

Webster Groves Plan Commission
Meeting Minutes
March 1, 2021

Members Present	Charles Sindel	PLANNER
	Steve Hunkins	Danny Jendusa
	Annie Tierney	DIRECTOR OF PLANNING & DEVELOPMENT
	Scott Mueller	Mara Perry
	Christopher Michael	CITY ATTORNEY
	Maddy Heikkila	Neil Bruntrager
	Toni Hunt	COUNCIL LIAISON
	Michael Buechter	Pam Bliss

Members not present: Jeff Smith

REGULAR SESSION

1. Sindel opened the meeting at 7:00 p.m.

2. **APPROVAL OF MINUTES:**

Sindel asked for a motion to approve the minutes from the February 1, 2021 meeting. Hunkins made a motion to approve. Tierney seconded the motion. The motion passed 8-0.

3. **PUBLIC COMMENTS:**

There were none.

4. **PUBLIC HEARING:**

- a) 21-PC-01 Lona's Lil Eats LLC (7985 Big Bend Blvd.): An application by Lona's Lil Eats LLC for a Conditional Use Permit to allow a "Restaurant, drive-thru" use located on a 0.41 acre lot at 7985 Big Bend Blvd. in the "C" Commercial District. APPLICATION HAS BEEN REQUESTED TO BE POSTPONED BY THE APPLICANT TO THE APRIL 5, 2021 MEETING

Sindel asked for a motion to postpone 21-PC-01. All in favor the motion passed 8-0.

- b) **20-PC-06 Zoning Code Text Amendments- Two Family Residential:** Proposed amendments include clarifications to the use and dimensional regulations regarding single family attached dwellings and two family dwellings in the "A4" Seventy Five Hundred Square Foot Residence District in Sections 53.070 and 53.100 and amended definitions related to these uses in Section 53.020.

Jendusa said since this proposal has been discussed over the last several meetings he will not be giving a full power point presentation. He gave a list of the topics they have been discussing which include:

1. Definitions
2. Minimum lot sizes

3. Width of lots
4. Floor Area Ratio
5. Setbacks for shared units
6. On site parking requirements
7. Accessory dwelling units
8. Historic Districts
9. Capacity of the infrastructure: local streets – traffic capacity
10. Capacity of utilities and city services

Jendusa identified a few minor updates to the proposed amendments which had been requested to be clarified at the February Plan Commission meeting:

Updates to the **Definitions** included:

“Dwelling, Single-Family Attached” shall mean two (2) ~~or more~~ single-family dwellings, ~~sharing common wall areas~~, each on its own individual lot, adjoined by a party wall.

“Dwelling, Two-Family” shall mean a detached ~~or semi-detached~~ building designed for or occupied exclusively by two families living independently of each other in separate dwelling units adjoined by a party wall or fire-rated floor assembly on a single lot.

“Dwelling, Multiple” shall mean a building or portion thereof used or designed as a residence for three (3) or more families living independently of each other, and doing their own cooking in said building, including apartments and apartment hotels.

“Party wall” shall mean a wall forming part of a building and used for separation of adjoining dwellings or buildings occupied, constructed or adapted to be occupied by different households or businesses.

Updates to the side yard setback regulations included:

Section 53.073. “A4” Dimensional Regulations.

c. **Side Yard Setback.** The minimum side yard setback shall be established in the following manner:

1. There shall be a side yard on each side of the building having a width of not less than six (6) feet for residential structures and ten (10) feet for nonresidential structures; or
2. Residential structures existing as of September 20, 1956 which are closer to the side property line than six (6) feet may be enlarged, provided any addition is no closer to the side property line than ten (10%) percent of the lot width at the front yard setback.
3. For the purpose of the side yard regulations, a two-family dwelling-, or a multiple dwelling-, shall be considered as one (1) building occupying one (1) lot. ~~At a two-family dwelling, constructed on a single lot (i.e. condominium not fee simple) with a party wall connecting the units, the side yard requirement at the common wall between units shall not apply. A two-family dwelling, constructed on a single lot (ie.~~

condominium, not fee simple) shall not be required to provide a side yard between dwelling units on the same lot.

