

**CITY OF WASHINGTON, MISSOURI  
PLANNING & ZONING COMMISSION MEETING  
405 JEFFERSON STREET, WASHINGTON, MISSOURI  
COUNCIL CHAMBERS -- GROUND LEVEL  
Monday, May 11, 2020 @ 7:00 P.M.**

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- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of Minutes from March 9, 2020
- 3) **File #20-0501**-Applicant is requesting to rezone 600 W. Front Street from C-2, General Commercial to C-3, Downtown Commercial.

NOTE: ATTENDANCE AT THIS PLANNING AND ZONING COMMISSION MEETING BY A KNOWLEDGEABLE REPRESENTATIVE OF YOUR INTERESTS IS RECOMMENDED. ANY QUESTIONS CONCERNING YOUR REQUESTS THAT ARE NOT ANSWERED AT THIS MEETING MAY RESULT IN YOUR REQUEST BEING TABLED OR DENIED.

**CITY OF WASHINGTON, MISSOURI  
PLANNING & ZONING COMMISSION MEETING MINUTES  
Monday, March 9, 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:** Carolyn Witt, Mark Hidritch, Mark Kluesner, Mark Piontek, Tom Holdmeier, Sandy Lucy, John Borgmann, Chuck Watson, Samantha Cerutti Wacker, Sal Maniaci

**Absent:** Tony Gokenbach

- 2) **Approval of Minutes from February 10, 2020-Motion made to approve, seconded and passed without dissent.**
- 3) **File #20-0301-** The applicant is requesting Voluntary Annexation of The Overlook Development Phase 3 of Weber Farms.



**Sal Maniaci-**The applicant is requesting Voluntary Annexation of The Overlook Development Phase 3 of Weber Farms. The applicant has submitted an application to annex 9.92 acres as shown on the attached survey. The application also requests that the newly annexed property be zoned R-1D Single Family Residential, which is consistent with the adjoining property to the south in the Malvern Hill subdivision. This zoning allows for single family residential lots 7,500 sq. ft. in size and up. This annexation will create a pocket of un-annexed territory to the northeast where the Murphy property is located. Although undesirable, this is not uncommon throughout town as interested property owners and developers voluntarily annex, while neighboring property owners are not interested in joining at this time. The Murphy's will retain access to public right-of-way in the new development. Staff recommends approval of the proposed annexation of 9.92 acres with the proposed zoning of R-1D Single Family Residential.

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

- 4) **File #20-0302**-The applicant is requesting Preliminary Plat approval for The Overlook Development Phase 3 of Weber Farms.



**Sal Maniaci**-The applicant has submitted a preliminary plat on newly proposed annexed land that shows a 29 lot subdivision with lots varying in size from 7,500 square feet to 20,000 square feet. The property is also requesting this month to be annexed as R-1D Single Family Residential allowing lot sizes down to 7,500 sq. ft., satisfying the requested plat layout. The plat shows the extension and termination of Weber Heights Drive with an approved cul-de-sac on the eastern edge of the plat. The proposed extension matches the existing road with a 35 ft. wide street within a 40 ft. right of way. Plat 4 also makes a connection south to Halls Green Road, fulfilling a requirement from Plat 3 to add another access to the subdivision. The construction of this plat will create a connection between Rabbit Trail and Washington Heights Drive, which is a major connection listed in our Master Plan. Unlike previous plats, these proposed road extensions are below 10% grade removing the requirement for a variance. Lastly, the Murphy home to the east of this plat, which will remain outside the City limits will be granted an access easement between lots 64 and 65 and along the north side of lot 65. Staff recommends approval of preliminary plat for the Overlook at Weber Farms Plat 4 under the following conditions:

1. Developer must verify that all utilities are placed in easements. It appears sanitary sewer on lots 67, 77, 78, and 81 are not within an easement.
2. Improvements must be completed per approved construction plans prior to a final plat being approved or a performance guarantee must be approved accompanied by a letter of credit or escrow.

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

5) **File #20-0303-** The applicant is requesting Preliminary Plat approval for 905 East First Street.



**Sal Maniaci-**The applicant is requesting a minor subdivision to separate an existing home and commercial structure. This property had recently gone through a boundary adjustment to make it one lot, however, the new owner of the commercial property along Highway 47 is only purchasing the commercial structure requiring a subdivision to separate the properties again. Newly created lots 1A and 2A will still be zoned C-1 Light Commercial, will have full access to right-of-way, and will meet setback requirements. Staff sees no issues with the request. Staff recommends approval of preliminary plat for 10 Franklin Subdivision.

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

- 6) **File #20-0304**-The applicant is requesting to rezone the property located at Fifth Street and Penn Street from R-3, Multi Family to C1, General Commercial.



