

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
MAY 18, 2017

MR. STRODTMAN: Thank you, Ms. Burns. Planning and Zoning's recommendation for approval will be forwarded to City Council for their consideration. Moving on to our last case of the evening, at this time, I would ask any Commissioner who has had any ex parte communications prior to this meeting related to Case 17-115, please disclose that now so that all Commissioners have the same information in front of us on behalf of this case.

Case No. 17-115

A request by Crockett Engineering (agent) on behalf of Aegis Investment Group (owners) for approval of a PD development plan to be known as "Dunkin Donuts on Blue Ridge Town Centre Development Plan." The PD (Planned District) zoned site contains 1.29 acres and is located southwest of the intersection of Rangeline Street and Blue Ridge 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 submitted PD development plan.

MR. STRODTMAN: Thank you, Mr. Palmer. Commissioners, questions of staff? I've got a couple. I've got maybe one or two. The proposed private road, I assume that would be built to a standard that would be acceptable to be turned over to a public street. Correct?

MR. PALMER: In this instance, it's intended to be -- remain a private street.

MR. ZENNER: From a 28 -- a permanent 28-foot-wide private driveway.

MR. STRODTMAN: Okay. And then, is -- is the landscaping significant? I mean, it seems light.

MR. PALMER: I don't believe it's shown on this.

MR. ZENNER: That's why it seems light.

MR. PALMER: Yeah. That was --

MR. STRODTMAN: In our packet, there's some landscaping shown.

MR. PALMER: Yeah. I think it's on a separate plan actually.

MR. STRODTMAN: So it just seems awfully light and it doesn't seem like there's any on the back and maybe it's because it's part of the PD plan, but --

MR. ZENNER: Street standards are new UDC street requirements would have street -- street-side landscaping along 763. The screening -- any other screening or landscaping associated to the west side of the property north or south off of the road right-of-way actually is not required based on the fact that it is adjacent to similar zoned property. And then whatever minimal required tree placement internal to the parking lot, which probably is not more than maybe four total trees -- it's one tree for roughly 4,500 square feet, if I recall correctly, of paved surface, that's why it may seem skimpy. I would imagine as the rest of the development comes in,

however, you're probably going to see maybe a greater enhancement at the primary corners of the parcel.

MR. PALMER: I did want to point out sidewalks are provided.

MR. STRODTMAN: First thing we looked for. I see no other questions, so we'll open this to the public hearing.

PUBLIC HEARING OPENED

MR. STRODTMAN: If you are in the audience, please come forward.

MR. CROCKETT: Members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. As Mr. -- Mr. Palmer indicated, this is the first parcel in the Blue Ridge Town Centre development. This was rezoned back in 2005, I believe, as a larger development and it got kind of -- one of those developments that got up in the recession and now it's starting to come out again. The right-in/right-out that was -- is shown, it was shown on the original preliminary plat for the development. He is -- Mr. Palmer is correct in stating that we're allowed to have one additional private drive access to 763. That was granted by MoDOT, as well as the City, and this was the location that they gave us. There is, of course, Blue Ridge Road to the north, Carson Ridge Parkway to the south, which will be a three-quarter access out onto 763. That access point was actually constructed when 763 was reconstructed here several years ago by MoDOT. There has been a traffic study performed on the site. It took the overall development, all of the commercial uses for this site, and basically did a master traffic study for this entire piece of property. That was an original traffic study. What we've done before in the past on similar instances is we've gone back and modified that traffic study according to specific site plans. So when this plan comes forward, we actually -- I received it today, actually -- the revised amendment, if you will, to that site plan -- to that traffic study that basically says we've reviewed this, compared it against the original traffic study that was completed, and we're still in conformance with the improvements that are needed. I will note that the original traffic report -- traffic study did identify several offsite improvements. However, due to improvements the developer has previously made, the extension of Providence Road that was done prior to -- to this development taking place, as well as the improvements on 763, the vast majority of all those improvements have already been completed. So as you see additional PD plans come through this Commission, I think that you'll -- you'll see that the improvements are in place and there may be a few that are left to be done at a later date. But again, this is being accessed by a private drive. It does have a sidewalk. We have accounted for that. We've planned for that and there won't be a problem in this case. I will not be asking for a variance to that. Someone else might, but I -- I won't -- I won't represent that.

But -- and again -- and again, I think it's fairly straightforward and I'm happy to answer any questions that the Commission may have.

MR. STRODTMAN: That you, Mr. Crockett. Commissioners, any questions for this speaker? I see none. Thank you, Mr. Crockett.

MR. CROCKETT: Thank you.

MR. STRODTMAN: Any additional speakers? I'll close this case.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, any discussion? Mr. Stanton?

MR. STANTON: As it relates to Case 17-115, Dunkin Donuts on Blue Ridge Town Centre Development Plan, I move to approve PD plan entitled "Dunkin Donuts on Blue Ridge Town Centre."

MS. RUSSELL: Second.

MR. STRODTMAN: Thank you, Mr. Stanton, for that motion, and Ms. Russell for the second. Commissioners, we have a motion on the floor with the proper second. Is there any additional discussion needed of this motion? I see none. Ms. Burns, when you're ready.

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.

MR. STRODTMAN: Thank you. Our recommendation for approval will be forwarded to City Council for their consideration.