4. A single family attached dwelling, in which each dwelling unit is constructed on its own individual lot (fee simple) with a party wall connecting the units, the side yard requirement at the common wall between the units shall not apply. No more than four (4) attached single family dwellings may be constructed contiguously. shall not be required to provide a side yard between adjoined dwelling units. No more than two (2) dwelling units may be adjoined in a single family attached dwelling.

The Lot Coverage regulations were clarified to state:

i. Lot Coverage.

1. A maximum Floor Area Ratio (FAR) for a single-family detached residence or attached dwelling shall not exceed:
 - A. For lots 7,500 square feet or less in area, 0.35 or 2,600 square feet, whichever is greater;
 - B. For lots greater than 7,500 square feet but less than 10,000 square feet, 0.32 or 2,800 square feet, whichever is greater;
 - C. For lots 10,000 square feet or greater but less than 20,000 square feet, 0.30 or 3,200 square feet, whichever is greater;
 - D. For lots 20,000 square feet or greater in area, 0.25 or 6,000 square feet, whichever is greater;
2. A maximum Floor Area Ratio (FAR) for a two-family dwelling shall not exceed:
 - A. For lots greater than 7,500 square feet but less than 10,000 square feet in area, 0.16 per unit;
 - B. For lots 10,000 square feet or greater in area, 0.15 per unit or 1,600 square feet per unit, whichever is greater
3. Total ground area covered by all buildings, including accessory buildings, shall not exceed forty percent (40%) of the lot size.
4. The Architectural Review Board (ARB) may approve construction of a new detached single-family dwelling, or addition to an existing detached single-family dwelling resulting in a floor area ratio (FAR) of up to forty percent (40%) if the ARB concludes that the construction will not result in a dwelling with excessive and unreasonable dissimilarity or inappropriateness in relation to any other single-family dwellings existing or for which a permit has been issued, within one hundred fifty (150) feet of the proposed site in respect to one or more of the following features:
 - A. Gross Floor Area
 - B. Height of building or height of roof
 - C. Front elevation building width or percentage of lot width occupied by the building
 - D. Other significant design features such as roof lines, massing, elevation articulation, and

material or quality of architectural design, provided that a finding of excessive dissimilarity or inappropriateness exists, but further that it is of such a nature as to be expected to provoke beyond reasonable doubt an adverse affect on the stability and value of surrounding property, and that finding is not based on personal preferences as to taste or choice of architectural style.

Sindel asked for any questions regarding the changes and asked for a motion to close the public hearing for 20-PC-06. Hunt made a motion. C. Michael seconded the motion. All in favor the motion passed 8-0.

20-PC-07 Zoning Code Text Amendments- Residential Dimensional Requirements: Proposed amendments include changes to Sections 53.043, 53.053, 53.063, and 53.073 to clarify lot coverage and height regulations in the “A1” through “A4” Residence Districts; and amended definitions related to the dimensional regulations in Section 53.020.

Perry stated since this proposal has been discussed over the last several meetings she would only like to clarify a couple of key updates requested at the prior Plan Commission meeting. Also staff did respond to the Home Builders Associations letter which was presented at the last meeting.

g. Lot Coverage

1. A maximum Floor Area Ratio (FAR) for a single-family detached ~~residence~~ or attached dwelling . shall not exceed:
 - A. ~~For lots 7,500 square feet or less in area, 0.35 or 2,600 square feet, whichever is greater;~~
 - B. For lots ~~greater than 7,500 square feet but~~ less than 10,000 square feet, 0.32 ~~or 2,800 square feet, whichever is greater;~~
 - C. For lots 10,000 square feet or greater but less than 20,000 square feet, 0.30 or 3,200 square feet, whichever is greater;
 - D. For lots 20,000 square feet or greater in area, 0.25 or 6,000 square feet.

