

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, June 8, 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, Sandy Lucy, John Borgmann, Chuck Watson, Samantha Cerutti Wacker, Sal Maniaci

Absent: Tom Holdmeier

2) **Approval of Minutes from May 11, 2020-Motion made to approve, seconded and passed without dissent.**

3) **File #20-0601-Applicant is requesting approval of a Special Use Permit for an 85 ft. cell tower at 128 Busch Avenue.**



Sal Maniaci-The applicant has requested to build an 85 foot ATT Monopole cell tower located at 128 Busch Avenue behind the Sharp Shooters clubhouse. The proposed tower will access 10th street, however. According to Section 400.330, proposed undisguised telecommunication towers must obtain a special use permit granted that it is at least 200 ft. away from any residential structure, not more than 100 ft. in height, all support structures must meet regular setback requirements, and Landscaping or fencing must also be placed around the structure base and equipment. The proposed plan, attached to this report shows the tower 120 ft. from the sharp shooters clubhouse, marked as residential on the plan. This structure is not residential, so the proposed location meets the setback requirements. It is recommended that all other structures be the height of the tower plus 10 ft. away from the tower. Given that the tower is 85 feet tall, these setbacks are also met. The proposed plan also shows a 6 ft. tall composite faux rock wall screening the base of the tower, per requirements. Given that the proposal meets the required setback and screening requirements, staff recommends approval of the requested Special Use Permit to construct an 85 ft. monopole cell tower at 128 Busch Avenue.

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

- 4) **File #20-0602**-The applicant is requesting a rezoning from R-1B, Single Family Residential and C-1, Light Commercial to PD-R, Planned Residential and approval of a development plan for property located at 800 and 902 Locust Street.



Sal Maniaci-The applicant is requesting approval to rezone 5.38 acres from R-1B Single Family Residential and C-1 Light Commercial to PDR – Planned Residential and approval of a development plan for Locust Valley Subdivision. The proposed subdivision includes 27 new single family homes. Twelve of which will access Locust Street and the remainder will access a new 30 ft. wide street called Maple Valley Court.

The proposed lots vary in size from 6,500 square feet down to 3,800 square feet, given the need for a planned development approval. The proposed Maple Valley Court will be 30 ft. wide in a 40 ft. right-of-way terminating in a fire code approved 120 ft. hammerhead. There will be 2 acres reserved for the proposed Busch Creek Greenway the City will be constructing in January of 2021 and .16 acres of common ground. The lots will have a 20 ft. front yard setback allowing for driveway parking, 6 ft. side yard setbacks meeting normal City code, and a 20 ft. rear yard setback. There are sidewalks proposed on the new Maple Valley Court as well as on the east side of Locust.

The proposed lots are significantly smaller than what is typically permitted for a new subdivision in R-1B. However, given the fact that the previous use was a denser mobile home park and that the property is adjacent to both commercial and dense single family residential, staff feels the requested density will not detriment the surrounding area. It is infill into a downtown adjacent property where the area is typically mixed use and higher density.

The property is currently owned by the City of Washington and has been the subject of a workforce housing project for the past two years. The City went out for proposals from developers looking to develop the site in order to provide affordable single family homes geared towards younger families and first time home buyers. The City will be entering into a development agreement with the applicant as well to ensure the improvements are complete, there is a base maximum set for the homes for sale, and that McBride Homes will market the development to younger families and first time home buyers.

City Staff acknowledged that Washington has an aging population with new home prices well above those of the surrounding communities leading to younger families choosing to settle outside of Washington. We feel the proposed development plan meets the goals set forth in our request for proposals and will provide workforce housing that is needed in our community. Given the proposed improvement to the property and the

development's compatibility with the City's plan staff recommends approval of the rezoning to PD-R and the development plan under the following conditions:

1. Parking on the proposed Maple Valley Court must be restricted to one side only and noticed properly.
2. All fire hydrant spacing must meet fire code requirements and must be verified during the construction plan approval process.
3. Stormwater calculations must be verified by City Staff. If changes to the stormwater plan significantly alter the site plan, a revised set must be submitted for Planning and Zoning and City Council approval.

