EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

MAY 18, 2017

MR. STRODTMAN: Moving on to our first cases. It would be a subdivision. At this time, I would like to ask any Commissioner who has had any ex parte communications prior to this meeting related to Case 17-61, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us.

Case No. 17-61

A request by Brush & Associates (agent) on behalf of SBSR II Properties, LLC (owner) for approval of a 43-lot preliminary plat of R-1 (One-Family Residential District) zoned property to be known as **"The Coliseum Subdivision." The 13.49-acre subject site is located at 4515 St. Charles Road.**

MR. STRODTMAN: May we have a staff report, please?

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the preliminary plat for "The Coliseum Subdivision."

MR. STRODTMAN: Thank you, Mr. Palmer. Any questions for staff? I see none. As is -- this is a subdivision case, but as in past practices, if there is anyone in the audience that would like to come forward, we would take that at this moment. We just ask that you give us your name and address.

MR. BRUSH: My name is Dan Brush; I'm with Brush & Associates at 506 Nichols Street. I'm the engineer on the project. As you said, it was 43 lots. We've gone ahead and on Gladiator Drive, we're planning on constructing that such that at the time the St. Charles is improved that the pavement won't have to be reconstructed. We're setting that further back. Other than that, it's -- it's a fairly straightforward development, and I would be happy to answer any questions.

MR. STRODTMAN: Commissioners, any questions of this speaker? Ms. Loe?

MS. LOE: Mr. Brush, I just had one question. I didn't see the common lot labeled, but I was assuming it was the lot with the bio-retention basin; is that correct?

MR. BRUSH: That's correct.

MS. LOE: Thank you.

MR. BRUSH: That's correct. That label must have fallen off during the last plat printing.

MS. LOE: I understand how that happens. Thanks.

MR. STRODTMAN: Any additional questions? I see none. Thank you, Mr. Brush.

MR. BRUSH: Thank you.

MR. STRODTMAN: Come on up, ma'am.

MS. BARNES: Hi, Judy Barnes. I live -- we live at 209 Norwich.

MR. STRODTMAN: Can you just say your name again so that the court reporter can hear you?

MS. BARNES: Judy Barnes.

MR. STRODTMAN: Thank you.

MS. BARNES: We live at 209 Norwich Drive, which is the road that's just directly across from the opening to the subdivision. My concern is and my question is Norwich, right now, is a dead-end street, so we have our own private street which we like. Well, anyway -- and my concern is with St. Charles, the size that it is, what are the plans for enlarging St. Charles or what -- you know, widening it, or what -- can St. Charles support this, is the question.

MR. STRODTMAN: Mr. Palmer, Mr. Zenner, anyone speak on the road improvement plan?

MR. PALMER: Well, as I stated, they're dedicating the additional right-of-way for such an improvement to widen St. Charles. There, I don't believe, are any other -- as you can kind of make out on the map, there's a lot or two down that have made similar dedications, but it would require a number of those dedications down the length of St. Charles there before that -- that widening could take place.

MR. STRODTMAN: So there's no future that you have a definite date as to when any improvements are going to be made to St. Charles?

MR. PALMER: Not that I'm aware of, a definite date, no.

MR. STRODTMAN: Mr. MacMann?

MR. MACMANN: Just a follow up. Do we know where on the CIP that is? I mean, are we past the six years out point? I don't remember seeing it in the one to fives, but it certainly could be.

MR. PALMER: Yeah. I don't think it's the one to fives.

MR. MACMANN: This may answer your question. Roads are planned and then we find the money for them. I'm trying to see when the -- if and when the money is allocated, and that may be better. That's the question you're asking, isn't it?

MS. BARNES: Right. Right. Right. Right.

MR. STRODTMAN: The Capital Improvement Plan, the CIP that Mr. MacMann --

MR. MACMANN: I'm sorry. Thank you.

MR. STRODTMAN: -- is a long-term plan of spending resource -- allocation of resources, and so that's what Mr. Palmer is looking at, because that typically is broken into future years and kind of gives you a range to maybe what to expect.

MS. BARNES: Well, the other thing is, how is this going to affect our property, you know? It's -- it's going to probably take a big section of our yard to enlarge St. Charles.

MR. ZENNER: The right-of-way widening, ma'am, is occurring on the north side of St. Charles. And as has been the practice of the adjacent development that is further to the east of this particular property, which can be depicted upon the jog here that you in the road right-of-way, we have been acquiring apparently as property has either been developed or subdivided to be coming off of the centerline toward the north. Your development appears to have already given its half-width because there is a slight notch right here to accommodate the wider road right-of-way that was necessary in order to improve St. Charles Road more comprehensively at a point later in time. The only improvement that we have right now at our disposal is a three- to five-year improvement for the intersection of St. Charles and Keene and the outer road, and that is where the new hotel, the Drury Inn, is being constructed, and that is for the, I believe, portion of the roundabout construction. This particular project, based on our ITE manual, will generate roughly 430 or so trips. Part of the analysis of a subdivision request by our traffic engineering division, as it relates to improvements along substandard roadways occurs as part of our technical

review. It was not the opinion of our traffic engineers that this 43-lot development would generate an excess amount of traffic in the peak hour that would necessitate some type of more immediate turn-lane improvements or immediate widening of this portion of St. Charles in this location.

MS. BARNES: Another question I have. Is there any thought to what price houses these are going to be? Does anybody know?

MR. ZENNER: That would be something that Mr. Brush potentially could respond to. That is not necessarily something that is taken into consideration when we review subdivision developments.

MS. BARNES: Okay. Okay. Thank you.

MR. STRODTMAN: Thank you, Ms. Barnes. Any additional speakers? I see none. We'll go ahead and -- Commissioners, any additional information needed or discussion? Ms. Loe?

MS. LOE: This appears to be a project within the scope of the East Area Plan, fulfilling the residential projected use of this area and is an infill project in that growth has been happening outside of it. So I would propose in the case of 17-61, Coliseum Subdivision preliminary plat, move to approve the proposed preliminary plat for The Coliseum Subdivision.

MS. RUSHING: Second.

MR. STRODTMAN: Thank you, Ms. Loe, for that motion, and thank you, Ms. Rushing, for that second. Commissioners, we have a motion on the table. Is there any discussion needed? If not,
Ms. Secretary, when you're ready for a roll call.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Russell, Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodtman, Ms. Rushing. Motion carries 8-0.

MS. BURNS: Eight to zero, motion carries.