

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
JULY 5, 2006
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, July 5, 2006. Members present were Don Norris, Buffy Messer, Joanna Swanson, Bill Skelton, Mib Medford, and Ron Muse. Also present at the meeting were Land Development Administrator Byron Hickox, Planning Director Paul Benson, Horticulturist Jonathan Yates and Deputy Town Clerk Freida Rhinehart. Vice Chairman Bill Skelton called the meeting to order at 9:00 a.m.

Approval of Minutes of June 7, 2006

Daniel Hyatt moved, seconded by Ron Muse, that the minutes of June 7, 2006 be approved as presented. The motion carried unanimously.

Construction of 17 Single-family Attached Units - Jeremy Messer - Hall Top Rural District (HT-RD)

Staff Report:

Site Plan

1. The proposed cut slopes are too steep. With certification by a registered engineer, the maximum permitted slope is 1:1.75.
2. All retaining walls must be designed and certified as stable (post-construction) by a registered engineer.
3. Water and sewer plans have not been submitted.
4. Storm water calculations have not been submitted.
5. The road must be shown with a 40' minimum right-of-way designated for street and utility purposes. The road must be labeled public or private.
6. A pedestrian trail linking Bradley Street to this development is needed to facilitate pedestrian connectivity.
7. Due to extreme topography, an alternative to sidewalk along Hall Top Road is preferred. A pedestrian path connecting the development to Hall Top Road would constitute an acceptable alternative.

Driveways

1. The location of the driveway for Lot 1 (single family lot) must be shown.

Landscaping

1. The retaining wall on the north side of the road must be moved back to create a minimum 5' wide street tree planing strip. The three street trees shown below this retaining wall must be placed within this planting strip.

Building Design

1. The elevation drawings of the buildings are insufficient. Elevation drawings must be submitted at a scale of 1/8":1' to determine compliance with building height limit (40') and to provide more information about the design of the building.
2. The apparent offset of each unit represented in the conceptual design drawing is not reflected on the site plan.

Staff Recommendation:

If the problems indicated above are rectified, the plan for this proposed development should meet the Land Development Standards' minimum requirements.

The applicant also needs to submit additional information indicated above to be lacking.

Daniel Hyatt excused himself to present the project to the Commission. He explained that the project is located off Russ Avenue and Bradley Street on Raytown Heights in the area behind Kmart.

Byron Hickox distributed drawings of the proposed structures and said that Jeremy Messer will be furnishing detailed drawings of front elevations.

Bill Skelton pointed out the only items which need to be considered by the Community Appearance Commission are Items 6 and 7 under the Site Plan and the Landscaping item listed on the Staff Report above.

Mr. Hyatt stated that this is a single family attached development. The main challenge has been to achieve the density desired without disturbing so much property. The units will be two-story 22' x 32' townhouses of approximately 1200 sq. ft. The proposed landscaping is above and beyond what is required.

Town ordinances call for construction of a sidewalk along Bradley Street and Hall Top Road. This will not be very practical due to the steepness of the property. Instead a pedestrian trail (probably gravel) will be constructed across the property to Bradley Street and Hall Top Road to satisfy the connectivity requirement.

Byron Hickox said that the retaining wall needs to be move back a minimum of 5' to allow for a planting strip. There is a 12' drop off on the north side of the street. If the trees are planted behind the wall they will hardly be visible.

Mr. Hyatt indicated that there will be a geo-grid layer behind the wall of approximately 2'. If trees can be planted in front of the wall, they are willing to move the trees. Bill Skelton said if the trees are planted 2' deep, the geo-grid probably would not be damaged.

Mr. Hyatt also stated that moving the wall back 5' will probably increase the height of the wall by about 1'.

Referring to the buildings themselves, Mr. Hyatt said that there will be a 2' step-up between each unit. Jeremy Messer, the developer, said that the buildings will be constructed of Hardi plank and architectural shingles.

Byron Hickox also mentioned that all parking will be on the street or in a small parking lot located to the side of the buildings. Articulation is not required since these are single family units.

Ron Muse moved, seconded by Joanna Swanson to approve Staff Recommendations Items 6 and 7 of the Site Plan and the Landscaping Plan with the following recommendations:

1. A pedestrian trail be provided to Bradley Street and Hall Top Road as an alternative to sidewalks.
2. The retaining wall along Raytown Heights be moved back a minimum of 5' to allow for a tree planting strip.
3. Detailed drawings will be submitted to Town Staff to determine compliance.

The motion carried unanimously.

Don Norris suggested that Mr. Messer visit Waynewood Village on South Main Street to avoid some of the design mistakes made there.

Adjournment

With no further business, the meeting was adjourned at 9:35 a.m.

Bill Skelton, Vice Chairman
Chairman

Freida Rhinehart
Secretary