Tony Gokenbach-In the analysis of the staff report you mentioned that McBride Homes will market to younger families and first time home buyers. Do you know where they are going to target or how they are going to target them?

Sal Maniaci-I do not have the details on that. It is part of the Development Agreement which has not been finalized yet. It will go to Council next week.

John Borgmann-The 30 ft. street. Is that back of curb to back of curb?

Sal Maniaci-It is.

John Borgmann-Then what type of curb are we going to be using? Then you would only have 28 ½ feet to park. Do you know what side the parking restriction would be on?

Sal Maniaci-We did not require that as long as they mark it on the plan once it gets actually platted.

John Borgmann-I would suggest there be no parking on the inside of the radius. It increases your turning and then you don't lose as much parking as you would. By doing that the fire hydrants would be on the east side of the street. Will they have garages?

Sal Maniaci-They have renderings of each style of home. The front yard setback is 20 ft. and it does allow for off street parking.

John Borgmann-Single car?

Sal Maniaci-They have both.

John Borgmann-Because they would make a difference in parking if you have a double wide driveway.

Sal Maniaci-I know there are four types of homes that you can chose from.

John Borgmann-I also noticed the flood zone.

Sal Maniaci-A & E, 500 & 100, all homes around the 100 requires two feet above base flood.

John Borgmann-Lot 5-retaining wall of 12 feet, since this is a residential area do we have a security fence of such to keep kids from jumping around on it?

Sal Maniaci-According to the building permit there will be one required at the top.

McBride PowerPoint presentation:



- Largest homebuilder in Missouri
- Creating Neighborhoods for over 74 years
- Stability is our strength
- Currently building in 48 neighborhoods
- Substantial amount of experience creating new neighborhoods



McBride has a long history in the Greater St. Louis Metropolitan area.

We are excited to partner with the City of Washington who has a long history of fostering and encouraging generational businesses such as the John B. Busch Brewery and Mercy Hospital.

Comprehensive Plan

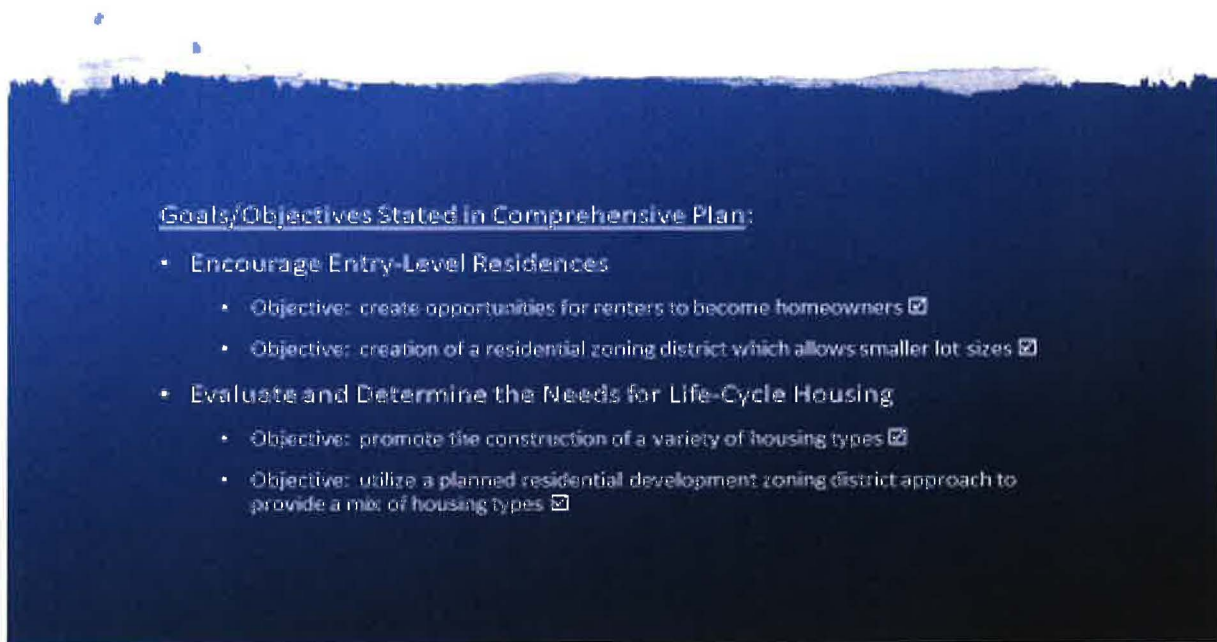
Existing Land Use Map:

