

The meeting was called to order at 7:00 p.m. by Chairman Knapp. The meeting was opened with the Pledge of Allegiance.

Present at roll call were: Chairman Knapp and members Alderman Sir, Siebenman, Austermann, Kiefer, Holloway, Smith and Scheer. Mr. Kee was absent.

Also in attendance was City Administrator Craig Sabo.

A. A petition from Dale Hicks, representing Dale Hicks and Associates, for rezoning of approximately 6.26 acres from R-1 (Single-family Residential) and R-5B (Multiple-family Residential) to R-5B (Multiple-family Residential) located at 119 W. North Street (Unit A), 119 W. North Street, 125 W. North Street (Unit A), 125 W. North Street (Unit B), 125 and 243 W. North Street, 311, 321 and 329 Forby Road and legally described as a tract of land in U.S. Survey 2071 Township 43 North and part of U.S. Survey 3206 in Township 44 North both in Range 3 East of the City of Eureka, St. Louis County, Missouri (Locator Numbers 28V310355, 28V310344, 28V310311, 28V310322, 28V310333, 28V310377, 28V310135, 28V310168 and 28V220188).

Notice of the Public Hearing was published in The Countian on Tuesday, May 31, 2016 and The Current on Wednesday, June 8, 2016.

Mr. Hicks stated that he was returning to the Commission to seek approval to rezone the property he owns to R-5B to construct a total of eighteen (18) single-family residential homes. He stated that he had eliminated the stub street and five (5) homes in the development and had addressed concerns some Commission members expressed at a previous meeting. He said that he will be adding no new lots facing Forby Road, but will construct two (2) additional homes on existing lots that face the roadway. He stated the homes located on the street and cul-de-sac within the development will be single-family homes on individual lots but each building will have two (2) homes with zero lot lines as the homes will have a common concrete wall dividing them. He said although Commission members had expressed concern during his last appearance regarding this type of development negatively impacting existing property values, he was of the opinion this development would be an asset to the area and the City as a whole. He stated that if the base price for each home would be \$250,000.00, each building would be worth \$500,000.00. He stated each building will have four (4) car garages, with one (1) two (2) car garage entering the front of the property and the other home would have a two (2) car garage on the side. He stated that he had researched the villas at The Arbors that McBride Homes was offering and they were much smaller dwellings than the 2,600 to 3,200 square feet dwellings he was offering. He said all homes would be constructed with insulated concrete forms, would be energy efficient and have fire suppression.

Chairman Knapp inquired as to how many homes Mr. Hicks could construct if the product was limited to single family dwellings.

Mr. Hicks stated that he was not certain as he had not considered it as it would not be economically feasible for him to build such a development.

Mr. Ty Abbott, Mr. Hick's engineer on the project stated that although he had not considered this in his review, it would probably be approximately eight (8) to nine (9) single family homes.

Mr. Scheer stated that he thought Mr. Hicks constructed an excellent project, but this type of development was not the most compatible for the area. He said that (2) families will reside under one (1) roof and, in his opinion, it would impact neighboring property values. He said that he would like to see a single-family housing development on the property.

Mr. Hicks stated that the roofs between the homes would be separated by a four (4) hour concrete firewall.

Mr. Scheer inquired as to the target buyer for the homes.

Mr. Hicks stated that it would be the fifty (50) plus empty nesters. He said there is a demand for this type of housing and he has buyers waiting for the approval. Mr. Hicks stated that he will construct a quality project and was not looking to build typical tract housing. He said that he and his wife will relocate to one (1) of the homes when it is complete.

Mr. Knapp inquired as to how long it will take Mr. Hicks to complete this project.  
Mr. Hicks stated that it would be one (1) year.

Alderman Sir stated that a previous concern of his was the residents along the Forby Road portion of the project would exit their driveways onto Forby Road. He stated that he had requested there be circle driveways and they were not depicted on the present plan.

Mr. Hicks stated that each home on Forby Road would have a motor court which would be the full length of the garage which would allow residents of those homes to be able to turnaround in the drive without having to back out onto Forby Road.

Mr. Smith stated that he was in agreement with Mr. Scheer that it was attached housing. He stated that he also had a concern with no land dedicated for a park in the development. He said that he understood Berry Park was nearby, but he wanted to see a park which would add more open space in the development.

Mr. Hicks stated that as allowed by the City, he was proposing "cash in-lieu" of a park dedication.

Mr. Smith stated that the cash dedication may benefit the City, but that it would not benefit the residents of the development.

Mr. Hicks stated that pocket parks in developments have maintenance issues, and since Berry Park abuts the development, the residents will not be looking for private park amenities.

Mr. Kiefer inquired as to if Mr. Hicks had a depiction of the type of housing he was proposing.

Mr. Hicks stated that he did not at this time. He said it would be similar to the villas in The Bluffs at The Legends, but each of his homes would be individually unique.

Speaking in support of the petition was Mr. Ty Abbott of 208 Bushgate Way. He stated that he had been a resident of Enderbush Estates for nineteen (19) years and had no concerns with this project. He stated that The Arbors had received approval for mixed use housing and the demand for this type of housing is high. He stated that he would be purchasing one (1) of the homes which front Forby Road and had no concerns that the single-family attached housing would affect his property value. He said that he had no concerns that there would not be a dedicated pocket park and he would use Berry Park for recreational purposes.

