

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 27, 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
January 13, 2022

V. SWEARING IN OF WITNESSES

VI. INTRODUCTION OF EVIDENCE

VII. NEW BUSINESS

1. Consideration

A. PR221094

A Revised Development Plan for Emerald Pointe, parcel 08-3.0-05.0-2-001-028., located at 4700 Golden Valley Trailer Court, Imperial, in Imperial Township and Council District #2.

B. PC21097

A Request for a Zone Change and Development Plan Approval for parcel 02-1.0-11.0-2-001-006.17, located at 1740 Old Highway 141, Fenton, in Rock Township and Council District #2, from Planned Mixed Residential (PR-2) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Bommarito Storage.

C. PR221101

A Request for a Zone Change for parcel 08-7.0-25.0-1-001-099., located at 1735 Old State Rd M, Barnhart, in Imperial Township and Council District #4, from Non-Planned Community Commercial (CC-2) Zone District to Planned Mixed Residential (PR-2) Zone District, and Development Plan Approval for Stoney Pines Apartment.

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 27, 2022

Staff Report

General Information:

Petition Number: PR221094
Petition Name: Emerald Pointe

Petitioner Name: Meridian Development
Street Address: 550 Vance Rd.
City, State: Valley Park, MO 63088

Design Professional: Heneghan and Associates
Street Address: 1929 Richardson Rd.
City, State: Arnold, MO 63010

Location of Site: 4700 Golden Valley Mobile Home Ct

Requested Action: Development Plan approval for Emerald Pointe

Size of Tract: 23 acres total
Parcel Numbers: 08-3.0-05.0-2-001-028
Existing Zone District: PR2
Township: Imperial
School District: Fox C-6
Fire District: Saline Valley Fire Protection District
Water District: PWSD C1
Sewer District: Rock Creek PSD
Council District: #2

Prepared By: Josh Jump, Planner II
Date: January 18, 2022
Recommendation: Approval of Development plan (with conditions)

Attachments: Zoning Map
Aerial Map
Development Plan
Modification Letter

Subject Property

The subject property is located at 4700 Golden Valley Mobile Home Ct. The subject property is 23 acres in size. The subject property is the current site of the Golden Valley Mobile Home Court. There are currently some vacated and some occupied home sites on the property

According to FEMA's Flood Insurance Rate Map, no portion of the property is in the floodway or floodplain, additionally a stream order 1 does traverse the property

Surrounding Area

The subject property is located just off Old State Rt 21, which is fronted by a mixture of non-residential, multi-family residential, and single-family residential developments in the vicinity of the subject property.

To the North:	<u>Zoning:</u> R40 and LR2 <u>Land Use:</u> Developed Residential
To the East:	<u>Zoning:</u> R40 & 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> CC2, R40, and PR2 <u>Land Use:</u> Developed Commercial, Developed Residential, Developed Multi-Family Residential

Background

There was one meeting with the petitioner and designer in 2021 and a Development Plan was submitted on December 2, 2021. This plan is being reviewed under the Unified Development Order (UDO).

Official Master Plan

The subject property is located in the Primary Growth Area on the Preferred Growth Alternative Map. This area is potentially suitable for all development patterns including 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 proposed Emerald Pointe development. 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.
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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 developments 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 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 (September 12, 2019)

Uses & Access

The development plan for Emerald Pointe Mobile Home Park, which is the sight of the former Golden Valley Acres Mobile Home Park, proposes to utilize former mobile home pads/ and existing sites as sites for new mobile homes. There is a total of forty-four (44) proposed spaces for Mobile Homes. The property currently contains some occupied mobile homes.

Parking

The development plan does not designate parking spaces. However, there appears to be adequate parking in front of each individual unit.

Landscaping

The proposed development plan does not provide landscaping details, there is a substantial amount of dense vegetation that will remain.

Buffers and Screening:

Screening will need to meet the standards outlined by the UDO.

Modifications

In accordance with Section 400.1230E the Planning Commission may recommend, and the County Council may approve modifications on the development plan when the petitioner requests to modify one or more of the restrictions or regulations of the UDO. Modifications should be consistent with the criteria for development plans, in the best interest of the County, incorporate sound planning principles and design elements that are compatible with surrounding properties, be consistent throughout the proposed project, effectively utilize the land upon which the development is proposed, and further the goals and intent of the UDO.

