

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY February 7, 2018

1. This meeting was called to order at 6:30 P.M.
2. Members in attendance: David Lancaster –Chairman, Clint Heath –Vice chairman, Wyndel Hill, Arthur Mitchell, Jeffrey Pounds, Mike Sarli, Larry Schneider, Alderwoman Sabrina Westfall, Stacie Williams, and Jennifer Yackley – City Administrator/City Planner.

Absent: None

3. Commission Elections

a. Chair

b. Vice-Chair

c. Secretary

**A motion was made by Clint Heath and seconded by Larry Schneider to keep all commissions the same. The motion passed unanimously.**

4. Approval of the December 6, 2017 Meeting Minutes:

**A motion was made by Clint Heath and seconded by Larry Schneider to approve the Minutes of the December 6, 2017 the motion passed unanimously.**

5. Approval of the Agenda for the February 7, 2018 meeting:

**A motion was made by Clint Heath and seconded by Larry Schneider to approve the agenda for the February 7, 2018 Meeting. The motion passed unanimously.**

6. Public Comment:

None

7. Architectural review for a new patio and building addition at 9865 Manchester Road (El Indio).

**City Administrator/City Planner Jennifer Yackley explained that a request was submitted by James Zavist of Gateway Architecture on behalf of El Indio restaurant for a new patio and building addition at 9865 Manchester Road (El Indio). The proposed patio will be covered by a shingled roof to match the existing roof and enclosed with steel columns and guardrails. The guardrails will be white. The steel columns will be dark terra cotta. The building addition will be stucco painted in dark terra cotta to match the existing building.**

**A motion was made by Clint Heath and seconded by Larry Schneider to approve the Architectural review for a new patio and building addition at 9865 Manchester Road (El Indio). The motion passed unanimously.**

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY February 7, 2018

8. Amended Site plan review for a new patio, building addition and parking lot layout at 9865 Manchester Road (El Indio).

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by James Zavist of Gateway Architecture on behalf of El Indio restaurant for a revised site plan changing the patio location, parking lot layout and a small building addition to accommodate remodeled restrooms. These changes are a result of necessary code changes to the restrooms as a result of the added patio approved by the Commission in November 2017. The Property is zoned "C" Commercial District. In 2012 the Planning & Zoning Commission approved a patio addition and a dry garden. These improvements have not been built since their approval. On November 1, 2017 the Planning & Zoning Commission approved the patio additions to the east and west sides of the building, a dry garden on the south side of the building and changes to the parking lot layout. The revised parking lot layout created a single, enter only curb cut on Manchester Road. This allowed vehicles to enter and exit the property from Berry Road and reduced the number of parking spaces from 43 spaces to 30 spaces. The petitioner applied for building permits through St. Louis County. In the course of the plan review, the County permit reviewer noted that the increased seating area triggered necessary improvements to the existing restrooms in order to comply with the building codes. The current proposal adds 350 sq. ft. to the existing building on the northwest corner to accommodate the improved restrooms. They have provided new revisions for the patio, so that it is all on the west side of the building. The proposed patio includes 763 sq. ft. of a covered patio and 155 sq. ft. of an uncovered patio. The parking lot layout remains the same on the west side, vehicles would enter and exit onto Berry Road and angled parking would be provided on the west side. The petitioner proposes to keep the existing 90 degree parking on the east side. The request is in compliance with all applicable City of Rock Hill Ordinances.

A motion was made by Larry Schneider and seconded by Clint Heath to approve the Amended Site plan review for a new patio, building addition and parking lot layout at 9865 Manchester Road (El Indio). The motion passed unanimously.

9. Public Comment:

None

10. Architectural review for a new residence at 1110 N. Rock Hill Road.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Jeff Gillam on behalf of Kenny Lemay for a new residence at 1110 N. Rock Hill Road. The proposed house will be two stories, 2,900 sq. ft. and 32 ft. in height. The existing home will be demolished. The city's masonry requirement is not applicable to the proposed home. The design elements are as follows: the front façade will have multiple roof lines-gables, at least three windows and multiple exterior materials-stone, vinyl shakes and vinyl siding. The rear façade will have at least three windows with 4 inch wide window trim. The right side will have

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY February 7, 2018

multiple roof lines-gables and the slope from the front of the house with a 4 inch wide window trim. The left side will have multiple roof lines-gable and the slope from the front of the house with 4 inch window trim. The colors for the house are as follows: the stone will be a Tahoe blend, the siding will be Canyon Clay, the shakes will be Sage and the trim will be Linen White.

A motion was made by Clint Heath and seconded by Larry Schneider to approve the Architectural review for a new residence at 1110 N. Rock Hill Road. The motion passed unanimously.

11. Site plan review for a new residence at 1110 N. Rock Hill Road.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Jeff Gillam on behalf of Kenny Lemay, for a new residence at 1110 N. Rock Hill Road. The proposed home will be two stories, 2,900 sq. ft. and 32 ft. in height. The existing home will be demolished. The property is zoned "A" Residence District. The request is in compliance with all applicable City of Rock Hill Ordinances.

