

NOTICE OF PUBLIC HEARING

PLANNING AND ZONING COMMISSION OF JEFFERSON COUNTY, MISSOURI
NOTICE OF MEETING

Notice is hereby given that the Planning and Zoning Commission of Jefferson County, Missouri, will conduct a meeting at 6:30 p.m., Thursday, January 13, 2022 in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri. The public will be given an opportunity to be heard.

The tentative agenda of this meeting includes:

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
December 16, 2021
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 - A. CU21087
A Request for a Conditional Use Permit for parcel 08-8.0-33.0-0-000-039., located at 7440 Briarwood, Barnhart, in Imperial Township and Council District #4, for an Overseas Shipping Container in a Single-Family Residential (R-40) Zone District.
 - B. VR21090
A Request for a Deviation for parcel 02-1.0-02.0-1-001-103., located on Shangri La Estates Drive, Fenton, in Rock Township and Council District #2, for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.
 - C. PR221092
A Request for a Zone Change and Development Plan for parcel 02-2.0-04.0-2-004-005., located at Buena Vista Drive, Fenton, in Rock Township and Council District #1, from Non-Planned Community Commercial (CC-2) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan for Siesta Manor Mobile Home Park.
 - D. VR21098
A Request for a Deviation for parcel 18-6.0-24.0-0-002-009, located at 12125 State Route CC, Festus, in Platin Township and Council District #6, for relief from Chapter 400: Unified Development Order Section 400.2610, Section 400.2620 and Section 400.4100 of the Jefferson County Code of Ordinances.
- VIII. REPORTS TO THE COMMISSION
- IX. CITIZENS TO BE HEARD
- X. ADJOURNMENT

Representatives of the media may obtain copies of this notice by contacting Elaine Roesch, Planning Clerk at 636-797-5580, Jefferson County Planning Division, PO Box 100, Hillsboro, Missouri 63050.

Due to COVID-19, seating in the room will be limited in an effort to maintain proper social distancing practices. In the event of large crowds, attendees may be asked to wait outside until the case they wish to participate in or observe is called for hearing. Temperatures will be screened at the door.

Any person requiring special accommodation under the Americans with Disabilities Act should contact Jefferson County Human Resources at 636-797-5071.

"Please be Advised: Members of the County Council May Be in Attendance at this Meeting"

Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580
<www.jeffcomo.org>

**Jefferson County, Missouri
Planning and Zoning Commission**

Meeting Date: January 13, 2022

Staff Report

General Information:

Petition Number: CU21087
Petition Name: Finke

Petitioner Name: Melanie Finke
Street Address: 7440 Briarwood
City, State: Barnhart, MO 63012

Owner Name: Same as above.
Street Address:
City, State:

Location of Site: 7440 Briarwood, Barnhart, MO 63012

Requested Action: Conditional Use Permit for an overseas container in a Single-Family Residential (R40) zone district.

Size of Tract: 23.69 acres (per the Assessor's records)
Parcel Numbers: 08-8.0-33.0-0-000-039
Existing Zone District: R40
Township: Imperial
Council District: #4

School District: Fox
Fire District: Antonia
Water District: PWSD C1
Sewer District: Glaize Creek

Prepared By: Josh Jump, Planner II
Date: December 27, 2021
Recommendation: Approval W/Conditions

Attachments: 1. Zoning Map
2. Aerial Map
3. Proposed Site Plan
4. Letter Submitted by applicant with application

Subject Property

The subject property is located at 7440 Briarwood in Barnhart. The property is 23.69 acres in size and is zoned R40. There is currently a single-family residence and 2 overseas containers located on the property. The petitioner is seeking a conditional use permit to allow the overseas containers to remain on the subject property.

According to FEMA's Flood Rate Insurance Map, there is no portion of the property that lies within the floodway or floodplain, and no stream orders traverse the property.

Surrounding Area

The surrounding area consists of the following zone districts and land uses:

To the North:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Developed Residential
To the East:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Developed Residential
To the South:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Developed Residential
To the West:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Developed Residential

Petitioner's Request

The petitioner is seeking approval of a Conditional Use Permit for an overseas container in an R40 zone district. Overseas containers may be used as accessory storage buildings in the "RA-5" and "LR-2" zone districts or on a lot of at least five (5) acres in size. The petitioner currently has two overseas containers located on the subject property and is now requesting a Conditional Use Permit.

Official Master Plan

The subject property is located the Primary Growth Area in the Official Master Plan. This area is potentially suitable for all development patterns including Mixed-Use, Suburban, Large Lot, Rural Cluster, and Rural. The most appropriate development pattern in this case is a Suburban Development Pattern. This development pattern will be used to determine the design criteria applied to the property. The growth policies for this area include the following:

1. Development will be one of the eight development patterns as defined by this plan.
2. Commercial and employment centers shall be located in either the municipality or the "Primary Growth Area," immediately adjacent, and it shall have direct access to a County, State or Federal highway.

Relation to Unified Development Order

In considering any application for a Conditional Use Permit, the Planning & Zoning Commission and may consider the following minimum criteria to the extent they are pertinent:

1. Character of the neighborhood;
2. Compatibility with adjacent property uses and zoning;

3. Suitability of the property for which the conditional use is being requested;
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties;
5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property;
6. Impact on the street system to handle traffic and/or parking;
7. Impact of additional storm water runoff to the existing system or to the watershed area if no storm sewer is available;
8. Impact of noise pollution or other environmental harm;
9. Potential negative impact on neighborhood property values;
10. Extent to which there is need for the proposed use in the community;
11. Economic impact upon the community;
12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use;
13. Comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied;
14. Conformance to the Official Master Plan, current County policies and ordinances;
15. Analysis by professional staff; and,
16. Consistent with permitted uses in the area in which the conditional use is sought.

The Jefferson County Unified Development Order dictates the following conditions for an overseas container in the RA5 and LR2 zone districts:

1. There must be a principal structure established on the lot and the lot shall be at least five (5) acres in size; and
2. The overseas container shall not be located in front of the principal structure; and
3. The overseas container shall be placed on a hard surface; and
4. The overseas container shall be subject to all State, local, and Federal permits including a Jefferson County Building permit; and
5. The overseas container shall be screened on all sides with the exception of the entry or access door.

Analysis

The subject property is currently zoned R40, which allows for overseas containers to be used as accessory storage buildings with the issuance of a Conditional Use Permit so long as the property is over 5 acres in sizes. The petitioner lives on the property and has stated that the overseas containers are for personal storage.

While the overseas containers are currently unlawfully situated on the property, the petitioner has stated that she is willing to work with the County in order to bring the overseas container into compliance. The petitioner can meet all of the conditions set forth by the Jefferson County

UDO in regard to overseas containers. There are only currently three conditions that are unknown at this time if they are met:

1. The petitioner must obtain a building permit from the Jefferson County Code Enforcement Division.
2. The overseas containers shall be placed on a hard surface; and
3. The overseas containers shall be screened on all sides with the exception of the entry or access door.

In a memorandum submitted to the county with the application these conditions are addressed that they will be met, the county has also included them in conditions of approval of the application.

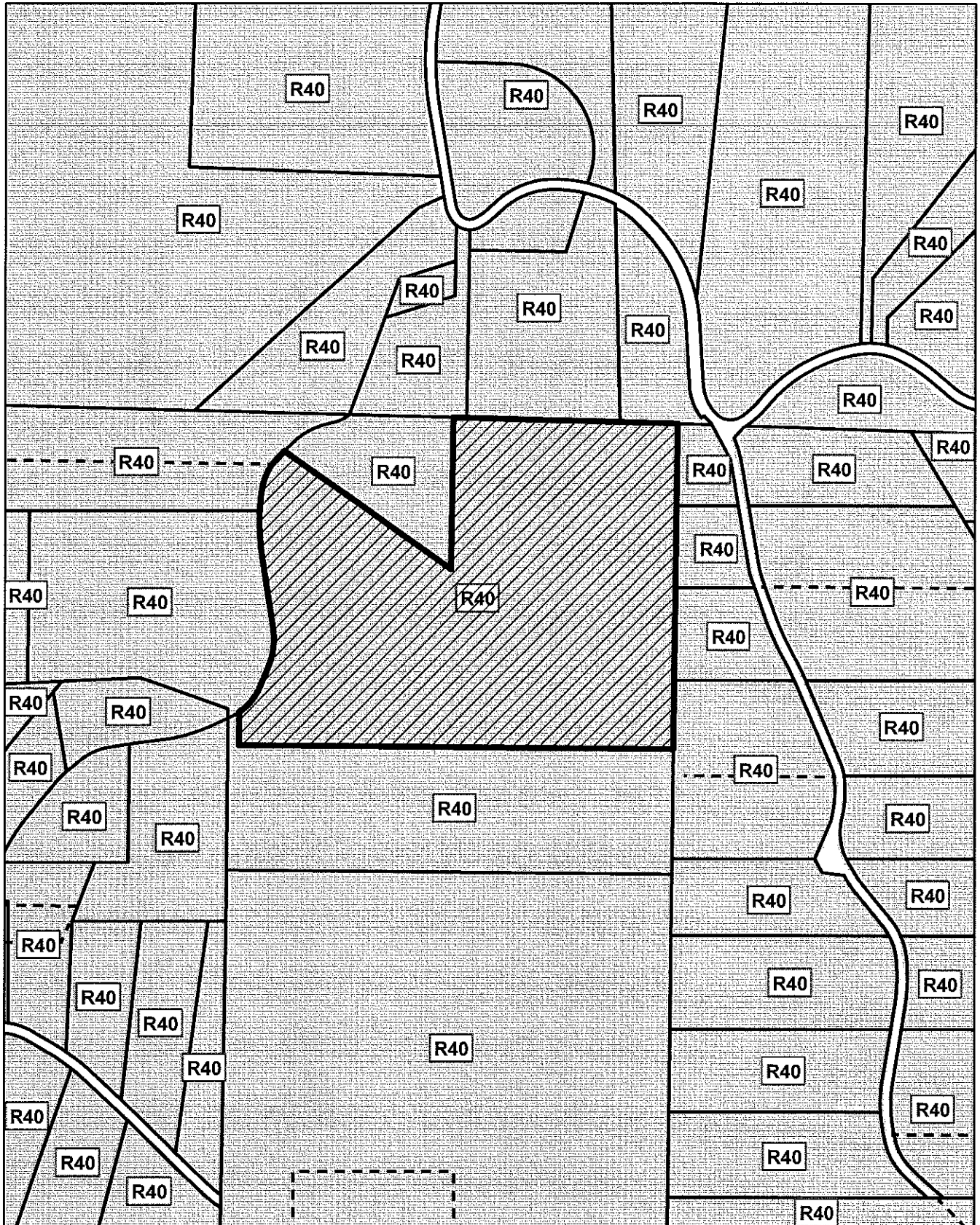
The conditional use permit, so long as the additional conditions in the conditions of approval are met, should have no injurious effect to surrounding property owners.