The petitioner is requesting the following modifications:

- 1) Relief from UDO Section 400.2630-Driveway Requirements-Throat Length.**
- 2) Request: Relief from UDO Section 400.2610-Driveway Requirements-Entrance Width**
- 3) Relief from Section 400.2560-Street Standards, Minimum Pavement Standards (applies to entrance).**
- 4) Relief from UDO Section 400.4100-Design and Improvement of Parking Lots.**

Analysis:

Modifications

- 1) Relief from UDO Section 400.2630-Driveway Requirements-Throat Length.**

The existing entrance provides less than the required 20' throat length. The entrance has existed in this configuration for a number of years. It is adequate to allow the transportation of mobile homes in and out of the park.

- 2) Request: Relief from UDO Section 400.2610-Driveway Requirements-Entrance Width**

The entrance is 30 feet wide at the County Road but narrows to 19 feet over the first 15 feet. A minimum entrance width of 26 feet is required for the 20' throat length. 20 foot is adequate to allow the transportation of mobile homes in and out of the park and presents no difficulty for general traffic (and is consistent with minimum standards for drive aisles and fire apparatus access roads).

- 3) Relief from Section 400.2560-Street Standards, Minimum Pavement Standards (applies to entrance).**

The UDO requires an entrance thickness of 6" PCC or 2" Type C Asphaltic Concrete/3" Type X Asphaltic Concrete/4" rock base. The thickness is unknown but in usable condition but showing some signs of distress.

- 4) Relief from UDO Section 400.4100-Design and Improvement of Parking Lots.**

The petitioner is requesting that the access aisle (access from Rhonda Sue Drive through the paved section) be used in as constructed condition. The existing width is 19 feet for the first 250 feet of pavement with distressed pavement. The next 600 feet of pavement is about 30 feet wide with distressed pavement. The remaining 700 feet of drive is unpaved. 20 foot of pavement width is the minimum standard for drive aisles and fire apparatus access roads.

Zoning

The Golden Valley Acres Mobile Home Park is a manufactured home park consisting of an unknown number of mobile home pads. Currently the property is zoned PR2, Planned Mixed Residential. The park did exist at one time beyond its current configuration but has since grown up

with vegetation. The petitioner is seeking to redevelop the property to re-establish that original footprint. This footprint would consist of a total of forty-four (44) mobile home pads all accessed by the existing drive, which would need some improvements.

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 Manufactured Home Park development serves as a transitional buffer in the area between more and less intensive residential uses that currently exist in the area and that are projected to exist in the area in the future. The PR2 zoning of the subject property and the proposed mobile home park use are located within a neighborhood featuring residential zoning that consists of: Single Family Residential R40; Large Lot Residential LR2; CC2 Non-Planned Community Commercial; and Planned Mixed residential PR2 zone districts, creating a transitional buffer between the zone districts of the area surrounding the subject property.

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.

Staff Recommendation

Staff recommends approval of PR221094, the Development Plan for Emerald Pointe Manufactured Home Park subject to the following conditions of approval, regulatory requirements and departmental comments:

Modifications

- 1) Staff recommends approval of relief from UDO Section 400.2630-Driveway Requirements-Throat Length.
- 2) Staff recommends approval of relief from UDO Section 400.2610-Driveway Requirements-Entrance Width to reduce the entrance width from the required 26 feet to 20 feet (not 19 feet as requested by the Petitioner).
- 3) Staff recommends approval of relief from Section 400.2560-Street Standards, Minimum Pavement Standards (applies to entrance) with the following condition: the existing pavement shall be overlaid with a minimum of 2" of asphalt or greater as specified by the engineer.
- 4) Staff recommends approval of relief from UDO Section 400.4100-Design and Improvement of Parking Lots with the following condition: all drive aisles shall be a minimum of 20' wide and the existing pavement shall be overlaid with a minimum of 2" of asphalt or greater as specified by the engineer. The unpaved section shall meet UDO specifications for width and pavement thickness (thickness of 6" PCC or 2" Type C Asphaltic Concrete/3" Type X Asphaltic Concrete/4" rock base).

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 per acre
Maximum Structure Height: 50 feet

Site Development**Required Yards**

Front Yard – 15 feet; Side Yard – 6 feet; Rear Yard – 10 feet

Design Standards

The development shall comply with the Mixed-Use Design Standards in accordance with Article VII of the Jefferson County Unified Development Order.

