

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
FEBRUARY 7, 2019 DRAFT**

The City of Olivette Planning and Community Design Commission (Commission) met on February 7, 2019, at 7:00 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.

1. ROLL CALL:

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

In attendance were: City Council Chairman Pro-tem Missy Waldman, Director of Planning and Community Development Carlos Trejo, Planner/GIS Coordinator Jonathan Roper, and City Center Administrative Assistant Bridget Waters.

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. 727 Harvest Lane

Mr. Roper provided noted this item was introduced and deferred at the January 17, 2019, Commission meeting as there was no Petitioner or representative of the petition to discuss the petition.

Mr. Roper continued with an overview of the petition request for the construction of a new single family home. He noted that, as with all new homes, the review included Community Design and Concept Stormwater Management Review. He also stated that given the lot dimensional characteristics, the petition is also subject to Site Plan Review. He continued with a presentation of the plans and the staff report provided for this item.

- Staff provided an overview of the petition, noting the top of foundation will increase greater than 3-ft, grading and swales to move stormwater away from structures, the north elevation lack of design, the masonry wrap around to the side elevations, and less than 50% of brick/masonry on the front.
- Staff noted there is an MSD inlet that should be utilized and should swale to lessen impacts on the neighboring improvements.
- Matt Poston, THD Design, Inc., Petitioner's engineer, discussed the design of the proposed home, the south elevation, and the sump pump difficulties with the amount of discharge on other similar properties.
- Commission discussion ensued about the side designs and the amount of brick/masonry.

Motion by Ms. Waggoner to approve the Petition for Community Design, Site Plan, and Concept Stormwater Management Plan Review for a new single-family home at 727 Harvest Lane, as presented in the Memorandum from the Department of Planning and Community Development dated February 7, 2019 subject to any staff conditions noted therein. This motion included a condition for the south side elevation to provide a masonry return, 2-ft minimum to match the north elevation, ensure inlet is protected from sediment and dirt, and consider sump pump discharge spot design and amount of water. Motion seconded by Mr. Saunders. On a voice vote, the motion passed 5-0.

B. Olivette Center, 9598 through 9656 Olive Boulevard: Parking/Restaurant Use SPU

Mr. Trejo noted this item was discussed at the January 17th Commission meeting, and that the Commission acted on three requests, but deferred action on a text amendment changing how off-street parking would be calculated for certain food service establishments. The items in which recommendations were forwarded included:

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- Authorize a Special Permit for the Kickin' Crab at the Olivette Center;
- Amend the City's Zoning Regulations to allow a shopping center to petition for Special Permit authorization to allow up to 20% food service establishments; and
- Amend the City's Zoning Regulations as related to off-street parking to permit a 15% reduction of required off-street parking areas in a 20,000 sf or greater shopping center.

The Commission deferred action on the text amendment to base parking requirements for a restaurant no on the number of seats, but rather on the occupant capacity of the dining area as determined in the Building Code. Discussion ensued on revisions to the size of shopping centers that may benefit from a 15% deduction, from 20,000sf to 50,000sf.

Ms. Waggoner motioned to approve a recommendation to the City Council for the following:

- Authorizing up to 20% of food services in a shopping center 50,000 square feet or greater;
- Authorizing a 15% reduction in the number of off-street parking stalls in a shopping center 50,000 square feet or greater; and
- Change the way off-street parking is calculated for certain food service establishments.
- The amendment to Section 400.1400.A.3 included the following
 - e. Restaurant, nightclub, bar, tavern, cocktail lounge, delicatessen, ice cream parlor or any other establishment that permits consumption of food products on the premises.

Required parking is calculated as follows:

Average Non-Seating Area = Restaurant Area X 40%

Seating Area = Restaurant Area – Average Non-Seating Area

Seating Capacity = Seating Area ÷ 20 square feet (square footage that will be allocated per person)

Required Parking = Seating Capacity ÷ 3 (number of seats per stall)

Food, eating, and drinking establishments shall provide the combined total parking spaces for each restaurant use. In accordance with Section 400.1390 General Provisions, a shopping center 50,000 square feet or more, an additional 15% reduction in the combined required parking spaces shall be permitted.

Motion seconded by Mr. Saunders. On a voice vote, the motion passed 5-0.

C. Gateway I-170 Development

Mr. Trejo noted this item is scheduled for Development Review under the MU Gateway District, and was introduced on January 17, 2019. The Development Review is a follow-up of the Conceptual Review which concluded on September 6, 2018.