Staff Recommendation

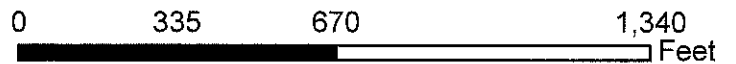
Staff recommends Approval of CU21087, a request for a Conditional Use Permit for an overseas container in an "R40" Single Family Residential zone district with the following conditions:

1. The petitioner must obtain a building permit from the Jefferson County Code Enforcement Division.
2. The overseas containers shall be placed on a hard surface; and
3. The overseas containers shall be screened on all sides with the exception of the entry or access door.
4. The parcel that the containers are located on can never be subdivided less than the 5 acre requirement established by the UDO.
5. The overseas containers shall be used for personal storage only. Use of the containers to store commercial or business related equipment is prohibited.

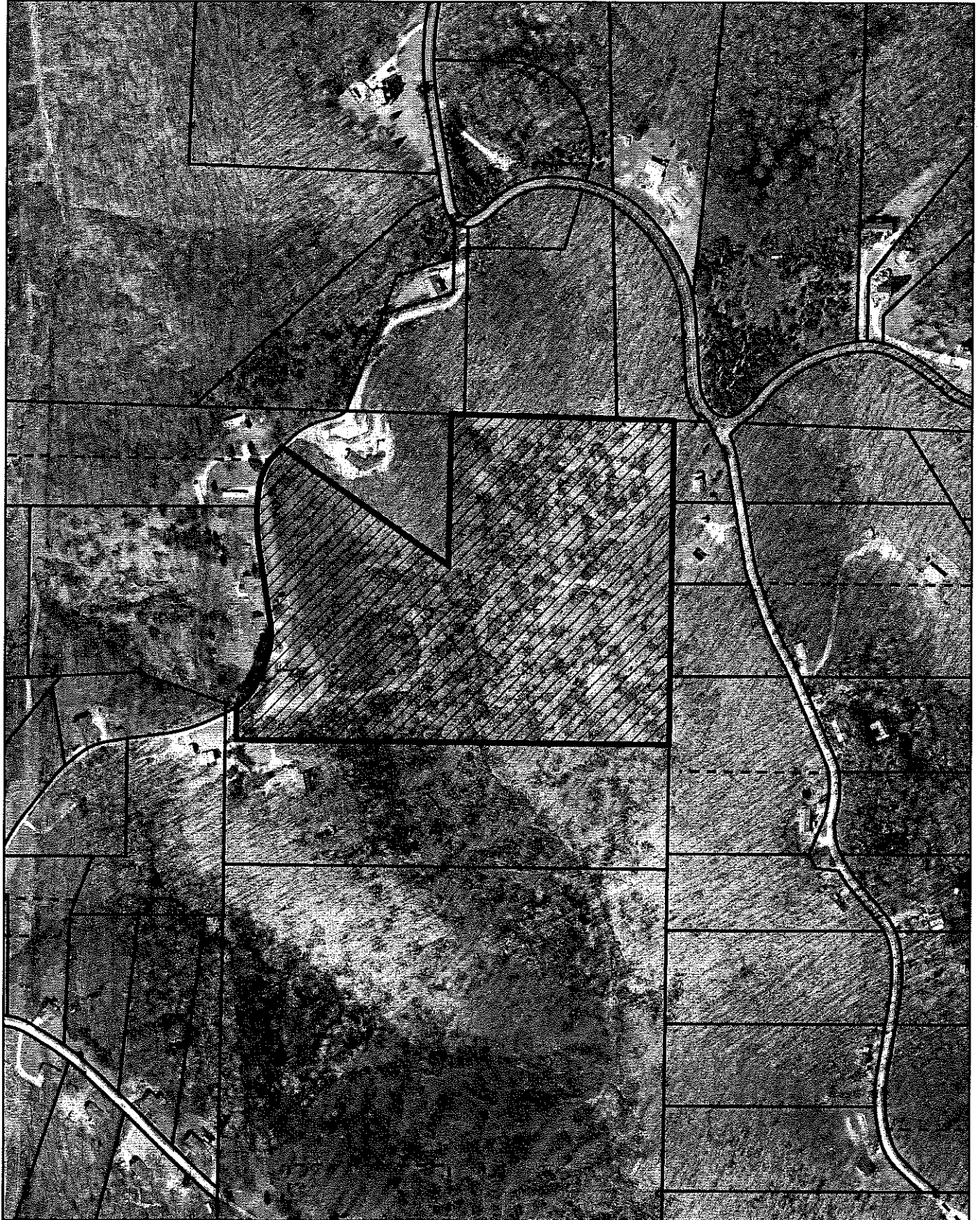
CU21087 - Finke



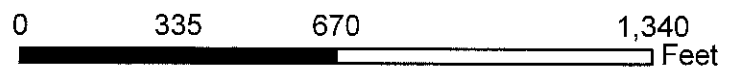
Subject Property



CU21087 - Finke



Subject Property



House

Pole Barn

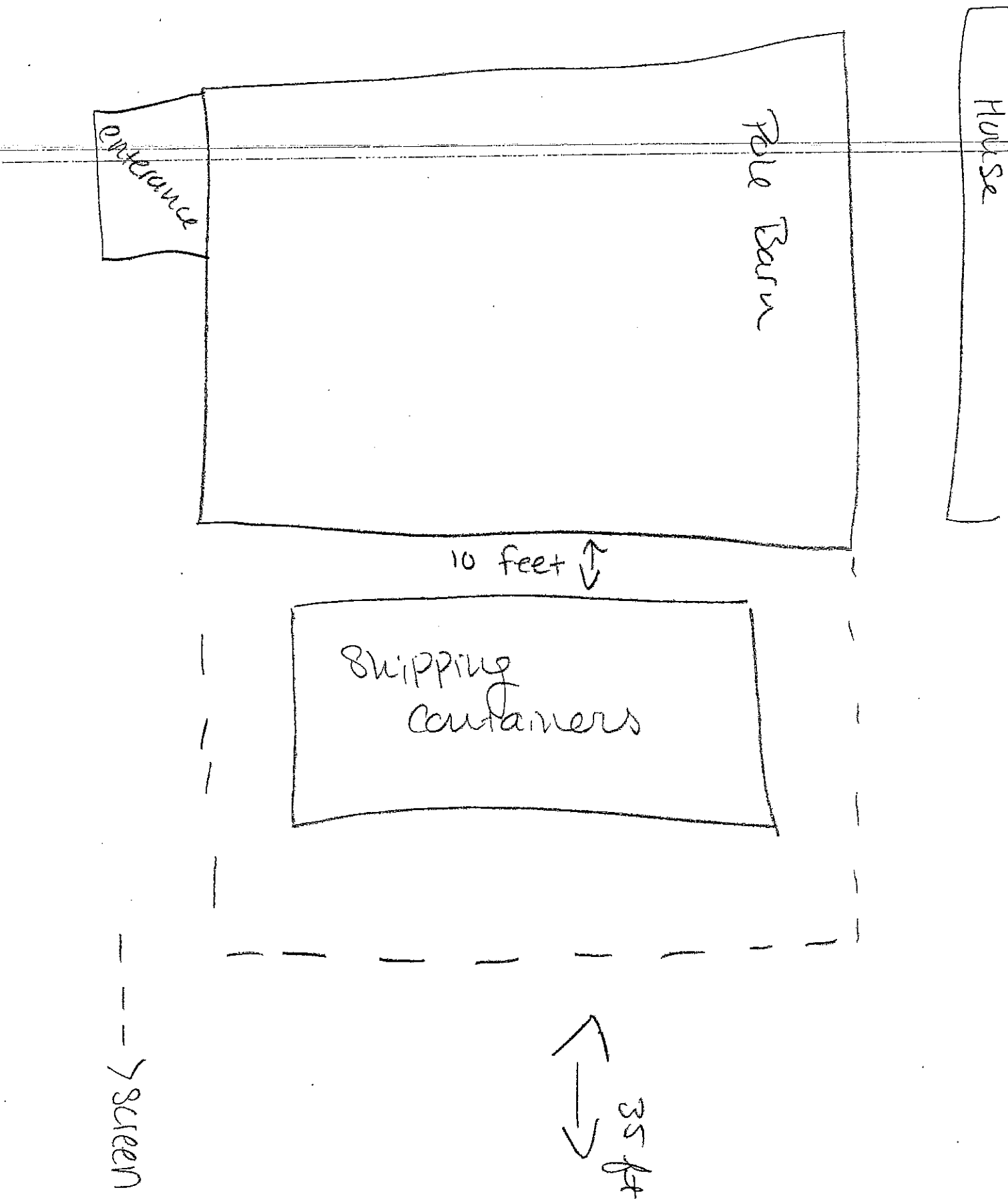
Entrance

10 feet

Shipping Containers

35 ft

Screen



As a supplement to the Conditional Use Application being submitted herewith, Applicant states:

1. See attached
2. The property has historically been used as a pig farm-and is still being used as such
3. None
4. The existing use of the property is running a pig farm as well as a residence for the applicant. The Applicant is in the process of building a second home on the property and wishes to use shipping containers to house his materials as well as his belongings until the main house can be completed. There is currently a small house being used as a residential property located on the parcel.
 - a. Pursuant to the requirements outline in County Code Section 400.2770(A)(3)
 - i. A principal structure which is the applicant's current home exists on the parcel
 - ii. The proposed location of the containers is not in front of the home
 - iii. Applicant will place the containers on gravel to allow for adequate drainage and stability.
 - iv. Applicant has a pending building permit application on file with the County
 - v. The container shall be screened on all sides
 - vi. The property is over 5 acres. The Applicant had previously applied for a minor subdivision, which would have made the parcel too small. The Applicant hereby revokes any such subdivision request at this time.
5. At this time the property is connected to public electric services, and has a septic tank and well.
6. See attached
7. See attached

Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580
<www.jeffcomo.org>

**Jefferson County, Missouri
Planning and Zoning Commission**
Meeting Date: January 13, 2022

Staff Report

General Information:

Petition Number: VR21090
Petition Name: Shangri La Estates

Petitioner Name: Shangri La Estates
Street Address: 701 Shangri La Estates Dr
City, State: Fenton, MO 63026

Owner Name: Aranya LLC and Cardinal Parks LLC
Street Address: 433 Upper Ter Apt 1
City, State: San Francisco, CA 94117

Requested Action: Relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design Criteria that requires a 25' buffer for a stream order 1.

Parcel Number: 02-1.0-02.0-2-001-033.05, 02-1.0-02.0-1-001-103

Township: Rock
Council District: #2
School District: Fox
Fire District: Saline Valley
Water District: PWSD 3
Sewer District: Northeast PSD
Ambulance District: Rock

Prepared By: Rachel Krispin, Planner I
Date: December 28, 2021
Recommendation: Approval

Attachments:

1. Aerial Map
2. Location Map
3. Site plan
4. Letter from the Stormwater Department including the analysis of the variance request.

Subject Property

The subject property is located off Shangri La Estates Dr., near the intersection of Shangri La Estates Dr. and Old Rt 141 Rd. The property is zoned PR2 (Planned Mixed Residential). The parcel in which the stream buffer is located on is approximately 3.03 acres in size; however, Shangri La Estates MHP encompasses various other parcels. The petitioner would like to receive a permanent variance for Stream Order 1 buffer requirements.

According to FEMA's Flood Rate Insurance Map, no portion of the property lies within the floodplain or floodway. Additionally, a Stream Order One traverses the southwestern border of the property.