A motion was made by Clint Heath and seconded by Larry Schneider for a new residence at 1110 N. Rock Hill Road. The motion passed unanimously.

12. Public Comment

None

13. Architectural review for a new residence at 505 Leonard Avenue.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Ray Elking of R. Elking Builders for a new residence at 505 Leonard Avenue. The proposed home will be two stores, 2, 750 square ft. and 29 ft. 9 inches in height. The current Home will be demolished. The city's masonry requirement is not applicable to the proposed home. The design elements are as follows: the front façade will have multiple roof lines-gables, at least three windows and multiple exterior materials-stone and vinyl siding. The rear façade will have at least three windows and 4 inch trim around the windows. The right side will have multiple roof lines-gables and the slop from the front of the house with 4 inch trim around the windows. The left side will have multiple roof lines-gable and the slope from the front of the house with a 4 inch trim around the windows. The colors for the home will be as follows: the stone will be Grey, siding will be Light Grey and the trim will be White.

A motion was made by Clint Heath and seconded by Larry Schneider for a new residence at 505 Leonard Avenue. The motion passed unanimously.

14. Site plan review for a new residence at 505 Leonard Avenue.

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY February 7, 2018

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Ray Elking of R. Elking Builders for a new residence at 505 Leonard Avenue. The proposed home will be two stores, 2, 750 square ft. and 29 ft. 9 inches in height. The current Home will be demolished. The property is zoned "A" Residence District. The request is in compliance with all applicable City of Rock Hill Ordinances.

A motion was made by Clint Heath and seconded by Larry Schneider for a new residence at 505 Leonard Avenue. The motion passed unanimously.

15. Record Plat & Boundary Adjustment Plat for Allen's & Rock Hill Place Adjustment.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Luis Actis on behalf of himself & Brenden Davis, for a request to remove the rear portion of 709 Bismark, approximately 26,696 sq. ft. and add it to 519 Leonard Avenue by adjusting the rear property line of 519 Leonard Avenue. The new 519 Leonard Avenue will have a total area of 44,401 sq. ft. On January 19, 2016 the Board of Aldermen approved the re-subdivision plat of Lot 13 and part of Lot 12 of N.D. Allen's subdivision. The plat created two lots 719 & 709 Bismark Avenue. The front portion of 709 Bismark is located within the City of Glendale. The rear portion, approximately 26, 696sq. ft. is located within the City of Rock Hill. The petitioners seek to separate the portion in Rock hill from the portion in Glendale. This would create the Adjusted Lot B listed on the plat. This parcel would be entirely within the City of Glendale. The petitioners propose to add the land to 519 Leonard Avenue, a parcel located within the City of Rock Hill. This would be accomplished through an adjustment of the rear property line of 519 Leonard Avenue. This would create the Adjusted Lot 3 shown on the plat and would encompass 44, 401 sq. ft. The request is in compliance with all applicable City of Rock Hill Ordinances. The planning & Zoning Commission is being asked to provide a recommendation to the Board of Aldermen.

A motion was made by Clint Heath and seconded by Larry Schneider for a Record Plat & Boundary Adjustment Plat for Allen's & Rock Hill Place Adjustment. The motion passed unanimously.

16. Request for a recommendation to the Board of Aldermen to rezone 9841 Hudson Ave., 9839 Hudson Ave., 9837 Hudson Ave. and 1116 Gilbert Ave. (rear) from "A" Residence District to "PD-R" Planned Development-Resident District.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by James Brennan President of McKelvey Homes LLC for a change of zoning for the parcels: 9841 Hudson Ave., 9837 Hudson Ave., and 1116 Gilbert Ave. (rear) property for a total of 2.44 acres. The property is currently zoned "A" Residence District. The petitioner is requesting to rezone the 2.44 acres to "PD-R" Planned Development-Residential. Single family residences are permitted uses in the "PD-R". The submitted Preliminary Plan shows the petitioner intends to construct 10 single family homes on the property. One of the lots will front onto Hudson Ave. The other nine lots will front onto a new,