Mr. Trejo continued with a prepared slide presentation including references to the following:

- Timeline and current review schedule.
- Overview of the MU District, including purpose and intent, objectives, and Development Review procedures.
- Identification of the Redevelopment Area, including parcels and current zoning.
- Proposed consolidation of the area and potential subdivision of parcels in the development.
- The 10-foot Stoneleigh Towers common ground along the north boundary of the subdivision, parallel with Locust Lane and the 50-foot Rights-of-way acquisition of the form railroad tracks.
- The proposed alignment of the Centennial Greenway, extending from the I-170 intersection to Hilltop Drive, along Olive Boulevard.
- The current proposed building layout, along Olive.

Discussion ensued with Commission members about the proposed Centennial Greenway alignment.

Mr. Trejo noted that the Commission is being requested to address the single-family residential zoning located on the southwest corner of the redevelopment area grounds. Given that the developer has secured contracts for purchase, and that the City has designated the area as a Redevelopment Area and engaged in a Developer's Agreement, the residential grounds can be rezoned to M-U" Gateway I-170/Olive Boulevard Mixed-Use Gateway District.

Discussion ensued over the contractual ownership, the timing of events, and concerns if the development were not to completed. The Commission also discussed the Preliminary Subdivision Plat, easement vacations, anticipated access of street and easements, and the update on development plan revisions addressing gateway feature, streetscape, building orientation, connectivity, and buffering.

Commission discussion ensued over the legality of rezoning while properties are occupied. Discussed placing a clause for properties to return to SR District zoning if development falls through.

Greg Yawitz, of KEATs Properties and the developer/petitioner, spoke before the Commission. Mr. Yawitz provided a slide presentation illustrating the proposed redevelopment.

Shelby Pruitt of 20 Stoneleigh Towers Street spoke before the Commission. He noted that the proposed development plans submitted have deviated from the original plans presented to the Tax Increment Financing Commission. He expressed an opinion that he believes the change is an indication of financial issues. He stated the City should assist the developer financially to reduce the density. He stated the developer needs to provide a plan for detention and open space. He noted that the gateway should be an amenity.

Estie Pruitt of 20 Stoneleigh Towers Street spoke before the Commission. She noted that she does understand the reference to "*Dynamic Sense of Place*", and it is her opinion that this development does not accomplish this. She noted the project being too dense, that there is a lack of community space, there is no real gathering space, and questioned if the City and developer have considered the impact the University City redevelopment on this project.

Bert Mayfield of 101 Stoneleigh Towers Street spoke before the Commission. He stated that the City should pursue a park on any portion of the redevelopment area the city owns. He also noted the density of the development, expressing that things are "crammed" on the site. He noted that windows from any building in the redevelopment area should not look upon on to private property, especially residential properties along the west. Mr. Mayfield noted 6-ft fence is not high enough for a crime buffer, would like a wall for safety, windows of hotel are directed towards homes to the south, more green space to center of project.

Mr. Saunders motioned to approve a recommendation to the City Council to

- amend the Zoning Map of the City of Olivette to rezone approximately 2.95 acres addressed as 1016 North Price Road, 1010 North Price Road, 9141 Locust Lane, 9117 Locust Lane, 9111 Locust Lane, 9109 Locust Lane, and the private 30-ft wide road Locust Lane from 'SR' Single Family Residential to 'MU' Mixed-Use Gateway as presented in the Memorandum from the Department of Planning and Community Development dated February 7, 2019, subject to any staff conditions noted therein including a sunset provision to close on the properties by the end of 2019, otherwise the properties are to return to original zoning of SR Single Family District.

Motion seconded by Ms. Waggoner. On a voice vote, the motion passed 5-0.

5. **DISCUSSION ITEMS:**

A. **Text Amendment: Article V "AR" Attached Single-Family Residential District**

Discussion on this item was deferred.

B. **Text Amendment" 'CC' City Center Zoning District**

Discussion on this item was deferred.

C. **Medical Marijuana**

Mr. Trejo noted the Missouri amendment allows medical marijuana in Missouri to be grown, cultivated, processed, distributed and sold. He noted the City Council has request that staff review the City's Zoning Regulations and forward any recommendations to ensure that said uses would be considered permissible in Olivette.

6. **OTHER BUSINESS:**

A. **Meeting Minutes**

No meeting minutes for January 17, 2019, were prepared.

B. **Reports**

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

7. ADJOURNMENT:

Acting Chair Jurgiel asked if there were any further questions or comments. Being none, the meeting was adjourned at 9:53 PM

Carol Waggoner, Secretary

Rob Jurgiel, Acting Chair

Adopted: 2019 xx-xx

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