Access

Access shall be provided in accordance with the Jefferson County Unified Development Order, except as specifically modified.

Parking

Parking and loading shall be provided per the regulation of Article XII of the Jefferson County Unified Development Order.

Signs

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

Lighting

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 Unified Development Order.

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.

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:

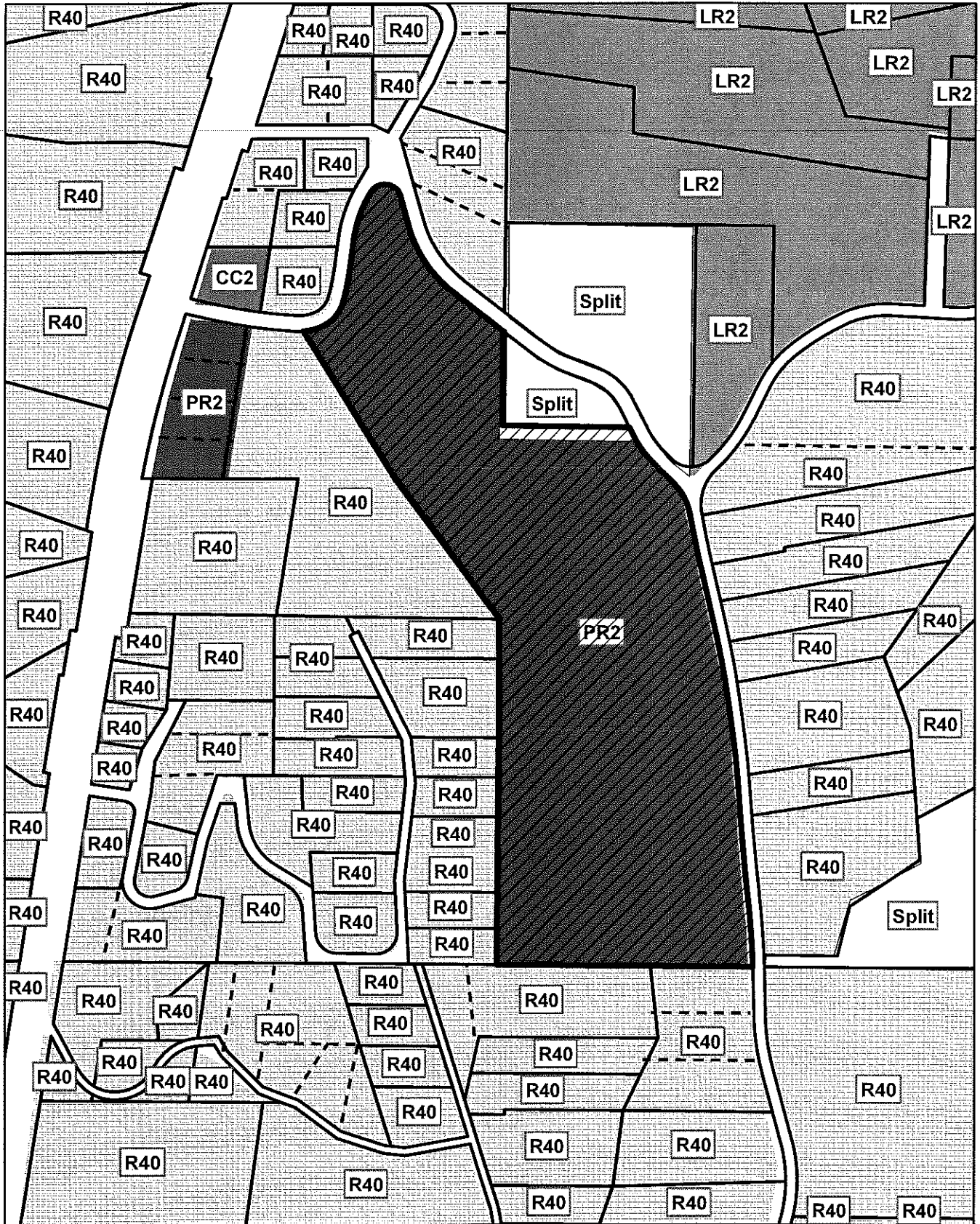
- a) Along a county roadway, 125' separation/offset is required between driveways and entrances.
- b) Sight Distance:
 - i) Access onto a county road shall require 300' of stopping sight distance at 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance between line of sight and surface/top of grass).
 - ii) The Engineer shall submit sight distance profiles showing that the required sight distance is met.
 - iii) The engineer shall identify the clearance at the most restrictive point on the profiles.
 - iv) Any vegetation or obstructions of any sort in the line of sight must be identified.
 - v) As constructed sight distance profiles will be required prior to escrow release.
- c) Driveway entrances (within state/county ROW):
 - i) Entrance thickness shall include 6" PCC or 2" Type C Asphaltic Concrete/3" Type X Asphaltic Concrete/4" rock base.
 - ii) Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 26'–42'.
 - iii) Entrance width shall be provided from the street into the site for a throat length of 20'. Existing entrance varies from 30 feet wide at the County Road to 19 feet wide over 15 feet.