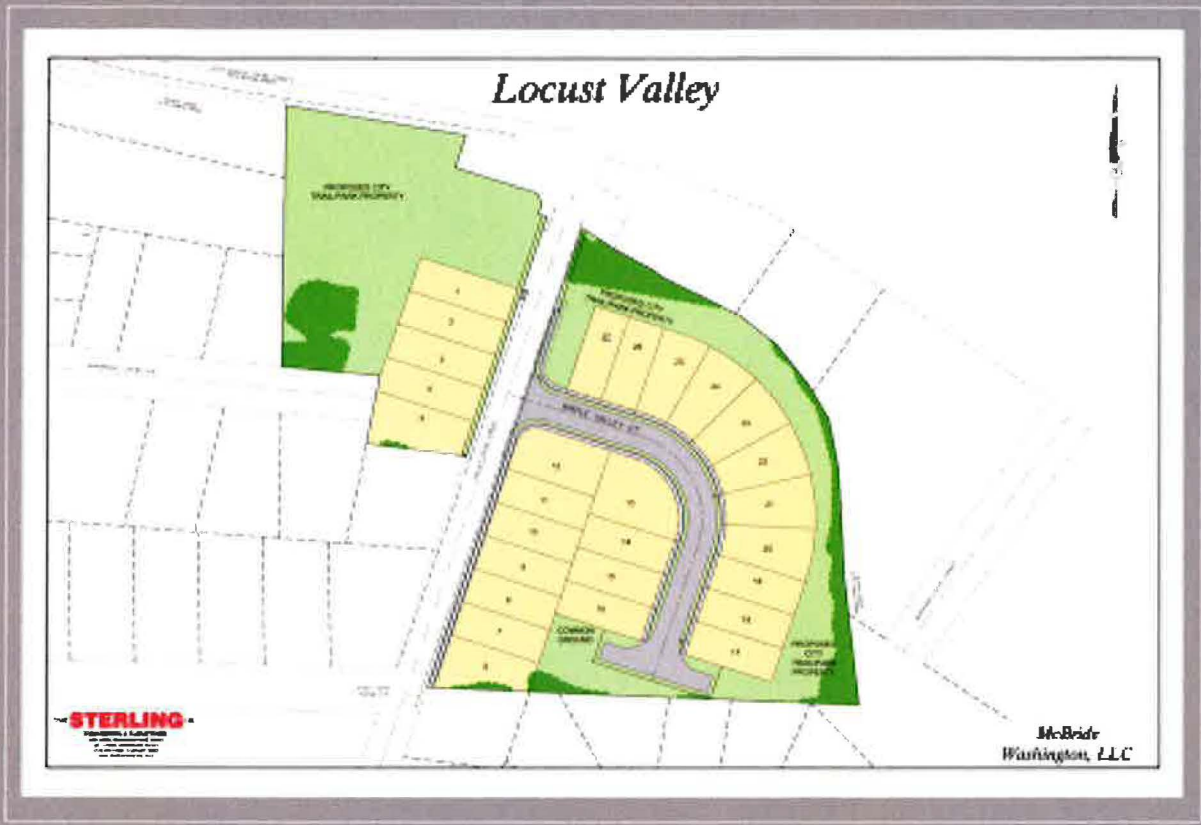
- This site is shown as low and medium density areas (single-family detached and duplex units) surrounded by residential, commercial and industrial uses

