

City of Pacific

NOTICE OF PUBLIC HEARING

CITY OF PACIFIC BOARD OF ALDERMEN

The City of Pacific Board of Aldermen will conduct a Public Hearing on November 3, 2020 at 7:00 P.M., in the Board of Aldermen Chambers of the Pacific Government Center located at 300 Hoven Drive, Pacific MO, for the purposes of hearing citizen comment on the following proposal:

PZ 2020-10, Ed Schmelz, applicant. The applicant is seeking approval of a map amendment (rezoning) and preliminary development plan approval for a Planned Unit Development on property generally located at or about 2034 Old Gray Summit Road, Franklin County Parcel ID# 19-5-15.0-0-099-003.300, Pacific MO. The applicant is proposing a rezoning from R-1B single family to R-3, multi-family for purposes of constructing a 55-and-over senior living development, to include 244 multi-family units and 34 single family units on an approximate 55-acre tract. The overall density of the proposal is 5.95 units per acre. The proposal includes approximately 10.96 acres of common ground, two retention basins, a dog park, walking trail and other amenities. The subject property is generally bounded by vacant agricultural land to the south; Union Pacific railroad to the north, and residential property to the east and west.

A copy of the applicant proposal is on file for public inspection at the Office of City Clerk, 300 Hoven Drive, Pacific, MO, during regular business hours and online at www.pacificmissouri.com. All interested parties shall be given an opportunity to be heard at the public hearing.

For more information, please contact Steve Roth, City Administrator, at 636-271-0500 ext. 213 or by email at sroth@pacificmissouri.com

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.



0 100 200 300
SCALE 1" = 100'

Owner/Developer:
Ed Schmelz
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

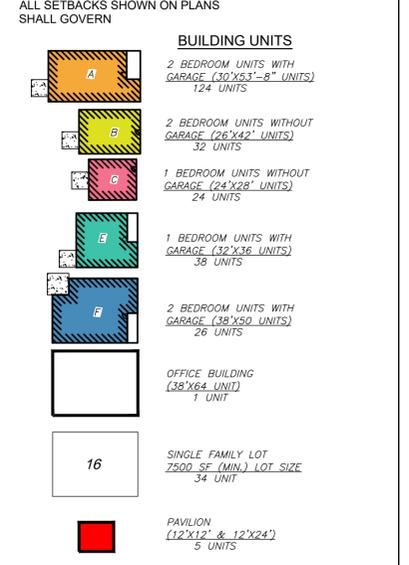
TRACT 2 GREEN SPACE / COMMON AREA
TOTAL ACREAGE = 55 ACRES
TOTAL AREA IN RW = 8.30 ACRES
TOTAL BUILDING AREA = 8.90 ACRES
TOTAL PAVEMENT AREA = 3.94 ACRES
TOTAL GREEN SPACE = 33.86 ACRES

PUD CONSTRUCTION INFO
PROPOSED STREETS 30', 26', & 28' WIDE
PROPOSED 40 FT. RIGHT OF WAY
PROPOSED SETBACKS FOR MULTIFAMILY
FRONT = 20'
REAR = 20'
SIDE = 8'

PROPOSED SETBACKS FOR SINGLE FAMILY
FRONT = 25'
REAR = 20'
SIDE = 8'

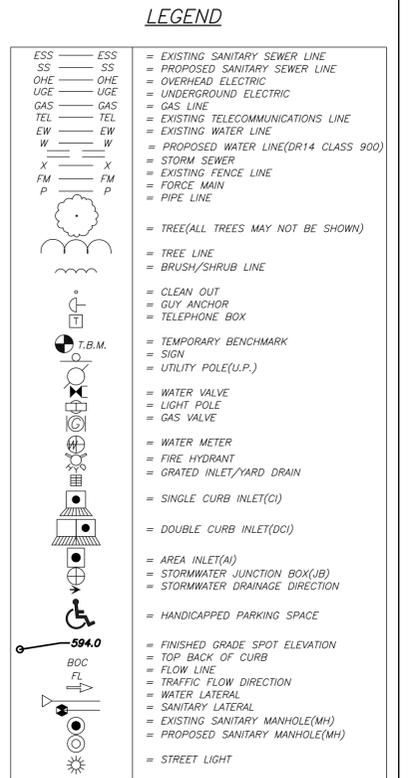
PROPOSED MINIMUM LOT WIDTH FOR SINGLE FAMILY 70'
PROPOSED SIDEWALK ON ONE SIDE OF STREET ADJACENT TO CURB, EXCEPT FOR THE NORTHSOUTH SECTIONS OF STREET A AND STREET F WILL HAVE SIDEWALK ON BOTH SIDES OF THE STREET ADJACENT TO THE CURB.

ALL SETBACKS SHOWN ON PLANS SHALL GOVERN



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



PLAN INFO:

Parking requirements
Multi-family residential - 1.5 parking spaces per unit
Duplex residential - 2 spaces per unit
196 units duplex = 294 spaces
48 units duplex = 96 spaces
390 spaces required
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 in driveway

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

Open space
33.6 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 2.3 cfs/acre = 126.5 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 RETENTION BASINS ARE PROPOSED

PUD 1

DATE: 11-14-2020
JOB: 7400
DWG: 9/2020
DNM: BR: JW
SC: SC
REV: REVISION
REV: REVISION
SHEET

Wunderlich Surveying & Engineering, Inc.
P.E. for Wunderlich Surveying & Engineering, Inc.
K. WOLFE
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
NUMBER
PE-200893819
10/19/2020

**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