Surrounding Area

The surrounding zone districts and land uses are as follows:

To the North:	<u>Zoning:</u>	PR2
	<u>Land Use:</u>	Developed Residential
To the East:	<u>Zoning:</u>	PR2
	<u>Land Use:</u>	Developed Residential
To the South:	<u>Zoning:</u>	PUD
	<u>Land Use:</u>	Developed Residential
To the West:	<u>Zoning:</u>	PR2
	<u>Land Use:</u>	Developed Residential

Petitioner Requests

The petitioner has submitted a request for relief from one (1) development requirement. The request is as follows:

1. Relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design Criteria, which requires a 25-foot buffer on each side of the stream beginning at the top of the stream bank for a Stream Order One. The petitioner is requesting permanent relief for stream buffer setbacks.

Analysis

The Department of Public Works, Stormwater Division is responsible for enforcing the Erosion and Sediment Control/Stormwater Management Design Manual, and therefore provided the analysis:

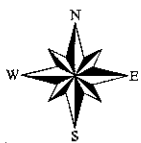
The Stormwater Division recommends approval from the Planning and Zoning Commission for the above variance requests. Jefferson County Stormwater Division is recommending the following conditions to be listed and required on this request.

1. A concrete washout onsite for concrete work as required by stormwater code
2. No trash containers or construction material stored in the stream buffer
3. Sediment and erosion controls in place for water quality protection
4. All vegetation must be re-established after stormwater construction is completed

Staff Recommendation

1. The Stormwater Division recommends **Approval** of VR21090 - relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design to receive permanent relief for the Stream Order One buffer with the following conditions:
 - a. A concrete washout onsite for concrete work as required by stormwater code
 - b. No trash containers or construction material stored in the stream buffer
 - c. Sediment and erosion controls in place for water quality protection
 - d. All vegetation must be re-established after stormwater construction is completed

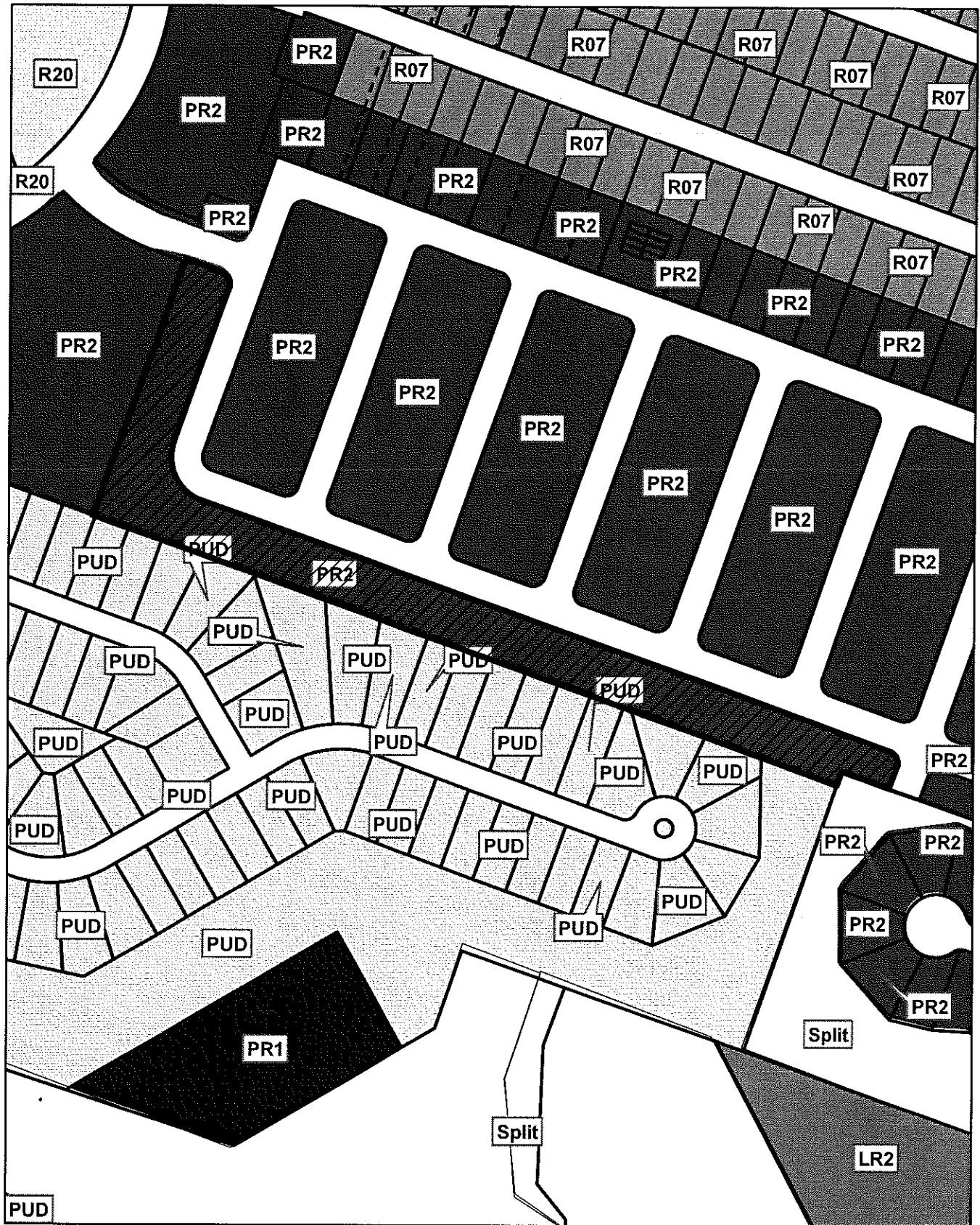
VR21090 - Shangri La Estates



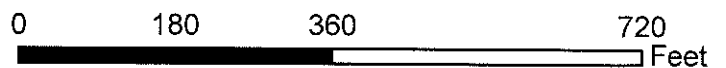
Subject Property

0 180 360 720 Feet

VR21090 - Shangri La Estates



Subject Property





Memo

TO: Rachel Krispin
FROM: Mike Cook, Stormwater Division
DATE: December 27, 2021
RE: Variance Request
LOCATION: Shangri-La Estates

Rachel,

The Stormwater Division recommends approval from the Planning and Zoning Commission for the above variance requests. Jefferson County Stormwater Division is recommending the following conditions to be listed and required on this request.

1. A concrete washout onsite for concrete work as required by stormwater code
2. No trash containers or construction material stored in the stream buffer
3. Sediment and erosion controls in place for water quality protection
4. All vegetation must be re-established after stormwater construction is completed

Thank you,

Michael Cook
Storm Water Division of
Jefferson County, Mo
725 Maple Street
Hillsboro, Mo 63050
636-797-6318

Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580
<www.jeffcomo.org>

Jefferson County, Missouri, Planning and Zoning Commission

Meeting Date: January 13, 2021

Staff Report

General Information:

Petition Number: PR221092
Petition Name: Siesta Manor

Petitioner Name: Siesta Manor MO LLC
Street Address: 4600 Cox Road
City, State: Glen Allen, VA 23060

Design Professional: Von Arx Engineering
Street Address: 10785 Business 21
City, State: Hillsboro, MO 63050

Location of Site: 995 Buena Vista Drive

Requested Actions: 1. Rezoning request from Non-Planned Community Commercial (CC2) zone district to PR2 zone district.
2. Development Plan approval for Siesta Manor

Size of Tract: 27.08 Acres (per Assessor's records) 4.21 Acres to be rezoned
Parcel Number: 02-2.0-04.0-2-004-005
Existing Zone District: CC2

Township: Rock
School District: Northwest
Fire District: High Ridge Fire
Water District: PWSD 03
Sewer District: Northeast Public Sewer
Council District: #1

Prepared By: Josh Jump, Planner II
Date: December 28, 2021
Recommendation: Approval, with conditions

Attachments: Zoning Map
Aerial Photo
Development Plan

Subject Property

The subject property is located at 995 Buena Vista Drive in Fenton. The property, the site of Siesta Manor MHP, consists of roughly 27.08 acres. The majority of the property is zoned Planned Mixed Residential PR2 and Non-Planned Community Commercial (CC2). The northeast portion of the property is currently zoned CC2. The park has existed and operated prior to the adoption of the UDO as well as prior to adoption of zoning in the county.

According to FEMA's Flood Insurance Rate Map, parts of the southern edge of the property are in the 100-year and 500-year floodplain, additionally a stream order 3 traverses the southern edge of the park

Surrounding Area

To the North:	<u>Zoning:</u>	PC
	<u>Land Use:</u>	Developed Commercial
To the East:	<u>Zoning:</u>	CC2, PI, & PB
	<u>Land Use:</u>	Developed Commercial
To the South:	<u>Zoning:</u>	R7
	<u>Land Use:</u>	Developed Residential
To the West:	<u>Zoning:</u>	PR2
	<u>Land Use:</u>	Developed Residential (Mobile Home Park)

Background

The portion of the Siesta Manor park that is the subject of this petition has been in existence for quite some time and is operating under the lawfully non-conforming status. The rest of the park is zoned the proper designation of PR2 and is lawfully operational.

Official Master Plan

The subject property is located within the Primary Growth Area on the Preferred Growth Alternative Map. This area is potentially suitable for all development patterns including Infill, Industrial, Mixed-Use, Suburban, Large Lot, Rural Cluster, and Rural. The most appropriate development pattern in this case is the Mixed-Use Development Pattern. This development pattern will be used to determine the design criteria applied to the property. The growth policies for this area include the following:

1. Development within the "Primary and Secondary Growth Areas" shall be required to utilize or extend public infrastructure systems, including water, sewer and roads.
2. Septic or on-site wastewater treatment systems shall be discouraged in the "Primary and Secondary Growth Areas" and lots with existing systems in these areas should be connected to public sewer when physically and financially possible.
3. Residential development that has access to established transportation corridors shall be encouraged.

Mixed-Use Development Pattern

The Mixed-Use Development Pattern is the most appropriate pattern of development for the Siesta Manor MHP. The mixed-use represents a more compact Development Pattern. It encourages a mix of land uses made compatible by design elements such as building forms, streetscape, and public spaces. The mix often features mutually supported uses, allowing the opportunity for the Mixed-use to be self-supporting, at least for typical daily needs of the residents.

