

DRAFT

CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
JANUARY 17, 2019

The City of Olivette Planning and Community Design Commission (Commission) met on January 17, 2019, at 6:00 PM in the City Council Chambers of the Olivette City Center addressed as 1140 Dielman Road, Olivette, Missouri. Rob Jurgiel presiding as Acting Chair called the meeting to order. Commission Member Carol Waggoner served as secretary.

For the purposes of accommodating the scheduled agenda items, the Petitioners, and public, two meeting agendas were posted for January 17th were posted, one for 6:00 PM and the other for 7:30 PM. The 7:30 PM meeting only had one agenda item listed, the Gateway I-170 Development.

The first meeting, scheduled at 6:00 PM consisted of the following:

1. ROLL CALL:

On roll call, the following members were present: Bradley Abel, Rob Jurgiel, Jodie Rich, Michael Saunders, and Carol Waggoner.

Also in attendance were: City Council Chairman Pro-tem Missy Waldman, Director of Planning and Community Development Carlos Trejo, and Planner/GIS Coordinator Jonathan Roper.

A quorum being presented, Mr. Jurgiel declared the meeting in session for the transaction of business.

2. PUBLIC COMMENTS:

There were no public comments.

3. REVIEW OF COMMISSION PROCEDURES:

The Commission Chair provided an overview of the scheduling of agenda items, the role the Commission review, and the actions the Commission may consider.

4. OLD BUSINESS:

A. Text Amendment: Article V “AR” Attached Single Family Residential District

Discussion on this item was deferred to the scheduled meeting of February 7, 2019.

B. Text Amendment: ‘CC’ City Center Zoning District

Discussion on this item was deferred to the scheduled meeting of February 7, 2019.

5. OLD BUSINESS:

A. 19 Queensbrook Place

Mr. Roper provided an overview of the petition request for a 342-square foot residential addition and staff report provided for this item.

Mr. Saunders motioned to approve the Petition for Community Design and Site Plan Review for a residential addition at 19 Queensbrook Place as presented in the Memorandum from the Department of Planning and Community Development dated January 17, 2019, subject to any staff conditions noted therein. The petition included architectural drawings by McManus Construction and site improvement plans by DES Land Surveying, LLC dated 12/05/2018. The staff conditions included the following:

1. Stormwater downspout release point to be at least 10-ft from a property line.
2. The plans submitted for Building Permit review and construction shall be in conformance with the design, details, and dimensions illustrated in the plans and elevations outlined in the petition application, appearing before the Commission on January 17, 2019, containing architectural drawings by McManus Construction and site improvement plans by DES Land Surveying, LLC dated 12/05/2018.
3. Staff be provided an opportunity to require additional grading changes to the site if necessary to control/limit Stormwater runoff on the site and on to adjacent properties. Any revised changes in the field to provide revised plans while building permits are active.

Motion was seconded by Ms. Waggoner. On a voice vote, the motion passed unanimously (5 to 0).

B. 1 Beechmont Court

Mr. Roper provided an overview of the petition request for the installation of rooftop solar panels and staff report provided for this item.

Discussion ensued over the solar panels, regarding the material used and colors.

Mr. Abel motioned to approve the Petition for Site Plan and Community Design Review for rooftop solar panels at 1 Beechmont Court, as presented in the Memorandum from the Department of Planning and Community Development dated January 17, 2019, subject to any staff conditions noted therein. The staff conditions included the following:

1. The plans submitted for Building Permit review and construction shall be in conformance with the design, details, and dimensions illustrated in the plans and elevations outlined in the petition application, appearing before the Commission on January 17, 2019, consisting of building plans submitted by Daniel Enterprises dated, December 7, 2018; and
2. Staff verifying the color of the panels to be compatible with common roof materials.

Motion was seconded by Ms. Waggoner. On a voice vote, the motion passed unanimously (5 to 0).

C. **19 Crosswinds Court**

Mr. Roper provided an overview of the petition request for a side yard variance request for a residential driveway (turnaround only) and staff report provided for this item.

Jeff Aiello, property owner of 19 Crosswinds Court, spoke before the Commission.