Future Land Use Map:

- The future land use map shows that the City's intent for this site is residential use surrounded by residential and mixed-use areas

Comprehensive Plan



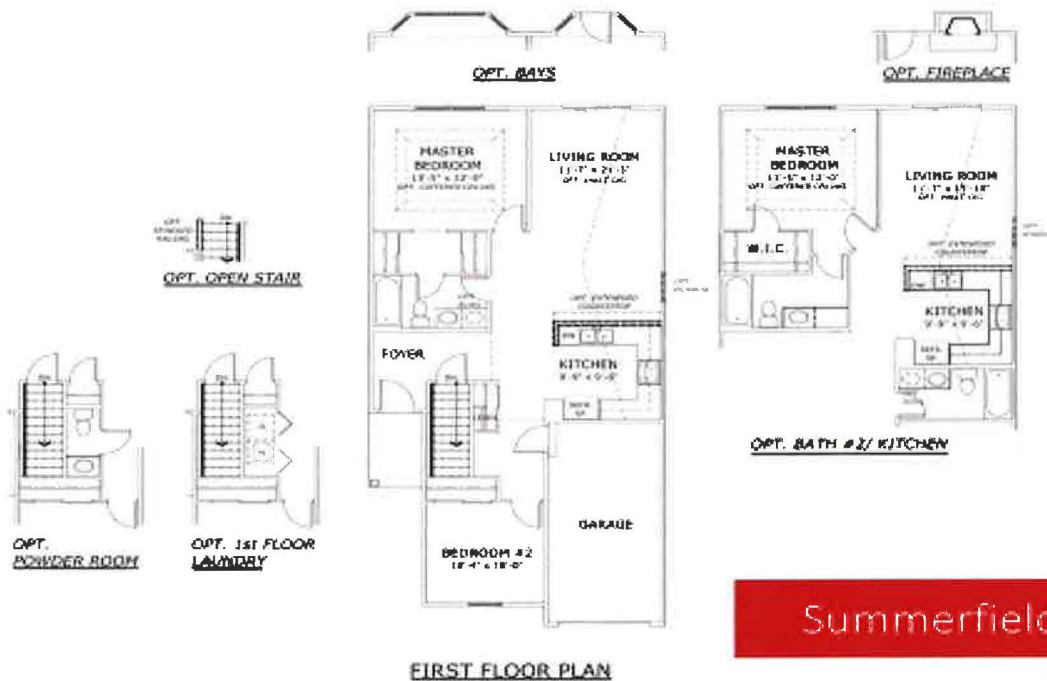


Locust Valley Plan Features

- 5.38 acre site
- 27 single-family detached residential lots (underlying zoning allows up to 35 lots)
- Two acres conveyed to the City for a public park
- 4 different home plans, each having several different elevation choices and a large selection of colors and finishes
- 2 or 3 bedroom plans with 1 or 2-car garage options
- Fully sodded lawns with a landscaping package
- Modern floorplans and amenities that families are looking for in housing options
- Workforce housing with incredible value