Land Uses	Land uses in this pattern are mixed, although transitions among intensity of uses are established according to a master plan. Design compatibility of buildings, rather than of particular uses, generally controls how the land use mix is to occur. This pattern also enables a variety of residential styles, including single-family homes, townhouses, and apartments all in a variety of designs – often in close proximity to each other.
Edges / Transitions	Within this pattern, edges and transitions between the different areas of the Mixed-use area are established design elements that bring areas together through common designs, such as street designs, building locations, or landscape materials, rather than with buffers and separation. The edges on the outside of the Mixed-use area may be sharp, as in the case of the edge between a Mixed-use area and rural area or natural area – or they may be gradual, as in the case of a Mixed-use area adjacent to Large Lot or Suburban Development Patterns.
Open Space	A range of open space is necessary for this pattern, and it is integral to the plan design. It includes more compact and formal open space in the Mixed-use core, including plazas, court yards or small parks - and more expansive or natural open space at the edge or outlying areas, including natural areas, greenways or larger parks.
Street network / Transportation	The street network is interconnected with block sizes, approximately 1,500 feet in length, unless topography or other natural areas require interrupting this pattern. Central areas with the greatest diversity of uses, and representing the commercial core, have smaller block lengths in the 400- to 500-foot range to facilitate more connections and dispersion of traffic. Pedestrian access, transit and para-transit service may be efficiently implemented in this pattern.
Service Infrastructure	Water and sewer in the Mixed-use core is on a common system, either public or private. Although some of the edges maintain sufficient open space to allow individual systems, the compact nature of the overall Mixed-use pattern generally makes it economically beneficial and more practical to access the common system in these areas as well.
Community Infrastructure	If the Mixed-use area is at a scale that cannot rely on existing remote facilities, community infrastructure must be designed into the plan. Typically, it is phased in as the Mixed-use area matures, often requiring constructions in the later phases, where a critical mass of residents and businesses have become established.
Lot sizes	Lot sizes vary within the Mixed-use area and even on individual blocks. Generally, they range from 2,000 square feet (townhouses in the Mixed-use core) to 2 acres (estates on edges of the Mixed-use area). Overall densities for Mixed-use areas generally vary from 4 to 8 dwelling units per acre (rural mixed-use), but can reach 8 to 24 units per acre (urban mixed-use).
Criteria for Implementation	♦ Generally, must involve between 40 acres and 160 acres if it is a new mixed-use area. (See “Infill” or “Mixed-use Addition” for using this pattern in established areas.)

	♦ Must be located in an approved location, capable of facilitating ultimate build out of the Mixed-use area, in terms of access for streets and utilities. ♦ Must occur according to an overall Mixed-use Master Plan that adapts to the terrain and natural features of the specific site. ♦ Must have access to or establish a common water and sewer system ♦ Typically phased over time (10 to 15 years) – allowing community infrastructure (i.e. fire, schools, parks) to be phased in as mixed-use area matures. ♦ Mixed-use area has a defined center and edge encompassing a radius of ¼ to 1 mile, facilitating potential pedestrian connections from all areas. ♦ Interconnected streets required, particularly in the central area. ♦ Commercial and civic activities are concentrated in the central area of the Mixed-use area. ♦ Non-residential square footage correlates to residential development. ♦ A variety of residential types and formats are provided in each phase of the Mixed-use area.
--	--

Unified Development Order

PR2 – Planned Mixed Residential Zone District Section 400.1540

The PR-2 Planned Mixed Residential Use District is established to provide opportunities for high-density mixed residential use development from single-family to multi-family dwellings units with a variety of formats and densities. The plan for this district should be designed to create a transition from more intense mixed uses to less intense mixed-uses. While providing for a wide range of dwelling types the PR-2 district may also be appropriate in large-scale mixed-use developments. This district is designed for areas served by centralized utilities.

Section 400.2300. Mixed Use Design Standards – Objectives

A. Residential Uses

1. Encourage development with mixtures of densities, lot sizes, and housing types.
2. Foster neighborhood security with means for maintaining activity at all times of the day.
3. Encourage linking neighborhoods with safe, attractive pedestrian connections both along the street and on open space greenways.
4. Connect residences to each other and to neighborhood parks, schools, public facilities, and shops with direct pedestrian pathways.
5. Encourage interconnectivity among neighborhoods to distribute traffic evenly and avoid excessive traffic on any one street and limit traffic cutting-through from one neighborhood to another or from one County maintained road to another.
6. Minimize cut-through traffic within a neighborhood by providing a safe access configuration for internal and external traffic movement and design streets with appropriate speeds based upon the intended use, allowing for narrower widths and other traffic calming measures.
7. Encourage parks and community facilities.

Development Plans

A Development Plan is intended to establish regulations and restrictions that are in harmony with the general purpose and intent of the UDO, but in a manner that allows the regulations to differ in one or more respects from the zoning regulations that are generally applicable to the underlying zoning districts.

Development Plan – Objectives – Section 400.1390

The objectives of the Development Plan process are:

1. To permit the use of more flexible land use regulations.
2. To provide latitude in the location of buildings, structures, open spaces, play areas, parking, roads, drives and variations in setbacks and yard requirements.
3. To facilitate use of the most advantageous techniques of land development.
4. To encourage the combination and coordination of architectural styles, building forms and relationships.
5. To encourage the conservation of existing natural resources and maintain the character of the County.
6. To limit specific uses within the underlying zoning district to a particular Development Plan when it is deemed more appropriate and/or compatible to surrounding uses, proposed or future uses or when deemed to be in the best interest of the community to limit the uses, based on existing and/or proposed traffic conditions and/or concerns and other land use concerns.

Development Plan – Criteria for approval – Section 400.1230D

According to the UDO, the applicable zoning district regulations are to be used as a guide for the review of the Development Plan. Conditions or restrictions may be imposed. These conditions or restrictions may be required prior to submittal of a Preliminary Plat or Site Development Plan. The Planning Commission and County Council may consider the following criteria:

1. Whether the development is designed, located and proposed to be operated so that the health, safety, and welfare of the public will be protected.
2. Whether the development will impede the orderly development and improvement of surrounding property.
3. Whether the development incorporates adequate ingress and egress and an internal street network that provides for the efficient flow of traffic.
4. The criteria set forth in Section 400.1140D as follows:
 - a. The character of the neighborhood.
 - b. The existing and any proposed zoning and uses of adjacent properties, and the extent to which the proposed use is compatible with the adjacent zoning and uses.
 - c. The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
 - d. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

- e. The length of time, if any, the property has remained vacant as zoned.
- f. The extent to which the proposed use will negatively affect the character of the property and neighboring property.
- g. The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.
- h. The extent to which the proposed use will adversely affect the capacity or safety of the portions of the street network impacted by the use, or present parking problems in the vicinity of the property.
- i. The extent to which the proposed use will address and conserve the natural resources of the site, effectively manage storm water runoff, and prevent air, water, and noise pollution and conserve habitat.
- j. The impact the proposed use has on achieving the goal of economic diversity in the community.
- k. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this UDO.
- l. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.
- m. The gain, if any, to the public health, safety and welfare due to approval of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
- n. The conformance of the proposed use to the Official Master Plan and other adopted planning policies.
- o. The analysis by professional staff.

In accordance with 400.1240, any substantial changes to an approved Development Plan may only be approved by the County Council after review and recommendation by the Planning and Zoning Commission.

Proposed Development Plan (11/22/21)

The following has been concluded from the submitted development plan for Siesta Manor Mobile Home Park:

Uses & Access

The development plan shows that the property is accessed from Delores Drive, which is a County-maintained road. The plan shows a proposed total of 35 mobile home sites. There appear to be 17 currently occupied mobile home pads, and 18 vacant mobile home pads. The rezoning is only for the 4.21 acres currently zoned CC2. Numerous modifications have been requested.

Parking

The development plan includes parking spaces for each home site.

Landscaping

The proposed development plan does not provide landscaping details (modifications have been requested).

Buffers and Screening:

The proposed development plan does not provide buffer and screening details (Modifications have been requested).

Stormwater:

There is no stormwater detention shown. Modifications have been requested.

Modification Requests

The following modifications from the Jefferson County Unified Development Order have been requested for the Siesta Manor Mobile Home Park:

Internal Streets

1. Relief from Section 400.2560 – Street Standards – Minimum Pavement Standards.
2. Relief from Section 400.2580 – Street Standards – Curb Radii.
3. Relief from Section 400.2610 – Driveway Requirements – Width.
4. Relief from Section 400.2640 – Sidewalk Requirements.

Stormwater Detention

5. Relief from Section 400.5560 – Drainage and Storm Sewers.

Landscaping

6. Relief from Section 400.4650 – Landscaping – Minimum Requirements (Street Frontage and Open Space Requirements).

Buffers and Screening

7. Relief from Section 400.4740 – Buffer Design Standards.
8. Relief from Section 400.4750 – Minimum Screen Requirements.

Analysis

The following analysis applies to the zone change request and Development Plan approval for the mobile home park known as Siesta Manor Mobile Home Park:

Zoning

Siesta Manor Mobile Home Park is a residential mobile home park consisting of a total of more than 100 mobile home pads. The only portion of the mobile home park petitioned to be rezoned is the northeast 4.21 acres. Currently the property in the northeast corner is zoned CC2. The property owner would like to rezone the property from its current zoning designations to a PR2, Planned Mixed Residential, zone district for the entire property. Mobile homes are not currently allowed in the CC2 zone district, the request would effectively allow the northeast corner of the property to mirror the zoning for the rest of the mobile home park.

The PR2, Planned Mixed Residential, zone district and its associated permitted uses are designed to create a transition between uses of different intensity; the location of the Siesta Manor residential development serves as a transitional buffer in the area between more and intensive commercial uses and single family R7 zoning further south of state Highway 30.

The proposed development is located within the Primary Growth Area where all development patterns including the Mixed-Use Development Pattern can be used. Therefore, the proposed development and uses are consistent with the County's Official Master Plan. There are a number of goals and objectives within the County's Official Master Plan which serve as a guide

to the future physical growth and development of the county and address the issues identified during the preparation of the Official Master Plan. Goals C and F in the category for the "Quality Growth and Development" are as follows:

1. Quality Growth and Development – to promote growth and development that creates a quality-oriented environment, conserving natural resources and providing community amenities.

- C. Promote application of site designs that are efficient and sensitive to the environment.
 - Implement higher density, more compact development methods in environmentally sensitive areas of the county.
- F. Provide an economic and physical diversity of housing options, including affordable housing.
 - Provide a wide range of housing options that allow a diversity of housing formats and price levels within new developments.

The planned residential development proposed on the subject property meets the goals of the Official Master Plan in that this project will provide residents of the County with additional housing.

Development Plan

The property is suitable for the proposed uses stated in the development plan and has been used as the development plan proposes since prior to the adoption of the UDO and zoning in the county. All modifications have been requested based on the premise that the mobile home park has been in existence since before the Jefferson County Unified Development Order was in place and no actual changes to the development or layout are being sought or proposed.

No additional major public facilities such as water, sewerage, schools, or parks are needed in conjunction with this development. Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from continued use of the property as proposed. The development does not appear to have any features that would impede the normal and orderly development and improvement of the surrounding property. Approval of the proposed development plan would allow for a development consistent with the stated intent of the PR2-Planned Mixed Residential zone district.

Modifications

1. Relief from Section 400.2560 – Street Standards – Minimum Pavement Standards

The existing paving has recently been overlaid and is in good condition. Staff sees no issues with the surface of the streets as they exist today.

2. Relief from Section 400.2580 – Street Standards – Curb Radii

The UDO requires a minimum of 15' curb radius at the intersection of a Local Access Streets. This is intended to allow turning movements without crossing into the opposite lane. The existing radii are about 10' Radii and have functioned in this configuration for a number of years with no issues. The development was constructed prior to passage of the UDO. The stormwater management is minimal and functions without the curbing. Planning staff does not foresee any problems with granting the request.

3. Relief from Section 400.2610 – Driveway Requirements – Width

The Siesta Manor Mobile Home Park home park was built prior to planning and zoning as well as the adoption of the UDO. The park is well established and existed for decades. Staff does not see any issues with the granting of the modification as the park is well established.