Mr. Saunders motioned to approve the Petition for Site Plan Review to authorize an off-street parking variance in accordance with Section 400.1410 A subparagraph (2.e), permitting the off-street parking area to be no less than 1-ft from the north side lot line at 19 Crosswinds Drive, as presented in the Memorandum from the Department of Planning and Community Development dated January 17, 2019 subject to any staff conditions noted therein. The staff conditions included the following:

1. The plans submitted for Building Permit review and construction shall be in conformance with the design, details, and dimensions illustrated in the plans outlined in the petition application, appearing before the Commission on January 17, 2019, as submitted by the Petitioner.
2. Staff be provided an opportunity to require additional grading changes to the site if necessary to control/limit stormwater runoff on the site and on to adjacent properties.

Motion was seconded by Ms. Waggoner. On a voice vote, the motion passed unanimously (5 to 0).

D. **8 Lynne Court**

Mr. Roper provided an overview of the petition request for a new single family home, including a request for a square footage variation for the placement of two patios and staff report provided for this item. He noted specifically the building materials, siltation fencing along the north property boundaries, the excess flatwork requiring a variance in accessory structure coverage, and the sanitary sewer easement and proposed improvements encroaching the easement.

Discussion ensued over the review of the Metropolitan Sewer District (MSD). There was a consensus amongst Commission members that MSD should not only review, but also approve said encroachments.

Discussion ensued over how the stormwater generated by the excess patio coverage would be managed. Mr. Roper noted that the Petitioner is proposing to use patio pavers as a way to address the excess coverage impacts on stormwater.

Doug Cohen, the Petitioner, spoke before the Commission. He introduced himself and team of contractors.

Eric Vietmeyer of Volz Inc., the engineer and surveyor contracted by the Petitioner, spoke before the Commission. He noted that the patios do not connect to one another, would consist of patio pavers, and that MSD has been engaged in reviewing the proposal.

Discussion ensued over the proposed retaining wall along the northwest corner of the property. Mr. Cohen noted it was noted that the wall could be a versa-lock wall.

Jim Buleski of Buleski Architects, the architect contracted by the Petitioner, spoke before the Commission. He noted that the patio areas could be reduced in size, that the exterior steps leading to each patio would be permeable, and addressed his use of materials, including why some elevations have less than 50% brick.

Mr. Saunders motioned to approve the Petition for:

- Community Design,
- Site Plan, and
- Concept Stormwater Management Plan Review

for a new single family home at 8 Lynne Court as presented in the Memorandum from the Department of Planning and Community Development dated January 17, 2019, subject to any staff conditions noted therein. The staff conditions included the following:

1. Commission authorizes the following accessory structures:
 - a. Patios to exceed the areas as noted in Section 400.1592.B.1.b (Area).
2. Patio to be in compliance with side yard setback.
3. MSD to review and approve the following improvements within the easement: retaining wall, grading, and stormwater detention.
4. Engineer to verify to City location and depth of excavation of stormwater detention.
5. Landscaping to be submitted with building permit in accordance with Section 405.380 Landscaping of Chapter 405 Subdivision Regulations.
6. At the time of application for a building permit, the Petitioner shall submit a final Stormwater Site Improvement Plan for review. Final site improvements to include construction specifications for Stormwater detention and grading plan. Fees shall be paid for required inspections by the City's Stormwater Consultant. Cost per inspection is \$250. Additional inspections shall be conducted by staff.
7. The top of foundation elevation be limited to no more than 692.82. Staff shall be provided an opportunity to require additional grading changes to the site, including adjusting the proposed top of foundation and location of detention areas, as necessary to control/limit Stormwater runoff on the site and to adjacent properties. Any revised changes in the field to provide revised plans while building permits are active.
8. Building Permit Plans shall be in compliance with the Commission reviewed plans consisting of architectural plans provided by Jim Bulejski Architecture, dated 01/16/2019, and site improvement plans provided by Volz, Incorporated dated 01/16/19, subject to any required modifications noted herein.
9. Verification of the proposed building setbacks, the location of the footing forms, and an estimation of the overall residential building height based on the elevation of the footing forms are to be provided by a registered surveyor of the State of Missouri to the Building Division before the pouring of the building footings.
10. Any exposed portions of the foundation wall along Lynne Court and the site elevation along the north and south in which the foundation wall exceeds a height of one foot (1') above the approve finished grade shall have an exterior finish cover equal to that of the overall exterior elevation finish. Building plans submitted at the time of building permit application are to be reflective of this condition.

Motion was seconded by Ms. Waggoner. On a voice vote, the motion passed unanimously (5 to 0).