k. Preservation of Existing Grade

1. The finished first floor elevation at the front façade shall not exceed by more than one foot the average finished first floor elevation at the front façade of adjacent properties with frontage on the same street.
2. When the allowed finished floor elevation of a new residential structure exceeds the finished floor of an adjacent residential structure by more than three (3) feet, the side yard setback of the new structure shall be increased by one (1) foot for every six (6) inches the new structure’s finished floor sits above the adjacent lower structure. This increased side yard setback shall only apply to the side adjacent to the lower structure.
3. The Director of Planning and Development may approve variations from the above upon finding that the proposed variation is necessary to adequately address issues including, but not limited to, storm water runoff, sanitary sewer, and the general welfare of the community

Changes to the definitions:

“Story, Half” shall mean a space under a sloping roof where the gross floor area of any

portion measuring more than five (5) feet from the finished floor to the finished ceiling is equal to or less than ~~seventy-five~~ fifty (7550) percent of the gross floor area of the floor below. Areas which constitute more than ~~seventy-five~~ fifty (7550) percent of the gross floor area of the floor below shall count as a story in the height regulations.

Also changes for set backs:

Side Yard Setback. The minimum side yard setback shall be established in the following manner:

1. There shall be a side yard on each side of the building having a width of not less than twelve (12) feet; or
2. Residential structures existing as of September 20, 1956 which are closer to the side property line than twelve (12) feet may be enlarged, provided any addition is no closer to the side property line than twelve (12%) percent of the lot width at the front yard setback and is not reduced to less than five (5) feet.

Also changes for **Yard Projections**:

2. Terraces, uncovered porches, platforms, window wells and ornamental features which do not extend more than three (3) feet above the level of the ground shall have a setback of three (3) feet from the adjacent side lot.

Perry said they are going to address at a later date coverage on lots for storm water and impervious surfaces.

Sindel asked for any questions, there were none. He asked for a motion to close the public hearing for 20-PC-07. Tierney made a motion. Hunt seconded the motion. All in favor the motion passed 8-0.

5. **ADJOURNMENT OF REGULAR SESSION**

Sindel asked for a motion to close the regular session. C. Michael made a motion. Tierney seconded the motion. All in favor the motion passed 8-0.

EXECUTIVE SESSION:

6. **VOTES:**

a)20-PC-06 Zoning Code Text Amendments- Two Family Residential: Proposed amendments include clarifications to the use and dimensional regulations regarding single family attached dwellings and two family dwellings in the "A4" Seventy Five Hundred Square Foot Residence District in Sections 53.070 and 53.100 and amended definitions related to these uses in Section 53.020.

Buechter asked if the Home Builders Association will get a response on their notice submitted. Perry said many of their comments are addressed in the amendments which is available for the public.

Bliss asked if the ARB had any response to these amendments. Perry said staff has given them all the information that has been provided to this board and they have not had much response, any changes will be provided to them also.

Sindel asked for a motion to approve 20-PC-06. Buechter made a motion. Hunt seconded the motion. All in favor the motion passed 8-0.

b) 20-PC-07 Zoning Code Text Amendments- Residential Dimensional Requirements: Proposed amendments include changes to Sections 53.043, 53.053, 53.063, and 53.073 to clarify lot coverage and height regulations in the "A1" through "A4" Residence Districts; and amended definitions related to the dimensional regulations in Section 53.020.

Sindel asked for a motion to approve 20-PC-07 and amend sections 53.043, 53.053, 53.063 and 53.073 to include K 1-3 "Preservation of Grade" into each section.

Buechter made a motion. Tierney seconded the motion. All in favor the motion passed 8-0.

7. **OTHER BUSINESS:** Perry said along with the stormwater amendments staff is working on a proposal to allow multi-family in the "C" District as well as the "D" District which currently allows only with a CUP. Also, they want to address the Tree and Landscape ordinance soon.

8. **NEXT REGULAR MEETING:** April 5, 2021

9. **ADJOURNMENT OF THE EXECUTIVE**

Sindel asked for a motion to adjourn. Tierney made a motion. Hunt seconded the motion. All in favor motion passed 8-0. The meeting adjourned at 7:50 PM.