4. Relief from Section 400.2640 – Sidewalk Requirements.

The Siesta Manor Mobile Home Park was built prior to UDO standards and requirements. Staff sees no issue granting this modification.

5. Relief from Section 400.5560 – Drainage and Storm Sewers.

There was no detention requirement when the park was originally built. The ground has a large percentage covered by improvements and there is no additional area available for detention. This rezoning will not change the existing drainage or stormwater runoff.

6. Relief from Section 400.4650 – Landscaping

There is a large amount of the park that is established and developed prior to any planning and zoning standards, leaving the space for landscaping almost little to none across the park. The park is located in a highly urbanized, developed area, staff sees no issues granting the request.

7. Relief from Section 400.4740 – Buffer Design Requirements

As stated in the previous modification above, the park is located in an established highly urbanized area. The adjacent properties consist of industrial, commercial, and another mobile park across Delores Drive. The park has existed for quite some time and has not created any known issues. Staff sees no issues in granting this request.

8. Relief from Section 400.4750 – Minimum Screen Requirements

The mobile home park existed prior to UDO requirements. When Siesta Manor was established, there were no screening requirements.

Staff Recommendation

Modifications:

1. Staff recommends **Approval** of relief from Section 400.2560 – Street Standards – Minimum Pavement Standards.
2. Staff recommends **Approval** of relief from Section 400.2580 – Street Standards – Curb Radii.
3. Staff recommends **Approval** of relief from Section 400.2610 – Driveway Requirements – Width.
4. Staff recommends **Approval** of relief from Section 400.2640 – Sidewalk Requirements.
5. Staff recommends **Approval** of relief from Section 400.5560 – Drainage and Storm Sewers.
6. Staff recommends **Approval** of relief from Section 400.4650 – Landscaping.
7. Staff recommends **Approval** of relief from Section 400.4740 – Buffer Design Requirements.

8. Staff recommends **Approval** of relief from Section 400.4750 – Minimum Screen Requirements.

Development Plan:

Staff recommends **Approval** of PR221092:

Rezoning request from the Non-Planned Community Commercial (CC2) – to PR2, Planned Mixed Residential and development plan approval for Siesta Manor Mobile Home Park

Regulatory Requirements:

Permitted Uses

Land uses shall be permitted per the approved Development Plan:
Manufactured Home Park

Floor Area, Height, and other Building Requirements

Maximum Density: 18 units/acre
Maximum Height: 50 feet

Site Development

Required Yards (will apply to all lot lines, including internal lines, unless and until the vacation is recorded and completed):

Front Yard Setback: 15 feet
Side Yard Setbacks: 6 feet
Rear Yard Setback: 10 feet

Design Standards

The development shall comply with the Mixed-Use Design Standards in accordance with Article VII of the Jefferson County UDO. Modifications have been requested.

Access

Access shall be provided in accordance with the Jefferson County UDO. Modifications have been requested.

Parking

Parking and loading shall be provided per the regulation of Article XII of the Jefferson County UDO. Modifications have been requested.

Signs

Signs shall comply with Article XIII of the Jefferson County UDO. All regulatory signs, including stop signs, speed limit, etc. shall be provided by the developer.

Lighting

Lighting shall comply with Article VII of the Jefferson County UDO. Lighting that by color, placement or design resembles or conflicts with traffic control signs is prohibited. No lighting shall contain flashing lights, intermittent lights, animators, or mechanical movements of any kind.

Landscaping

Landscaping, buffers, and tree protection shall comply with Article XIV of the Jefferson County UDO. Modifications have been requested.

Stormwater and Erosion and Sediment Control

Stormwater management and erosion and sediment control shall comply with Chapter 505: Erosion and Sediment Control/Stormwater Management Design Manual of the Jefferson County Code of Ordinances. Modifications have been requested.

Geotechnical

A geotechnical study prepared by an Engineer licensed in the State of Missouri shall be required where there is more than 5 feet of cut or 5 feet of fill or slopes greater than 3:1. Where grades are proposed at slopes greater than 3:1 slope stability must be addressed in the study.

Departmental Comments:

1) Pavement:

- a) Access onto a county road shall require 300' of stopping sight distance at 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance between line of sight and surface/top of grass). The engineer shall submit sight distance profiles showing that the required sight distance is met for Ravinia Way at Konert County Road.
- b) Along a county roadway, 125' separation/offset is required between driveways and entrances. Condition not met, submit deviation application for internal review.
- c) Streets serving 190-249 units, MV: Street width shall provide 24' pavement within 30' ROW with curbs. Street pavement shall include 6" PCC (or 2" Type C Asphaltic Concrete/5" Type X Asphaltic Concrete/4" rock base). Condition not met/unknown, see deviation request.
- d) Two access points are required for subdivisions with 100-299 lots. Condition not met, see deviation request.
- e) Streets shall not exceed 1500' block length. Condition not met, see deviation request.

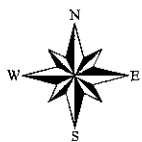
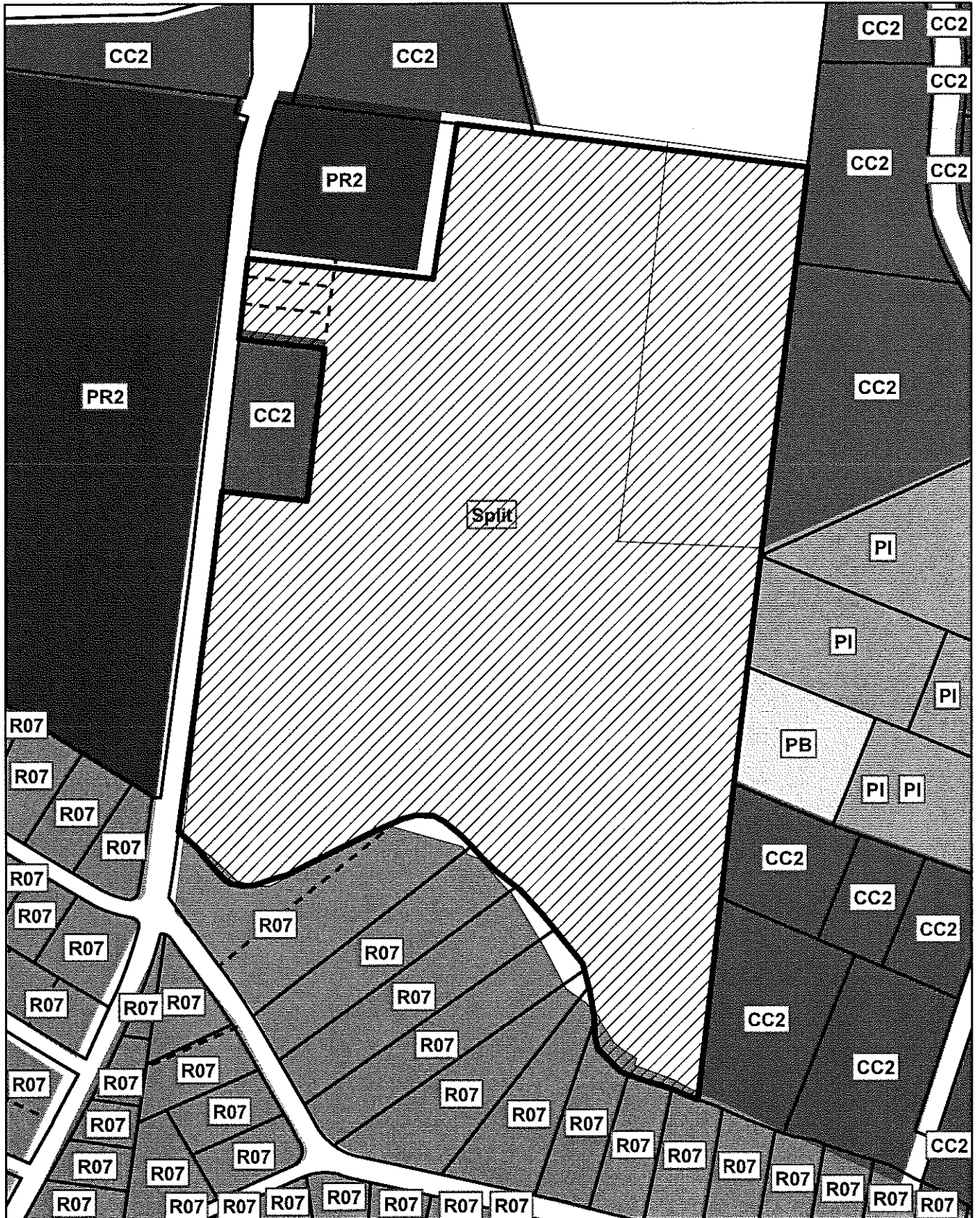
2) Stream Buffers:

- a) The Stormwater Division requires that stream buffers be maintained for stream orders 1, 2 and 3 as required by Section 505.170-B-3 of The Jefferson County Stormwater Design Manual. Numerous encroachments into the stream order 2 exist, no variance is on file.

3) Stormwater/detention:

- a) Detention system shall detain and release stormwater at a rate not to exceed the release rate from the site under the existing (pre-developed) conditions for the 2-year and 10-year, 24-hour storm event. Provide soil types, CN's, etc. Condition not met, see deviation request.
- b) Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system. Condition unknown, see deviation request.

PR221092 - Siesta Manor MHP



Subject Property

0 200 400 800 Feet

PR221092 - Siesta Manor MHP



Subject Property

0 200 400 800 Feet

LOTS 1, 2, AND 3 OF SIESTA MANOR PHASE TWO AND PART
OF LOT 2 OF THE PARTITION OF THE ESTATE OF ISAAC SULLEN,
U.S. SURVEYS 1331, 2001 AND 3011, T 43 N, R 5 E

1. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSM-6.

2. ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
3. ELEVATION CONTROLS PROVIDED BY BOUNDARY AND TOPOGRAPHIC SURVEY BY ASSOCIATED LAND SURVEYORS, INC.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARD AND SPECIFICATIONS OF AFFECTION COUNTY.
5. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY AFFECTION COUNTY & MISSOURI DNR.
6. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE DEVELOPER SHALL HAVE A PRECONSTRUCTION CONFERENCE PRIOR TO ANY CLEARING, GRADING, OR INSTALLATION OF IMPROVEMENTS.
7. SPACING OF PLANTATION CONTROL SHALL BE IN ACCORDANCE WITH AFFECTION COUNTY PLANNING DEPARTMENT.
8. ALL TULLS AND PROFILES SHALL BE MADE OF SELECTED EARTH MATERIALS FREE FROM BROKEN BRICKS, ROCK, FROSTED EARTH, RUBBER, CRUSHED MATERIAL AND DEBRIS.
9. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF DIRT AND DEBRIS AT ALL TIMES.
10. PROPOSED CONTROLS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
11. NO GRADE SHALL EXCEED 3:1 SLOPE.
12. EROSION CONTROL SHALL BE INSTALLED TO PREVENT EROSION AND MUST NOT BE ELIMINATED TO THE PAVING SURFACE UNTIL THE PAVING IS COMPLETE. ALL PAVED AREAS SHALL BE PROTECTED FROM EROSION, AS-BUILT IS TO BE USED TO MAKE IMPROVEMENTS.
13. INTERIOR STORMWATER DRAINAGE CONTROL IN THE FORM OF SILLATION CONTROL MEASURES ARE REQUIRED.
14. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH THE DESIGN.
15. ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
16. ADEQUATELY MAINTAINED SURFCE DRAINAGE SHALL BE PROVIDED IN ORDER TO ELIMINATE POTHOLES, CRACKS, AND OTHER DEFECTS THAT MAY CAUSE DAMAGE TO THE ROADWAY SURFACE. THE CONDITION WHEREBY MAINTAINED SURFCE DRAINAGE SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION CAUSING INADEQUATE MAINTENANCE AND IMPROVED VEHICLES IS TRACKED INTO THE PAVEMENT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY COMPENSATION FOR RELOCATION OF THEIR UTILITY & UTILITIES WITH PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER SHALL BE ALLOWED TO RELOCATE UTILITIES TO THE RIGHT-OF-WAY OF THE ADJACENT PROPERTY, BUT SHALL NOT CONSTITUTE A CAUSE TO OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
18. THE OWNER SHALL, AT THIS TIME, ADVISE ALL AND OTHER SPOOLS ON THIS SITE. NO VEHICLE, TRAILER OR CONSTRUCTION EQUIPMENT IS TO BE DEPOSED MAINTAINED OR OTHER REMOVED ON PUBLIC RIGHT-OF-WAY AND ALL SPOOLS SHALL BE LEFT OPEN TO TRAFFIC DURING ALL PHASES OF CONSTRUCTION OF IMPROVEMENTS IN THE RIGHT-OF-WAY, NO DRIVING LATES SHALL BE CLOSED WITHOUT PRIOR WRITTEN PERMISSION FROM AFFECTION COUNTY.
19. THE CONTRACTOR SHALL MAINTAIN, MANTAIN, AND REMOVE TRAFFIC CONTROL DEVICES FOR ALL PHASES OF CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES FOR ALL PHASES OF CONSTRUCTION SHALL BE LEFT OPEN TO TRAFFIC DURING ALL PHASES OF CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES FOR ALL PHASES OF CONSTRUCTION SHALL BE LEFT OPEN TO TRAFFIC DURING ALL PHASES OF CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES FOR ALL PHASES OF CONSTRUCTION SHALL BE LEFT OPEN TO TRAFFIC DURING ALL PHASES OF CONSTRUCTION.
20. THE CONTRACTOR SHALL MAINTAIN, MANTAIN, AND REMOVE TRAFFIC CONTROL DEVICES FOR ALL PHASES OF CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES FOR ALL PHASES OF CONSTRUCTION SHALL BE LEFT OPEN TO TRAFFIC DURING ALL PHASES OF CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES FOR ALL PHASES OF CONSTRUCTION SHALL BE LEFT OPEN TO TRAFFIC DURING ALL PHASES OF CONSTRUCTION.
21. AFFECTION COUNTY WILL REQUIRE A SEPARATE BLASTING PERMIT FOR ROCK BLASTING.
22. ALL ITEMS INCLUDED IN THE BID ADDENDUM ARE REQUIRED FOR THIS PROJECT. REBARLESS REINFORCEMENT SHALL BE USED IN ALL CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REDUCING DISCHARGES BEFORE INCLUDING IN THE BID.

	N/#	NOW OR FORMERLY
● - FOUND MONUMENT (AS NOTED)		

- | | | | | | |
|-----|-----------------------------|----|----------|-----------|-----------|
| (R) | - RECORD DISTANCE | PC | CONCRETE | PLAT BOOK | PLAT BOOK |
| (M) | - MEASURED DISTANCE | PC | CONC. | PLAT BOOK | PLAT BOOK |
| (*) | - SITE BENCHMARK (AS NOTED) | PC | CONC. | PLAT BOOK | PLAT BOOK |
| (A) | - AIR CONDITIONER | PC | CONC. | PLAT BOOK | PLAT BOOK |
| (U) | - UTILITY POLE | PC | CONC. | PLAT BOOK | PLAT BOOK |
| (E) | - ELECTRIC METER | PC | CONC. | PLAT BOOK | PLAT BOOK |
| (P) | - PROPANE TANK | PC | CONC. | PLAT BOOK | PLAT BOOK |
| (C) | - CEMENT | PC | CONC. | PLAT BOOK | PLAT BOOK |
| (S) | - SEPTIC LID | PC | CONC. | PLAT BOOK | PLAT BOOK |
| (W) | - WATER METER | PC | CONC. | PLAT BOOK | PLAT BOOK |
| (H) | - HAILROD | PC | CONC. | PLAT BOOK | PLAT BOOK |

SECTION: 400-2550 - STREET STANDARDS - MINIMUM RIGHT-OF-WAY & IMPROVED SURFACES
TABLE 7-4, ITEM 8 INDICATES THAT ALL LOCAL ACCESS STREETS FOR 4.20 ACRES LOTS REQUIRE CURB AND GUTTER.
ALL SUBDIVISION STREETS WERE RECENTLY OVERLAD WITH 2" OF ASPHALT. OLD CURBING WAS VISIBLE IN SOME AREAS.
LA JENNA VISTA DRIVE HAS BEEN PAVED TO A WIDTH OF 27' WITH ALL OTHER STREET WIDTHS OF 24'. THROUGHOUT THE

THE STREETS IN THIS DEVELOPMENT HAVE RECENTLY BEEN OVERLAPPED. STREET RADII HAVE BEEN PAVED TO THE LIMITS OF THE DRIVEWAYS. THEREFORE, THE RADIUS AT THE ENTRANCE AND RADII THROUGHOUT THE DEVELOPMENT MAY BE DEFICIENT.

SECTION 450.2610.—DRIVEWAY REQUIREMENTS.—NOTH
 HUENA VISTA MOBILE HOME PARK WAS BUILT PRIOR TO ADOPTION OF THE UDO AND THEREFORE MANY OF THE DRIVEWAYS
 TO THE INDIVIDUAL PLOTS DO NOT MEET CURRENT STANDARDS FOR DRIVEWAY WIDTH.

ERIKSSON, AND OTHERS — ENVIRONMENTAL IMPACTS OF

MUENA VISTA MOBILE HOME PARK WAS BUILT PRIOR TO ADOPTION OF THE UDO AND SIDEWALKS WERE NOT CONSTRUCTED AS PART OF THE ORIGINAL DEVELOPMENT. EXISTING MOBILE HOMES, PADS AND DRIVEWAYS WOULD PRECLUDE THE INSTALLATION OF SIDEWALKS.

SECTION 400-450. A.1 - LANDSCAPING MINIMUM REQUIREMENTS (STREET FRONTAGE)

LANDSCAPING REQUIREMENTS WERE NOT REQUIRED WHEN BUENA VISTA MHP WAS CONSTRUCTED, HOWEVER, VEGETATION IS WELL ESTABLISHED AND HAS BEEN IN PLACE FOR MANY YEARS. EXISTING MOBILE HOMES, PAVEMENT, PATIOS, DECKS, PATIOS, SHEDS, ETC. PRECLUDE THE INSTALLATION OF ADDITIONAL LANDSCAPING

SECTION 400.4740, B.1. & B.2 -- BUFFER DESIGN STANDARDS
 BUFFER AND SCREENING REQUIREMENTS WERE NOT REQUIRED WHEN BUENA VISTA MHP WAS CONSTRUCTED, HOWEVER

IN THESE AREAS IS SUFFICIENT. THE NORTHERN AND EASTERN PROPERTY LINES IN THE AREA TO BE REZONED, WE FEEL THAT THE EXISTING VEGETATION A BUFFER WOULD BE REQUIRED ALONG.

SECTION 400.5550 - STORMWATER DETENTION
THERE WAS NO REQUIREMENT FOR STORMWATER DETENTION WHEN BUENA VISTA WAS ORIGINALLY BUILT. ADDITIONALLY, N

IMPROVEMENTS ARE PROPOSED THAT WILL INCREASE RAMP-UP, RAMP-DOWN AND SHUT-DOWN TIMES IN THE DEVELOPMENT OF A RETENTION FACILITY.

THERE WAS NO REQUIREMENT FOR STORMWATER ANALYSIS WHEN BUENA VISTA WAS ORIGINALLY BUILT. WITH NO DEVISABLE REQUIREMENTS FOR STORMWATER ANALYSIS, WE FEEL THAT THIS REQUIREMENT FOR STORMWATER ANALYSIS IS UNNECESSARY.



PROPERTY OWNER: SESTA MANOR MD LLC
4600 COX ROAD
GLEN ALLEN, VA 23060

PHONE: _____

SITE ADDRESS: 995 BUENA VISTA DR
CHESAPEAKE, VA 23059

FIRE:	HIGH RIDGE FIRE PROTECTION DISTRICT 2842 HIGH RIDGE BLVD. HIGH RIDGE, MO 63049 636-677-3371
AMBULANCE:	NORTH JEFFERSON CO. AMBULANCE DISTRICT 3531 ROCK CREEK ROAD