E. 727 Harvest Lane

With no Petitioner in attendance, discussion on this item was deferred to the next scheduled meeting.

F. Olivette Center, 9598 through 9656 Olive Boulevard

Mr. Trejo provided an overview of the petition request and staff report provided for this item. He noted that the petition was initially for a Special Permit request to allow a restaurant at the tenant space addressed as 9616 Olive Boulevard. He noted the Special Permit is to authorize a restaurant, to be known as the Kick'n Crab. He noted restaurant uses require a Special Permit, subject to Commission review and recommendation to the City Council. He noted restaurant uses require a unique calculation for determination of off-street parking, that is contrary to how parking in a retail shopping center is calculated. He noted that there is a history of nonconforming off-street parking at Olivette Center. In discussions with the Petitioners, Bianco Properties, whom manage the Center grounds, staff was also submitted several text amendments to better align how restaurant uses, off-street parking, and seating capacity for a restaurant are calculated.

Mr. Trejo noted that the following four items are before the Commission for action:

1. Special Permit authorization for the Kick'n Crab, with 100-seat capacity.
2. A recommendation for a Text Amendment to allow up to 20% of a shopping center leasable area to be used for food service establishments, if the shopping center land area is greater than 120,000 square feet, and the leasable are of the center is 50,000 square feet or more, and authorized by Special Permit request.
3. A recommendation for a Text Amendment to authorize shopping centers a 15% reduction in parking for a shopping center in excess of 20,000 square feet.
4. A recommendation for a Text Amendment to base parking requirements for a restaurant not on the number of seats, but rather on the occupant capacity of the dining area as determined in the Building Code.

Discussion ensued over what shopping centers in Olivette benefit from the proposed text amendments. Discussion ensued over how the parking changes for food service establishments would impact existing restaurants.

Paul Schroeder, Property Manager for Bianco Properties and the Petitioner, spoke before the Commission. He expressed support for Mr. Trejo's proposed amendments.

Mr. Saunders motioned to recommend to the City Council the Petition requesting a Special Permit be issued to the Kick'n Crab to occupy 9616 Olive Boulevard, not to exceed 3,024 square feet or 100 seats. Motion was seconded by Ms. Waggoner. On a voice vote, the motion passed unanimously (5 to 0).

Mr. Saunders motioned to recommend to the City Council the following:

- a. A Text Amendment allowing up to 20% of a shopping center leasable area to be used for food service establishments through a Special Permit request. (This motion was subsequently amended on February 7, 2019 to include shopping center land area is greater than 120,000 square feet, and the leasable area of the center is 50,000 square feet or more).
- b. A recommendation to authorize a Special Permit to Olivette Center to permit 20% of their gross leasable area to food service establishments.

Motion was seconded by Ms. Waggoner. On a voice vote, the motion passed unanimously (5 to 0).

Mr. Saunders motioned to recommend to the City Council Text Amendment that would allow a 15% reduction in parking for a shopping center in excess of 20,000 square feet (This motion was subsequently amended on February 7, 2019 to include shopping center land area is greater than 120,000 square feet, and the leasable area of the center is 50,000 square feet or more). Motion was seconded by Ms. Rich. On a voice vote, the motion passed unanimously (5 to 0).

Mr. Saunders motioned to recommend to the City Council the Petition requesting a Special Permit be issued to the Kick'n Crab to occupy 9616 Olive Boulevard, not to exceed 3,024 square feet or 100 seats. Motion was seconded by Ms. Waggoner. On a voice vote, the motion passed unanimously (5 to 0).

Motion on the Text Amendment request to base parking requirements for a restaurant not on the number of seats, but rather on the occupant capacity of the dining area as determined in the Building Code was deferred.

Site Plan Review to authorize an off-street parking variance in accordance with Section 400.1410 A subparagraph (2.e), permitting the off-street parking area to be no less than 1-ft from the north side lot line at 19 Crosswinds Drive, as presented in the Memorandum from the Department of Planning and Community Development dated January 17, 2019 subject to any staff conditions noted therein. The staff conditions included the following:

Motion was seconded by Ms. Waggoner. On a voice vote, the motion passed unanimously (5 to 0).

6. OTHER BUSINESS:

Discussion of Other Business was deferred to the second scheduled meeting for today.

The agenda items for the first scheduled meeting were concluded and the Commission took a 30-minute break.