**Sal Maniaci**-The applicant has requested to rezone a corner lot at the intersection of East Fifth Street and Penn Street from R-3 Multi Family Residential to C-1 Light Commercial. The subject property is 0.6 acres in size and has access from 5<sup>th</sup> Street, Penn Street, and an existing alley to the rear. The property was zoned multi-family as part of the adjacent development to the east where two apartment buildings exist today. The 5<sup>th</sup> Street corridor is often mixed use; however, this portion is primarily residential. Directly across the street there is a grandfathered office building but even that is zoned R-1B Single Family Residential. Staff realizes that given the property's location on 5<sup>th</sup> street where many commercial and residential properties mix the proposed rezoning may not significantly detriment the surrounding properties. However, it is staff's opinion that because of the adjacent uses, the existing zoning is more appropriate for the subject property. Staff recommends denial of a request to rezone 0.6 acres at the intersection of 5<sup>th</sup> Street and Penn Street from R-3 Multi Family Residential to C-1 Light Commercial.

**After a short discussion, a motion was made to deny, denied with dissent.**

- 7) **File #20-0305**-The sale of Lot 18 of the Heidmann Industrial Park to Noah's Ark; Amendment #23 to the Redevelopment Plan.

**Motion was made to approve, seconded and passed without dissent.**

- 8) **File #20-0306-** The applicant is requesting Voluntary Annexation of Meadowlake Farm Plats 1 & 2, lots 1 thru 61.



The Meadowlake Farms homeowner's association approached the city in 2018 about bringing the subdivision into the city limits. In that time, an annexation agreement has been drawn up and approved by the City Council and the subdivision. The agreement has been signed by 100% of property owners in the subdivision allowing for voluntary annexation and the signatures have been submitted to our City Attorney. Public sewer will be brought to the subdivision within 90 days of annexation and the City will utilize an existing agreement with the Public Water District #1 to serve the subdivision until City water can be extended as well. Grinder pump maintenance will remain the responsibility of the property owners. The City will take over main sewer lines. The streets will become public right-of-way with a width of 50 ft. and will enter the rotation of city streets to be upgraded and maintained. State statute dictates that the existing trash hauling contracts will have time to expire prior to the lots being added to existing solid waste rotation. The annexation consists of two plats and 61 residential lots, all of which will be brought in as R-1A Single Family Residential. Staff recommends approval of the proposed annexation of Plats 1 and 2 of the Meadowlake Farms Subdivision.

**Motion made to adjourn at 8:30 seconded and passed without dissent.**

**Approved:** \_\_\_\_\_  
**Thomas R. Holdmeier, Chairman**

**Next meeting of the Planning & Zoning Commission will be held Monday, May 11, 2020**

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: May 11, 2020

Re: File # 20-0501

Synopsis: The applicant is requesting approval of a rezoning of 600 West Front Street from C-2 General Commercial to C-3 Downtown Commercial

<b>Adjacent Land Use / Zoning Matrix</b>		
	<b>Existing Land Use</b>	<b>Existing Zoning</b>
North	Park land	M-2
South	Single Family	R-20
East	Apartments	R-3
West	Single Family	R-20

**Analysis:**

The applicant has requested to rezone 600 West Front Street, more commonly known as Elijah McClean's, from C-2 General Commercial to C-3 Downtown Commercial Zone District.

The C-3 Downtown District is a less restrictive zoning district intended for the downtown district. Its purpose is to encourage the repurpose of historical properties and to continue to allow historically mixed uses with zero-lot lines because of so many properties with shared walls. Off-street parking is also not a requirement in the C-3 District as to not encourage developers to destroy historic and potentially useful buildings just to meet the City's parking requirements.

The subject property's existing zoning, C-2, allows for just about every commercial use that C-3 does, however C-3 also allows residential uses to be mixed in on the same parcel. The subject property is currently used as an event venue and hotel, both of which are permitted in the C-2 District and incompatible with long term residential uses. The subject property has also been contentious with the surrounding neighborhood on parking issues. Currently, there is enough parking for the current indoor activities. However, if a tent on the premises is to be used on a permanent basis, there is likely not enough space for the required parking in C-2. The surrounding properties to the south and west are largely single family residential and have always been so. The subject property is not adjacent to any existing C-3 zoning, as it is technically one block removed from the downtown zoning district.

People who choose to live in the downtown district understand parking can and will be an issue when large events take place, however, in this case, the request is expanding the no parking requirement into an area that is not considered to be part of the downtown district.

Given the existing parking concerns and that the property is not contiguous with the existing C-3 Downtown District, staff feels the requested rezoning is not appropriate for the area.

**Recommendation:**

Staff recommends denial of a request to rezone 600 West Front Street from C-2 General Commercial to C-3 Downtown Commercial.