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY February 7, 2018

private roadway with a cul-de-sac. The roadway is proposed to be located within an existing 50' access easement. The roadway when constructed would be 26' inches in width. Both 9841 Hudson Ave & 9839 Hudson Ave are used as single family residences. 9837 Hudson Ave and 1116 Gilbert (rear) are both vacant parcels. The subject area is adjacent to single family residences on the north, west and east sides. Hudson Ave is on the south side of the area, across Hudson Ave to the south are additional single family residences. The proposed project would be an infill development project. The city's Planned Development District was enacted to provide developers flexibility in design and zoning regulations in return for innovative and enhanced developments that would not be possible if the property were developed under the city's conventional zoning districts. The petitioner is requesting relief from the conventional area regulations if the proposed development: 1. Provides adequate and safe access to the planned development. 2. Traffic volumes do not exceed the anticipated capacity of the major street network in the vicinity. 3. Does not place an undue burden on public facilities which serve the area. 4. Does not detrimentally impact the surrounding area, not limited to visual pollution. The code requires the petitioner to address these criteria. The Preliminary Plan shows the petitioner has applied the flexibility allowed for in the Planned Development-Residential District (see handout). All of the lots provide 50' of roadway frontage as required by the city code. Lots 2, 6, & 7 exceed the minimum lot size. Lots 6, 7, 8 & 9 have a depth that would accommodate a 30 foot rear yard setback. Access to the development will be provided two ways. Lot 1 will front onto Hudson Ave. Lots 2-9 will front onto a new, private roadway which connects to Hudson Ave., and terminates in a cul-de-sac. The roadway will have a paved width of 26 feet within an existing 50' access easement area. The 6 parking spaces are provided on the east side of the cul-de-sac for visitors to the development. As a private roadway, the city will not be responsible for future maintenance or snow plowing on the roadway. There will be three common ground areas provided as well. These areas are designed to collect storm water runoff from the development. They will be designed to MSD standards and act as bio-retention basins with grass and landscaping per MSD standards. The residents of the development will be responsible for maintenance of the common ground areas. The Preliminary Landscape Plan provides evergreen trees as screening trees between Lot 1 & 9845 Hudson Ave., between Lots 6 & 8 and 1120 Gilbert Ave. (rear), the south property line of Lot 2 along Hudson Ave., and the common ground area and 9835 Hudson Ave. One deciduous tree is proposed in the front yard of each lot along the roadway. The petitioner proposes 4 deciduous trees along the east side of the roadway abutting 9835 Hudson Ave., lastly, 3 flowering trees are proposed within the cul-de-sac. The subject area is designated as Low Density Residential in the Comprehensive Plan. Single family detached dwellings are the primary use called for in Low Density Residential. According to the Comprehensive Plan, Low Density Residential is designed for areas having sufficient infrastructure to support urban residential densities. The maximum residential density

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY February 7, 2018

in these areas will not exceed 6 dwellings per acre. The subject area is 2.44 acres in size and the petitioner is proposing 10 single family residences. The rezoning request has been determined to be an appropriate candidate for the Planned Development-Residential District. The assembled parcels create an irregular shape which makes the application of the "A" Residence District area regulations difficult. The proposed use of a single family residence is a permitted use within the Planned Development-Residential District and is consistent with the surrounding uses. The City's Comprehensive Plan designates the subject area as Low Density Residential. The plan calls for a maximum density in this area at 6 dwellings per acre. The proposed development area is 2.44 acres and calls for 10 dwellings, a density less than anticipated in the Comprehensive plan.

A motion was made by Clint Heath and seconded by Larry Schneider for a recommendation to the Board of Aldermen regarding a rezoning request to rezone 9841 Hudson Ave., 9839 Hudson Ave., 9837 Hudson Ave., and 1116 Gilbert Ave (rear) from a "A" Residence District to "PD-R" Planned Development-Residential District. The motion passed unanimously.

Public Comment on the project

Diane Madras 9835 Hudson Ave. had several questions for the developers. 1. What is the easement for? 2. Will she have the same offset? 3. Will her basement flood? How does she find out where her property lines are? 4. She has a 20ft. flag pole next to the space and wants the flag pole moved. 5. The homeowner states she has a medical condition and doesn't want a road 6ft. from her head because she needs her sleep. 6. Will there be lighting and will the light shine into her home?

Mary Kay Severetsen 9845 Hudson Ave. had concerns regarding how much more traffic will run and down Hudson with the new development. She is concerned for the safety of the children in the neighborhood and is in favor of sidewalks. The homeowner expressed interest in a privacy fence as opposed to the developer providing landscaping. The homeowner also stated she doesn't give a damn about the economic development.

Gail Abbott 1110 Gilbert states she has been in her home for 10 years and is concerned about the traffic this new development would create. She states it would be too much for the area because a lot of neighbors walk a lot. The homeowner asked why is this project not being approached as a residential because of the irregular shape. The homeowner stated this development will change the character of the neighborhood and the autonomy Rock Hill will lose because of PDR.

Ann Spall 9849 Hudson Ave. states she has been in her home for over 25 years. She states the sidewalk issue is huge and Hudson is already used as a way to bypass Manchester Rd. The

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY February 7, 2018

homeowner expressed concern regarding how many large beautiful trees will come down and what will happen with the water flow and if there are any other options.

Nancy Strothkamp 1124 Gilbert stated she is in favor of the new edition, trees are dying in the area and herself and others have been clearing out vines and dead trees.

18. Adjournment

A motion was made by Larry Schneider and seconded by Clint Heath to adjourn the meeting. The motion passed unanimously.

The meeting adjourned at 7:55 P.M.

\_\_\_\_\_ Date: \_\_\_\_\_

Stacie Williams, Secretary

\_\_\_\_\_ Date: \_\_\_\_\_

David Lancaster, Chairman