The City of Olivette Planning and Community Design Commission (Commission) met on January 17, 2019, at 8:02 PM in the City Council Chambers of the Olivette City Center addressed as 1140 Dielman Road, Olivette, Missouri. Rob Jurgiel presiding as Acting Chair called the meeting to order. Commission Member Carol Waggoner served as secretary.

For the purposes of accommodating the scheduled agenda items, the Petitioners, and public, two meeting agendas were posted for January 17th were posted, one for 6:00 PM and the other for 7:30 PM. The 7:30 PM meeting only had one agenda item listed, the Gateway I-170 Development.

The second agenda meeting, scheduled at 7:30 PM, but beginning at 8:02 PM, consisted of the following:

1. ROLL CALL:

On roll call, the following members were present: Bradley Abel, Rob Jurgiel, Jodie Rich, Michael Saunders, and Carol Waggoner.

Also in attendance were: City Council Chairman Pro-tem Missy Waldman, Director of Planning and Community Development Carlos Trejo, and Planner/GIS Coordinator Jonathan Roper.

A quorum being presented, Mr. Jurgiel declared the meeting in session for the transaction of business.

2. NEW BUSINESS:

A. Gateway I-170 Development

Mr. Trejo provided an overview of the petition request and staff report provided for this item. He provided an overview of the "M-U" Gateway I-170/Olive Boulevard Mixed-Use Gateway District, specifically noting the intent and purpose. He went over the 4-focus areas identified in the 2006 Olivette Strategic Plan, including community development, economic development, public spaces, and transportation connections. Further discussion ensued over the objectives of the MU District and the established review process. Mr. Trejo noted that today, the Developer was prepared to initiate Development Review.

Greg Yawitz, the Petitioner and Developer under agreement with the City of Olivette, spoke before the Commission. He narrated a slide presentation of the proposed redevelopment. A copy of the slide presentation is accessible via the City's website, and dated January 17, 2019.

Acting Chairman Jurgiel provided an opportunity for public comments.

Scott Smith of 193 Stoneleigh Towers Street spoke before the Commission. He encouraged the Commission to ensure protection to the abutting residential properties in the Stoneleigh Towers Subdivision, eliminate development access onto Price Road, and provide a masonry screen wall with sufficient height along the boundaries of the development adjacent to residential properties.

Mark Minton of 115 Stoneleigh Towers Street, spoke before the Commission. He noted that he is not opposed to redevelopment of the 14-acre redevelopment area identified by the City, but has concerns regarding the density changes to the development plans, the buffering illustrated in the current plan set, and noted that the Strategic Plan illustrated the multi-story building closer to the interchange as opposed to the current footprint where the buildings are on the southern end of the development area and near residential homes.

Gerald Axelbaum of 5 Green Oaks Drive spoke before the Commission. He noted he was on the Citizen's Assistance Committee developed by the Great Rivers Greenway for the Centennial Greenway extension through Olivette. He noted to items: the need to pull bikers off of Olive Boulevard and the interchange into the development, noting concern with the current configuration and access shown along the detention basin, and to solicit consultant services and resources from the Great Rivers Greenway in preparing the greenway extension through the development.

Burt Mayfield of 101 Stoneleigh Towers Street spoke before the Commission. He expressed the City to consider an ordinance to regulate building heights near residential properties to ensure that privacy and views of residential properties were taken into consideration. He also requested that topography information be placed online. He expressed concerns of the elevation changes proposed on the southern end of the redevelopment area and the impacts it will place on the rear yards of the adjacent homes.

There were no further public comments. Discussion ensued amongst Commission members. Items included the positioning and size of the building footprints, the number of parking spaces proposed, the placement of the hotel and the distance to residential properties, and the finish floor heights proposed and comparison to those of the existing neighboring residential properties.

The Commission returned back to items listed on the first meeting agenda (the 6:00 PM one).

6. OTHER BUSINESS:

A. Meeting Minutes

- No meeting minutes were prepared for previous meetings.

B. Reports

- Mr. Trejo provided updates on planning and development activities.
- Chairman Pro-tem Waldman noted activities of the City Council.

7. ADJOURNMENT:

Acting Chairman Jurgiel asked if there were any further questions or comments. Being none, the meeting was adjourned at 10:10 PM

Secretary Carol Waggoner

Acting Chair Rob Jurgiel

Adopted: 2019 xx-xx

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