CITY OF WASHINGTON, MISSOURI  
Department of Planning and Engineering Services  
405 JEFFERSON STREET • WASHINGTON, MO 63090  
636.390.1010 phone • 636.239-4649 fax

Applicant Information for Rezoning Land

Please print:

Site Address: 600 Front Street

Lot # 1, 2, 3 Subdivision: McLean's Homestead

PID# 10-5-15.0-3-099-026.000

Applicant Name EM Investors, LLC Daytime phone 636-583-3118

Address of Applicant 860 Ren-Val Road; Union, MO 63084

Name of Owner Same Daytime phone \_\_\_\_\_

Address of Owner (if different from Applicant) \_\_\_\_\_

Site Information

Address or Legal: 600 Front Street

Current Zoning: C2 Lot Size: 2.9 Acres per Assessor

Existing Land Use: Event Venue

Proposed Zoning and Intended Use of Property: C3

Surrounding Land Use

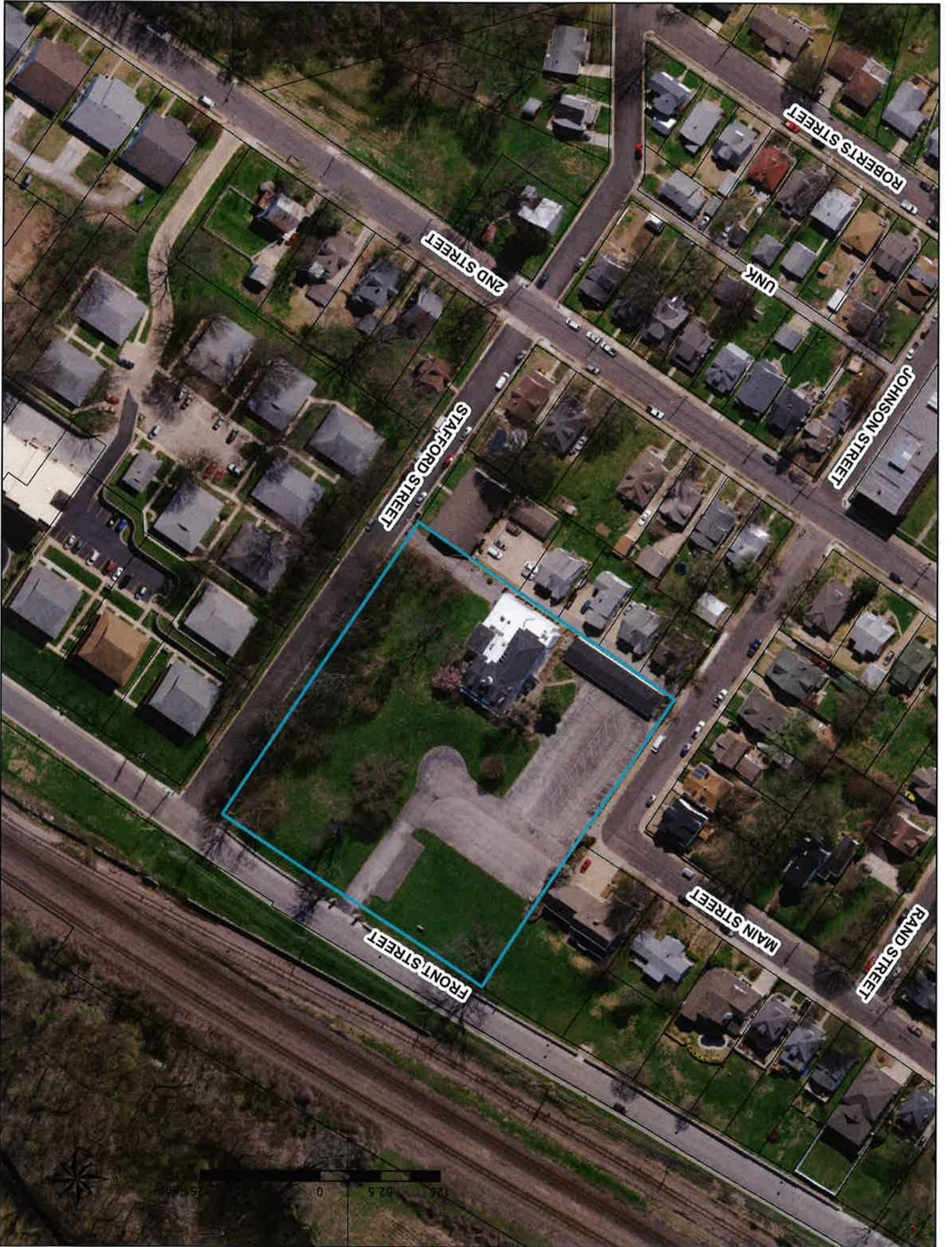
North M-2 South R-20 / R-3

East R-3 West R-20

To the best of my knowledge and belief, the data in this application and all attachments thereto are true and correct.

Elizabeth Bequette, member 4-20-20  
Signature of Applicant Date

EM Investors LLC 4-20-20  
Signature of Landowner (if different) Date



ROBERTS STREET

2ND STREET

UNK

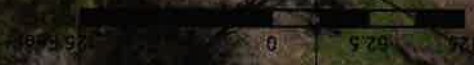
JOHNSON STREET

STAFFORD STREET

MAIN STREET

RAND STREET


FRONT STREET



190 95 0 100 Feet



**Legend**

	C-1
	C-2
	C-3
	M-2
	R-1B
	R-1C
	R-2 O
	R-3

*Zoning*