Arlington

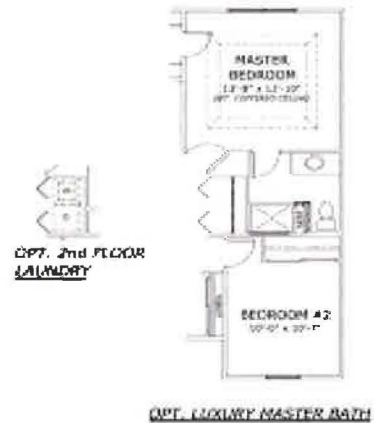
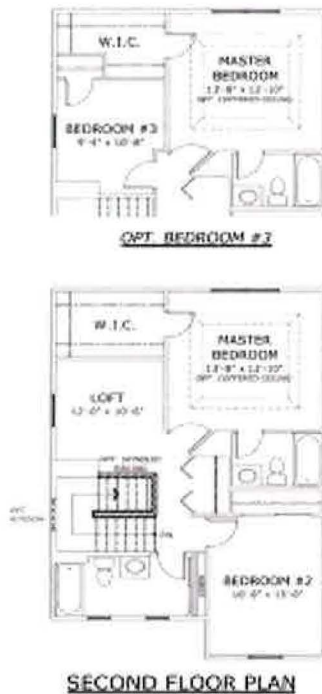
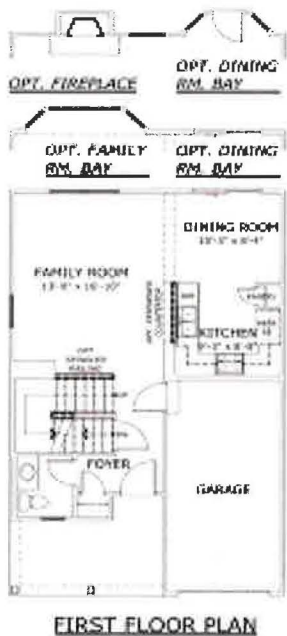


Summerfield



St. James

St. James





Montauk




Montauk



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Sample Marketing




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Whether you're making memories in your family room or exploring the neighborhood, you'll love your new HOME SWEET HOME.

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LOCUST VALLEY




LOCUST VALLEY

LOCATION:
A walk to great wine country, a great public park, and a great public art gallery. The location is unbeatable!

PRICE:

VALUE:
A new location, a new design, and a new level of value. A new level of value.

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Homes • Larger • Smaller

Great location, great value, and a new level of value. A new level of value.

Sample Marketing



Sample Marketing

Mark Hidritch-Are all of these slab homes?

McBride-All but three because of the flood zones.

John Borgmann-Lot widths?

McBride-minimum 38 ft. width.

John Borgmann-So that is a 20 ft. driveway. So I am wondering how much parking you are going to have with the driveways? Have you put that together on your plan yet to show that?

McBride-We don't know that yet.

John Borgmann-Sideyard setback?

Sal Maniaci-Six foot which does meet our code for one story or two story.

Samantha Wacker-The two car garages, would those fit on all of these lots?

McBride-Yes.

Samantha Wacker-How many display homes are you building and the market price of those?

McBride-We are still crunching numbers. Maybe one or two displays.

Mark Hidritch-Unions are all around here, staying local would be appreciated.

John Borgmann-Will there be a homeowners association?

McBride-Yes. Guessing \$400/year.

Samantha Wacker-That might be a bit high.

Kim Young-509 E. 11th Street-is there going to be a school bus stop at Locust Street? I am asking this because kids like to walk thru my back yard. Same goes for the new greenway going in. So what is your plan for people accessing other peoples yards?

Sal Maniaci-I cannot answer that because that is something the school district does on their own. If the trespassing does occur it will be up to you to contact the police. I would hope the trail would help because it goes straight to the high school.

Kim Young-Is there going to be a fence along the greenway?

Sal Maniaci-No.

Kim Young-Are they going to clear out any trees?

Sal Maniaci-We do have an arborist that will look at them but the plan right now is to take down the littlest as possible. What about turning these new homes into rentals? Or B&B's.

Sal Maniaci-We have no restrictions on rentals. On B&B's they require a Special Use Permit.

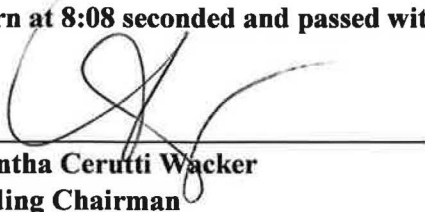
Kim Young-How many years will this development take?

Sal Maniaci-May 2021.

A motion was made and seconded and passed without dissent.

Motion made to adjourn at 8:08 seconded and passed without dissent.

Approved: _____


Samantha Cerutti Wacker
Presiding Chairman

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