

CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, January 13, 2020 7:00 p.m.

The regular meeting of the Planning & Zoning Commission was held on the aforementioned date and time in the Council Chambers of City Hall, located at 405 Jefferson Street in Washington, MO.

1) The meeting was called to order, Pledge of Allegiance, and the following roll call was taken:

Present: Tony Gokenbach, Carolyn Witt, Mark Hidritch, Mark Kluesner, Mark Piontek, Tom Holdmeier, Sandy Lucy, John Borgmann, Samantha Cerutti Wacker, Sal Maniaci

Absent: Chuck Watson

2) **Approval of Minutes from October 14, 2019-Motion made to approve, seconded and passed without dissent.**

3) **File No. 20-0101-City of Washington-Code Modification**

After a short discussion, a motion was made and seconded, passed without dissent.

4) **File No. 20-0102-LNE, LLC-Applicant is requesting to rezone 401-437 Birchwood Court from R-3, Multi-Family to PD-R, Planned Residential. The applicant is requesting a rezoning of the existing Birchwood Apartments from R-3, Multi-Family Residential to PD-R, Planned Development Residential.**



The applicant has recently purchased the Birchwood Apartment / Townhome Complex located in the 800 block of West Fifth Street. Currently, the property is on one parcel with 10 townhomes available to rent. The applicant approached City Hall in late 2019 inquiring how it would be possible to subdivide the individual units into zero-lot line townhomes available for sale. According to City Code, the only non-planned district that allows zero-lot lines for single family attached structures is the C-3 Downtown District. Given that this property is not adjacent to

downtown C-3 properties, staff advised the applicant that the only possible way to subdivide the lot into 10 sellable lots was to rezone to PDR.

A “development plan” is required for all Planned District rezoning requests. In this case, since the property is fully developed, we requested that the applicant submit the requested plat as their development plan. It shows 10 proposed lots, all approximately 1,800 square ft. There is common ground shown in the rear where the detention basin is and includes Birchwood Court, which is a private drive.

There will be no physical changes to the property that alters the access or even the use. The request, is in nature, just a change on paper to allow the apartments to be sold as individual townhomes. A subdivision of this nature would not be permitted for a number of reasons in City Code, which is why the Planned Districts exists. The PD-R District allows property owners and developers to design residential developments that don’t conform with the traditional subdivision code. The unusually small lots and access to a private drive would be permitted under this request because it is shown on the development plan, and approved by ordinance on this property only. Staff is also aware that the lot, being .88 acres in size, is less than the 1.5-acre requirement for a new PD-R development. Given that there will be no physical changes from the current development that alter the safety and general welfare of the subject property or the surrounding properties, staff has recommended this change.

Recommendation: Given the above analysis, staff believes that the proposed rezoning from R-3 Multi Family to PD-R Planned Residential and a development plan approval for the Birchwood Plat 3 are suitable for the subject property and would not significantly detriment the surrounding area. Staff does recommend the following condition:

1. A note on the plat be made designating Birchwood Court as a private drive.

After s short discussion, a motion was made and seconded, passed without dissent.

- 5) **File No. 20-0103-LNE, LLC-**Applicant is requesting preliminary plat approval for 401-437 Birchwood Court.

A motion was made and seconded, passed without dissent.

Motion made to adjourn at 7:30 seconded and passed without dissent.

Approved: _____
Thomas R. Holdmeier, Chairman

Next meeting of the Planning & Zoning Commission will be held February 10, 2020