Speaking in support of the petition was Mr. Len Jax of 331 Forby Road. He stated that he resides in one (1) of the homes that Mr. Hicks had constructed along Forby Road and this development would be an asset to the City. He said this type of development was designed to allow seniors to reside in their own homes. He said that Mr. Hicks designs each home with that particular buyer in mind and his home is handicap accessible. He said that he would have purchased one of the single-family attached homes if it had been available when he was looking to purchase a new home.

Speaking in support of the petition was Ms. Linda Jax of 331 Forby Road. Ms. Jax stated that she had no concerns that this development will affect her property value. She said that Mr. Hicks constructs a home that is far superior than others in the area.

Speaking in support of the petition was Ms. Kathy Smith of 731 Enderwood Place. She stated that she has resided at her home in Enderbush Estates for the last eighteen (18) years and that she had previously owned homes in Ladue and La Jolla, California. She stated that when they moved back to the St. Louis area she wanted a quality home and that Mr. Hicks had provided that product for her. She stated that she would have no problem relocating to one the attached housing units, but she is currently happy in the home she where she now resides.

Speaking in support of the petition was Mr. Jim Smith of 731 Enderwood Place. He stated that denying this petition would be detrimental to the area as it will sit vacant which would decrease property values and the integrity of the neighborhood. He said that Mr. Hicks constructs a quality home and these homes will increase property values in the area.

No one spoke in opposition to the petition.

There being no further matters for discussion, the public hearing was adjourned at 7:28 p.m.

Respectfully submitted,

(Original with signature on file)

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Barb Griffin, Acting Secretary

The meeting was called to order at 7:28 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp and members Alderman Sir, Siebenman, Austermann, Kiefer, Holloway, Smith and Scheer. Mr. Kee was absent.  
Also in attendance was City Administrator Craig Sabo.

On motion by Mr. Smith, seconded by Mr. Kiefer and unanimously passed, the Minutes of May 25, 2016 were approved.

**GUESTS:**

There were no guests present who wished to address the Commission.

**OLD BUSINESS:**

There was no old business to be discussed.

**NEW BUSINESS:**

A. A petition from Dale Hicks, representing Dale Hicks and Associates, for rezoning of approximately 6.26 acres from R-1 (Single-family Residential) and R-5B (Multiple-family Residential) to R-5B (Multiple-family Residential) located at 119 W. North Street (Unit A), 119 W. North Street, 125 W. North Street (Unit A), 125 W. North Street (Unit B), 125 and 243 W. North Street, 311, 321 and 329 Forby Road.

Chairman Knapp stated that no one on the Commission was questioning Mr. Hicks' ability to construct quality homes but he had a concern regarding the time frame Mr. Hicks stated it would take to complete the development, as he believes it will take much longer than a year for Mr. Hicks to actually complete it. He stated he also believes it is not the most compatible plan for the area.

Mr. Scheer stated that Mr. Hicks has constructed the best quality homes in Eureka and that he resided in one (1) of his homes in Enderbush Estates. He said that Mr. Hicks has performed additional work on his residence after he had moved into his home. He stated that he still believes this development was wrong for the area and that he would rather see a single-family home development go on the property.

Mr. Austermann stated that it was an unusual plan and may not be the best plan for the property, but he thinks it is a good plan. He said of course everyone would like to see the best plan approved for the property, but he thought this was a good plan and it would not be detrimental to the surrounding area.

Mr. Siebenman stated that he liked the plan. He said he was not a big proponent of the McBride subdivision plan, but he realized the goal was to bring more rooftops into the City. He stated that he believed Mr. Hicks will be able to sell the homes and it will not affect existing property values.

On motion by Mr. Austermann, seconded by Mr. Siebenman and passed with six (6) "YES" votes and two (2) "NO" votes (cast by Mr. Scheer and Mr. Kiefer), approval was recommended for a petition from Dale Hicks, representing Dale Hicks and Associates, for rezoning of approximately 6.26 acres from R-1 (Single-family Residential) and R-5B (Multiple-family Residential) to R-5B (Multiple-family Residential) located at 119 W. North Street (Unit A), 119 W. North Street, 125 W. North Street (Unit A), 125 W. North Street (Unit B), 125 and 243 W. North Street, 311, 321 and 329 Forby Road.

**ADDITIONAL BUSINESS:**

There was no additional business to be discussed.

There being no further matters for discussion, on motion by Mr. Holloway, seconded by Mr. Smith and unanimously passed, the meeting was adjourned at 7:38 p.m.

UPCOMING MEETINGS:

- June 29, 2016
- A. A petition from Matthew and Angie Nahlik for an amended Special Use Permit for the inclusion of an apartment on property located at 212 S. Virginia Avenue being used primarily for commercial purposes.
- B. A petition from St. Francis' Episcopal Church to amend the Municipal Code relating to church front yard setbacks in Large Lot Residential Zoning District Classifications.
- July 13, 2016

Respectfully submitted,

(Original with signature on file)

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Barb Griffin, Acting Secretary