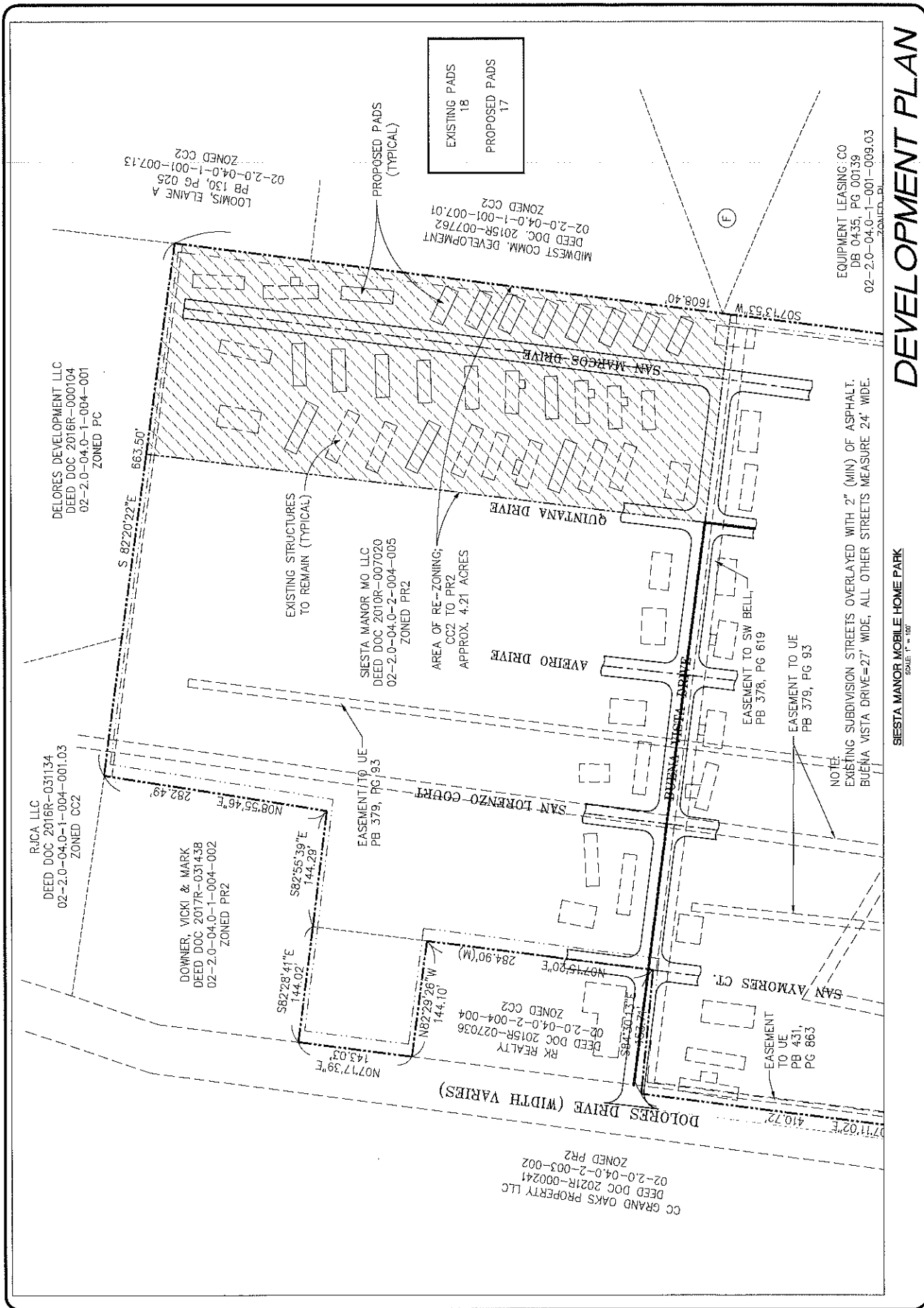
SCHOOL:	HIGH RIDGE, MO 63048 JEFFERSON COUNTY, MISSOURI DISTRICT 20th COMMUNITY LAND HIGH RIDGE, MO 63049
SEWER:	WESTPORT PLUMB SINKER DISTRICT 10th GRAVORS ROAD FENTON, MO 63026
WATER:	PUEBLO WATER SUPPLY DISTRICT #2 195 OLD SUGAR CREEK ROAD HIGH RIDGE, MO 63049
GAS:	MISSOURI NATURAL GAS COMPANY P.O. BOX 294 PLATTIN, MO 63073
ELECTRIC:	AMERICA UT 6450 HIGHWAY #4 ST. LOUIS, MISSOURI 63051 636.977.8134
TELEPHONE:	SOUTHWESTERN BELL TELEPHONE CO. 120 N. 2ND STREET ST. LOUIS, MISSOURI 63026 636.321.7526
POST OFFICE:	U.S. POST OFFICE FENTON, MISSOURI 63026 636.343.6683
CABLE TV:	CHARTERED COMMUNICATIONS 1201 N. LOUIS ST. LOUIS, MISSOURI 63103

C1	TITLE SHEET
C2	EXISTING CONDITIONS
C3	DEVELOPMENT PLAN



CALL BEFORE
YOU DIG!
1-800-DIG-RITE

EXISTING CONDITIONS



DEVELOPMENT PLAN

SIESTA MANOR MOBILE HOME PARK
SCALE: 1" = 100'

Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580
<www.jeffcomo.org>

Jefferson County, Missouri
Planning and Zoning Commission
Meeting Date: January 13, 2021

Staff Report

General Information:

Petition Number: VR21098
Petition Name: Applied Refrigeration Technology Inc.

Petitioner Name: Applied Refrigeration Technology Inc.
Street Address: 12125 State Route CC
City, State: Festus, MO 63028

Owner Name: Same as above.
Street Address:
City, State:

Requested Action:

1. Relief from Section 400.2610 – Driveway Requirements – Width.
2. Relief from Section 400.2620 – Driveway Requirements – Corner Clearance.
3. Relief from Section 400.4100 – Design and Improvement of Parking Lots.

Parcel Number: 18-6.0-24.0-0-002-009

Township: Platin
Council District: #6
School District: DeSoto
Fire District: N/A
Water District: PWSD 05
Sewer District: Jefferson County PSD
Ambulance District: Joachim-Platin Ambulance

Prepared By: Rachel Krispin, Planner I
Date: December 27, 2021
Recommendation: Approval

Attachments:

1. Aerial Map
2. Location Map
3. Letter for Variance
4. Site Plan

Subject Property

The subject property is located at 12125 State Route CC in Festus. The site is currently occupied by Applied Refrigeration Technology Inc. The property is split-zoned CC2 (Non-Planned Community Commercial) and R40 (Single Family Residential). The commercial operation is located in the CC-2 portion of the property.

According to FEMA's Flood Rate Insurance Map, no portion of the property is located within the floodway or floodplain. In addition, no stream orders traverse the property.

Surrounding Area

The surrounding zone districts and land uses are as follows:

To the North:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Developed Residential
To the East:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential
To the South:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Developed Residential
To the West:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Developed Residential

Petitioner Requests

The petitioner has submitted a request for relief from three (3) development requirements. The petitioner is proposing a detached storage building to the property. This additional structure requires site development. The requests are as follows:

1. Section 400.2610 – Driveway Requirements – Width. The petitioner is seeking relief for the secondary gravel entrance width on the subject property.
2. Section 400.2620 – Driveway Requirements – Corner Clearance. The petitioner is seeking relief to allow the driveway entrance to be located as shown on the site plan.
3. Section 400.4100 – Design and Improvement of Parking Lots. The petitioner is seeking relief from the implementation of additional parking spaces.

Analysis**1. Relief from Section 400.2610 – Driveway Requirements – Width.**

The existing paved entrance as constructed appears to meet UDO requirements for width and throat length. The thickness is unknown; however, the entrance is in serviceable condition. The entrance has been in place for a number of years and has withstood heavy traffic (transport and service trucks). This is a very low volume traffic generator.

The secondary gravel entrance does not meet UDO requirements for width (about 80' wide) and is of gravel construction. This is used primarily for deliveries by trucks. The Engineer has submitted a letter from MODOT stating that they have no disagreement with using the existing entrances in place.

2. Relief from Section 400.2620 – Driveway Requirements – Corner Clearance.

The entrances have existed in this configuration for many years with no problems. MODOT finds the entrances acceptable.

3. Relief from Section 400.4100 – Design and Improvement of Parking Lots.

A paved surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC). Existing concrete paved parking lot and drive aisle pavement is of unknown thickness but has been in place for a number of years and is in serviceable condition.

The remainder of the lot is gravel surfaced. This includes the access to a new proposed storage building. It is of unknown thickness but is in good condition.

Staff Recommendation

Staff recommends the following:

1. Staff recommends **Approval** of relief from Section 400.2610 – Driveway Requirements – Width.
2. Staff recommends **Approval** of relief from Section 400.2620 – Driveway Requirements – Corner Clearance.
3. Staff recommends **Approval** of relief from Section 400.4100 – Design and Improvement of Parking Lots.

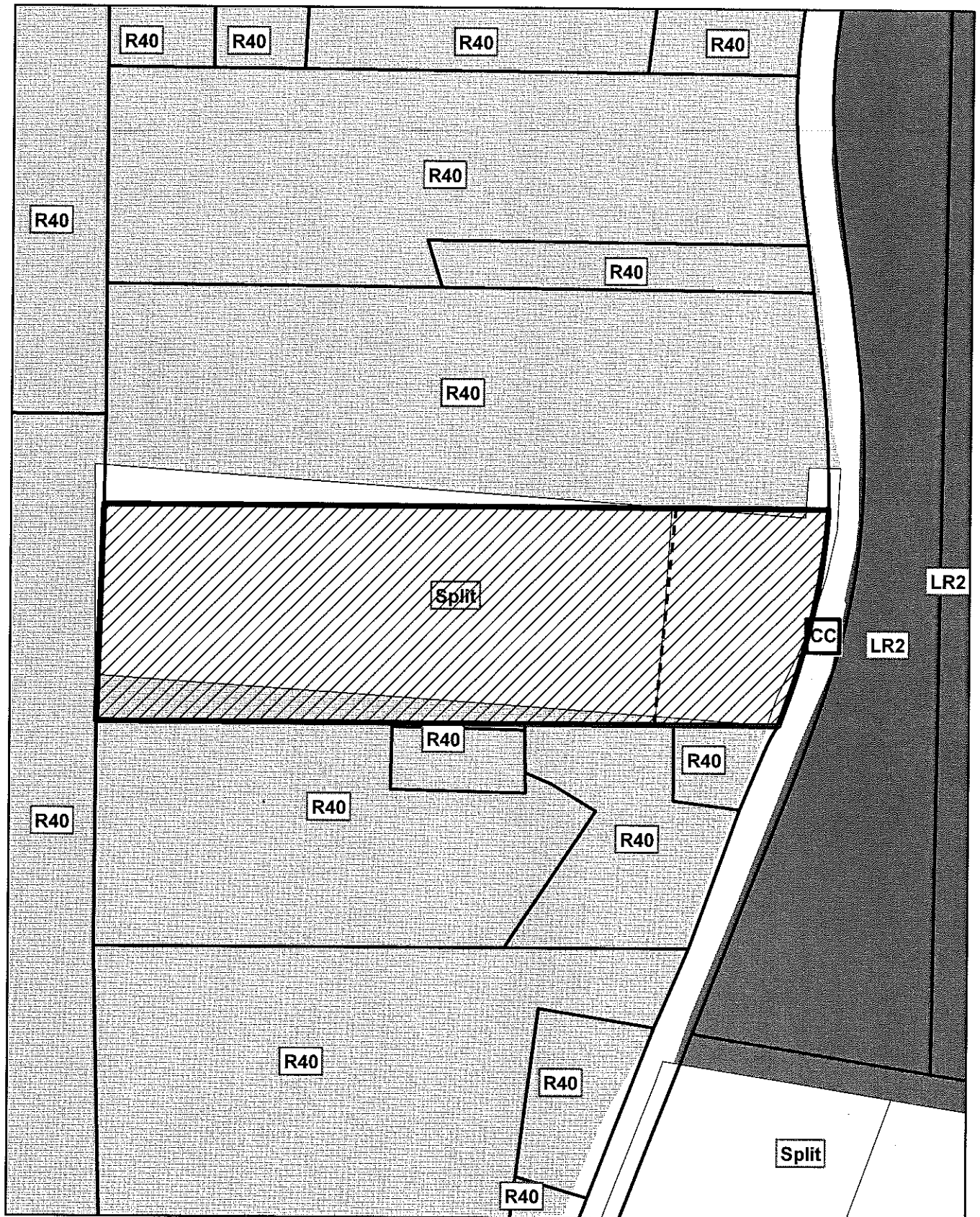
VR21098 - Applied Refrigeration Technology Inc.



Subject Property

0 180 360 720 Feet

VR21098 - Applied Refrigeration Technology Inc.



Subject Property

0 180 360 720 Feet

GOVERO

Land Services

SURVEYING * ENGINEERING
5929 Old State Road
Imperial, MO 63052
(636) 464-9380

DATE: December 6, 2021

TO: Jefferson County Planning

RE: Baseler Building
12125 Old State Route CC, Festus MO
GLS Job No. 14046

FROM: Govero Land Services

Applied Technology Inc. is seeking to add a storage building to the development at 12125 Old State Route CC in Festus MO. The company was incorporated in 2003 and has been functioning at the existing site since 2015. The company is involved with refurbishing HVAC equipment. The existing building includes space for a retail shop.

