrial Park located just west of 1000 Integram Drive (Plaze Manufacturing) in order to construct a 160,000 square foot storage warehouse; and

WHEREAS, the preliminary subdivision plat, preliminary development plan and staff report have been reviewed by the City with comments and findings presented to the Planning and Zoning Commission; and

WHEREAS, the City held a public hearing before the Planning and Zoning Commission and the Board of Aldermen with published notices in conformance with Chapter 89 RSMo.; and

WHEREAS, the preliminary development plan and staff report, accompanied by the Planning and Zoning Commission's recommendation of approval of said plan, have been submitted to the Board of Aldermen for review and approval; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PACIFIC, MISSOURI, AS FOLLOWS:

Section One: The City of Pacific Zoning Ordinances and Official Zoning District Maps, made a part thereof, are hereby amended by changing the zoning district classification of "NU" Non-Urban to "PDM" Planned District - Manufacturing as set forth in this ordinance for the following described land area:

LOT 1 OF ENGLEHART INDUSTRIAL PARK SUBDIVISION PLAT; A TRACT OF LAND BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 43 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF PACIFIC, FRANKLIN COUNTY, MISSOURI

Section Two: The zoning authority and approval embodied in this Ordinance is granted subject to compliance with the ordinance regulations of the City, including Article IV Land Use, all other applicable City of Pacific ordinances, rules, and regulations, the conditions of this Ordinance, the preliminary development plan attached as **Exhibit 1** and and incorporated herein by reference **"Preliminary Development Plan"** except as may be modified herein, upon the requirement that the development and plan are carried out in

accordance with the recommendation forwarded to the Board of Aldermen by the Planning and Zoning Commission and the following conditions as set forth by the Board of Aldermen:

1. PERMITTED USES:

This Planned Unit Development – Planned Development Commercial District (PDC) shall authorize a storage warehouse and all other permitted and accessory uses of the underlying "M-1" Light Industrial District shall be authorized subject to the provisions of Section 400.160 "PUD" Planned Unit District Regulations.

2. DEVELOPMENT CRITERIA:

a. Landscaping: In lieu of the requirements of Section 400.230 B (1), minimum standards for landscaping, proposed trees and shrubs shall be provided as shown on the Landscape Plan as part of the attached Preliminary Development Plan.

b. Screening: In lieu of the requirements of Section 400.230 D (1), the mechanical equipment mounted on the rooftop shall be screened only by the proposed parapet wall as shown on the east and west elevations of the colored elevation plan as part of the attached Preliminary Development Plan.

c. Improvement of Parking Area: In lieu of the requirements of Section 400.235 A 5 a(3) the off-street parking areas and all access drives shall have a boundary of straight-back concrete curb as shown on the attached Preliminary Development Plan.

d. Detention Basin Construction: In lieu of the requirements of 410.075 A and more specifically section 5.11.5 d of the City of Pacific construction standards, the freeboard elevation of the proposed detention basin shall be as shown on the Site Improvement Plans on file at the City.

Section Three: The approval of the Planned District - Manufacturing rezoning shall be effective, from and after its date of passage and approval, provided, all required fees are paid to the City, subject to compliance with all applicable provisions of the Subdivision and Zoning Regulations and submission of the Final Development Plan.

Section Four: This Ordinance shall be in full force and effect on and after its passage by the Board of Aldermen and approved by the Mayor.

This Bill was passed and approved this ___ day of _____, 2015, by the Board of Aldermen of the City of Pacific, Missouri after having been read by title or in full two times prior to passage.

_____ _____

Presiding Officer Jeffrey M. Palmore, Mayor

ATTEST:

City Clerk	City Clerk

Exhibit 1

Preliminary Development Plan
Including Architectural Elevations & Landscape Plan

Staff Report

APPLICATION TO: Consider a Planned Unit District (PUD) on a 91.40 acre parcel of land located just west of Integram Drive and south of West Osage Street in the 1000 block of Integram Drive. The PUD will rezone the property from the City's "NU" Non-Urban district to a Planned District – Manufacturing (PDM) with an underlying zoning of "M-1" Light Industrial.

APPLICANT: Panatonni Development
6056 N. Lindbergh Blvd.
St. Louis, Missouri 63042

PROPERTY OWNER: Barbara J Englehart &
Harry R. Englehart III
2940 West Osage
Pacific, Missouri 63069

LOCATION: West Osage Street just west of Integram Drive

SUBJECT PROPERTY: Lot 1 of the proposed Englehart Industrial Park Subdivision, approximately 16.14 acres.

PRESENT ZONING CLASSIFICATION: "NU" Non-Urban

PROPOSED ZONING CLASSIFICATION: Planned District – Manufacturing (PDM) with "M1" Light Industrial underlying zoning

PURPOSE: To develop Lot 1 of Englehart Industrial Park Subdivision utilizing the City's Planned Unit District (PUD) zoning regulations. The proposed development is for an industrial warehouse used for storage and distribution. The approval of the PUD for Lot 1 will require the following waivers:

1. Section 400.230 B 1states that "The minimum landscaping requirements shall be one (1) tree and two (2) shrubs per five thousand (5,000) square feet of total lot area." The code requires that 140 trees and 280 shrubs be planted on the site. The petitioner is requesting a waiver for the landscaping requirements and will plant trees and shrubs according to the Landscaping Plan submitted.

2. Section 400.230 D 1states that "All mechanical equipment mounted on the rooftop of any commercial or industrial use shall be fully screened from public view by an element of the building or by a separate, permanently installed screen harmonizing with the building in material, color, size and shape." In lieu of this requirement the petitioner is requesting a waiver and will be constructing a parapet wall on the east and west sides of the building as shown on the elevation plans submitted.

3. Section 400.235 A 5 a 3 states that "All off-street parking areas and all access drives in commercial and industrial zoning districts shall have a boundary constructed of straight-back concrete curbing or an integral concrete sidewalk and curb with a vertical face." In lieu of this requirement the petitioner is requesting a waiver and will be constructing the parking and access drives as shown on the improvement plans submitted.

4. Section 410.075 A states that "Improvements shall be provided by the developer in each subdivision in accordance with the standards and specifications of the City of Pacific Public Works Department, as may be adopted and amended from time to time by the Commissioner of Public Works and requirements of this Chapter." Section 5.11.5 d of the City's standard construction specifications states that a minimum of 2' of freeboard shall be provided above the maximum ponding elevation of a detention basin. In lieu of this requirement the petitioner is requesting a waiver and will construct the detention basin with 1.07' of freeboard as sown on the proposed improvement plans submitted.

Staff recommends the Planning Commission pass a motion to approve, approve with conditions or deny the proposed PUD.

Respectfully,

Daniel P. Rahn, PE
21 Design Group
City Engineer