The following deviations are requested to support the project:

Section 400.2610 Driveway Requirements – Width

The asphalt driveway pavement width is 36', which meets code requirement for low volume two-way access (between 26 and 42 feet).

A second gravel driveway on site exceeds the allowable width, and has limited access by existing utility pole and guy wire. MoDOT has reviewed this access and accepts the entrance is the current condition. This gravel drive provides access to the overhead doors and storage area. Request to use the gravel driveway in place.

Section 400.2620 Driveway Requirements-Corner Clearance

Relief from the desired 125 foot corner/clearance offsets with adjacent driveways is requested due to the existing condition of the site and adjacent developments.

Section 400.4100 Design and Improvement of Parking Lots.

Request waiver of parking and surfacing for access drives. The parking adjacent to the building includes both concrete and asphalt pavement in satisfactory condition. The pavement depth is unknown. The gravel pavement within the site provides access to storage areas, is in good condition, and has an unknown depth. The asphalt pavement provides parking for the building, and has vertical barriers in the form of wheelstops and/or retaining walls adjacent to the building. The addition of curb along sides would impact stormwater runoff or access to the existing overhead doors on the south side of the existing building.

BASLER BUILDING ADDITION

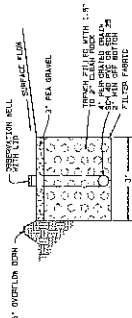
Total Acres: 1.82 ac

Zoned CC 2



GENERAL NOTES:

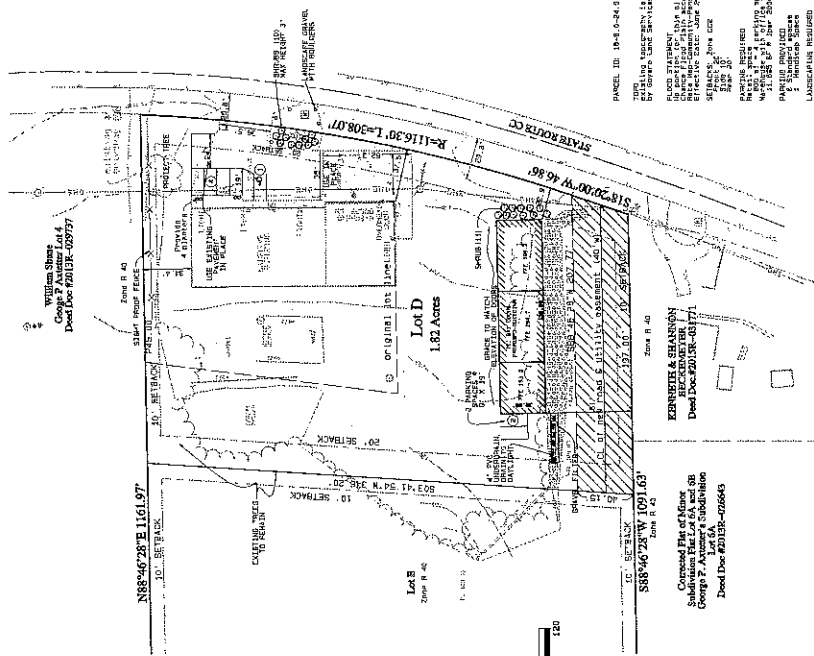
1. THE APPROVED PLAN SHALL BE A COMPLETE, SELF-CONTAINED, AVAILABLE FOR REVIEW BY THE PUBLIC, AND SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:
 - a. ALL DESIGN REQUIREMENTS SHALL BE BASED ON THE LATEST AVAILABLE EVIDENCE OF THE EXISTING CONDITIONS OF THE PROJECT AND THE PROJECT AREA, INCLUDING BUT NOT LIMITED TO, THE LATEST AVAILABLE AERIAL PHOTOGRAPHS, MAPS, AND RECORD DRAWINGS.
 - b. ALL DESIGN REQUIREMENTS SHALL BE BASED ON THE LATEST AVAILABLE EVIDENCE OF THE EXISTING CONDITIONS OF THE PROJECT AND THE PROJECT AREA, INCLUDING BUT NOT LIMITED TO, THE LATEST AVAILABLE AERIAL PHOTOGRAPHS, MAPS, AND RECORD DRAWINGS.
 - c. ALL DESIGN REQUIREMENTS SHALL BE BASED ON THE LATEST AVAILABLE EVIDENCE OF THE EXISTING CONDITIONS OF THE PROJECT AND THE PROJECT AREA, INCLUDING BUT NOT LIMITED TO, THE LATEST AVAILABLE AERIAL PHOTOGRAPHS, MAPS, AND RECORD DRAWINGS.
2. ALL DESIGN REQUIREMENTS SHALL BE BASED ON THE LATEST AVAILABLE EVIDENCE OF THE EXISTING CONDITIONS OF THE PROJECT AND THE PROJECT AREA, INCLUDING BUT NOT LIMITED TO, THE LATEST AVAILABLE AERIAL PHOTOGRAPHS, MAPS, AND RECORD DRAWINGS.
3. ALL DESIGN REQUIREMENTS SHALL BE BASED ON THE LATEST AVAILABLE EVIDENCE OF THE EXISTING CONDITIONS OF THE PROJECT AND THE PROJECT AREA, INCLUDING BUT NOT LIMITED TO, THE LATEST AVAILABLE AERIAL PHOTOGRAPHS, MAPS, AND RECORD DRAWINGS.
4. ALL DESIGN REQUIREMENTS SHALL BE BASED ON THE LATEST AVAILABLE EVIDENCE OF THE EXISTING CONDITIONS OF THE PROJECT AND THE PROJECT AREA, INCLUDING BUT NOT LIMITED TO, THE LATEST AVAILABLE AERIAL PHOTOGRAPHS, MAPS, AND RECORD DRAWINGS.
5. ALL DESIGN REQUIREMENTS SHALL BE BASED ON THE LATEST AVAILABLE EVIDENCE OF THE EXISTING CONDITIONS OF THE PROJECT AND THE PROJECT AREA, INCLUDING BUT NOT LIMITED TO, THE LATEST AVAILABLE AERIAL PHOTOGRAPHS, MAPS, AND RECORD DRAWINGS.
6. ALL DESIGN REQUIREMENTS SHALL BE BASED ON THE LATEST AVAILABLE EVIDENCE OF THE EXISTING CONDITIONS OF THE PROJECT AND THE PROJECT AREA, INCLUDING BUT NOT LIMITED TO, THE LATEST AVAILABLE AERIAL PHOTOGRAPHS, MAPS, AND RECORD DRAWINGS.
7. ALL DESIGN REQUIREMENTS SHALL BE BASED ON THE LATEST AVAILABLE EVIDENCE OF THE EXISTING CONDITIONS OF THE PROJECT AND THE PROJECT AREA, INCLUDING BUT NOT LIMITED TO, THE LATEST AVAILABLE AERIAL PHOTOGRAPHS, MAPS, AND RECORD DRAWINGS.
8. ALL DESIGN REQUIREMENTS SHALL BE BASED ON THE LATEST AVAILABLE EVIDENCE OF THE EXISTING CONDITIONS OF THE PROJECT AND THE PROJECT AREA, INCLUDING BUT NOT LIMITED TO, THE LATEST AVAILABLE AERIAL PHOTOGRAPHS, MAPS, AND RECORD DRAWINGS.
9. ALL DESIGN REQUIREMENTS SHALL BE BASED ON THE LATEST AVAILABLE EVIDENCE OF THE EXISTING CONDITIONS OF THE PROJECT AND THE PROJECT AREA, INCLUDING BUT NOT LIMITED TO, THE LATEST AVAILABLE AERIAL PHOTOGRAPHS, MAPS, AND RECORD DRAWINGS.
10. ALL DESIGN REQUIREMENTS SHALL BE BASED ON THE LATEST AVAILABLE EVIDENCE OF THE EXISTING CONDITIONS OF THE PROJECT AND THE PROJECT AREA, INCLUDING BUT NOT LIMITED TO, THE LATEST AVAILABLE AERIAL PHOTOGRAPHS, MAPS, AND RECORD DRAWINGS.



L. NOTES
LEVEL FILTER SHALL PROVIDE 213 CF
STORAGE IN ROCK VENTS (275)
OF TRENCH SHALL BE
FEET BY 3 FEET BY 29.2 FEET LONG
3 FEET BY 4 FEET BY 44.4 FEET LONG
APPROVED FOR
DATE

TRAVEL FILTER
NOT TO SCALE

DEBANK REFINANCED BLOW-BURNARY		Time of Core		0 Pre (°C)	0 Post (°C)	Change (°C)
Core	Change (°C)	min	sec			
2 yr	1.82	5 min	90	8.02	8.07	+0.05
10 yr	1.82	5 min	90	12.15	12.20	+0.04



Abbreviations

- [illegible]

NOTIFICATION
 1. NO REF FROM ARTICLE VII SECTION 400.2618 - CITY/STATE REQUIREMENTS - WIDTH,
 EXISTING TO REMAIN.
 2. REF FROM ARTICLE VII SECTION 400.2028 - CITY/STATE REQUIREMENTS - CONSERVATION CLEARANCE.
 3. REF FROM ARTICLE VII SECTION 400.4100 - DESIGN & IMPROVEMENT OF PARKING LOTS

Accession No: 10-24.1-0-302-009.

and existing tapestry is based on field survey data by Guyard and Services.

[illegible]

POST OFFICES
 Boston
 022 Na2n0t
 Boston, MO 53028
 36-937-2107
 1-800-275-8777
 CTICALS

STATUS R-VI
515 Mid-Meadow Lane
Bismarck, ND 58028
(701) 937-4520

JEKERS
One Available

WSD #5
3261 State Road CC
Paso, TX 79020

violations

CURB INLET
 DOUBLE GRATED INLET
 ELEVATION
 OF PAVEMENT
 FIRST
 AIPED AND SECTION
 FINISHED FLOOR ELEVATION
 ON LINE
 GRATED INLET
 GRATED INLET
 GRATED INLET
 POLYETHYLENE
 WITH SIDE INLET
 BY DISINITY

DEPTH
NEAR SKET
OF HOLE
FT
SIZE
TCH GRADE
HOLE
MINUM
ON OR
FHEAR
FEET
FORMERLY

[illegible][illegible]

CO-ORDINATES - WIDTH,
CO-ORDINATES - CORNER CLE

•
•
•
•

OFFER
tion Technology, Inc.
CC
3028

...ENGINEER
...Prices, Inc., 242D
...ced
...052

[illegible]

BASELER
BUILDING ADDITION
12125 STATE ROAD CC
FESTUS MO 63028

GOVERNMENT LAND SERVICES SURVEYING • ENGINEERING
9929 OLD STATE RD.
INTERSTATE, MO. 63075
E-mail: info@governmentsurvey.com
PH: (636) 444-9200 FAX: (636) 444-9255
Engineering Corporation License #000342
Surveying Corporation License #000342

[illegible]

14046
1 OF 1