2) Parking areas:

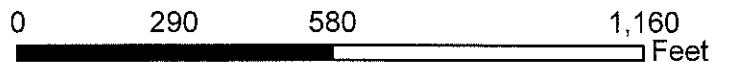
- a) Parking areas with 5 or more required parking spaces must provide a paved surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
- b) Drive aisles width (main road serves as access aisle unless lots are proposed):
 - i) Drive aisles shall be 20' wide. Existing entrance and first 250 feet of pavement are 19' wide with distressed pavement. The next 600 feet of pavement is about 30 feet wide with distressed pavement. The remaining 700 feet of drive is unpaved.

- 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.
 - b) Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.
- 4) 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.
- 5) A Site Development Plan shall be submitted to the Jefferson County Planning Division in accordance with the Unified Development Order of Jefferson County.
- 6) A copy of the approved Development Plan incorporating any conditions shall be attached to each set of Site Development plans submitted.
- 7) Grading:
 - a) Submit a geotechnical report, sealed by an Engineer registered in the State of Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at slopes proposed steeper than 3:1 must be included in the report for slope stability.

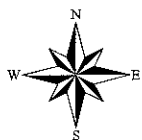
PR221094 - Emerarld Pointe



Subject Property



PR221094 - Emerarld Pointe



Subject Property

0 290 580 1,160 Feet



GENERAL NOTES

1. PROJECT NAME: EMERALD POINT
2. PROJECT NUMBER: GOLDEN VALLEY DRIVE
3. LANDOWNER: GOLDEN VALLEY DRIVE, INC.
4. APPLICANT: MERRICK DEVELOPMENT, LLC
5. ENGINEER: JEFFREY A. ASSOCIATES, P.C.
6. FLOOD FLOOD PLANE: NONE
7. PROPOSED USE: MANUFACTURED HOMES
8. LOT SIZES: 1/2 AC. (1/2 AC. MIN.)
9. ZONE CHANGE: TO RESIDENTIAL
10. TOTAL ACRES: 15.00 ACRES
11. DENSITY: 1.0 DENSITY
12. UTILITY EXISTENCE: TO BE LOCATED IN ACCORDANCE TO STREET

DENOTES DOUBLE WHITE (2" WIDE)
 DENOTES SINGLE WHITE (1" WIDE)

HEMENSHAN & ASSOCIATES, P.C. ENGINEERS-SURVEYORS 1001 STATE HWY. 16 JEFFERSON, MO 64051 P: (816) 425-1100 F: (816) 425-1101		REVISIONS NO. DATE 1 12/01/21 2 01/10/21	
PROJECT INFORMATION PROJECT NO: 80132-200 DATE: 12/01/21 SHEET NO: 1 OF 1		DEVELOPMENT PLAN EMERALD POINT JEFFERSON COUNTY, MISSOURI	



HENEGHAN AND ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
WWW.HAENGR.COM
Since 1986

January 7, 2022

Mr. Josh Jump
Jefferson County Planning Department
P.O. Box 100
Hillsboro, MO 63050

Re: Emerald Point Mobile Home Park
Deviation Requests

Dear Mr. Jump:

On behalf of our client, Meridian Development & Investments, I am attaching four Deviation Requests for various issues regarding the proposed streets in the proposed redevelopment of the old Golden Valley Mobile Home Park.

Generally, the requests involve the horizontal geometry of the street and the pavement thickness of the street. The reason for the requests is based on the fact that the streets have been in place for 50+ years, and changing the alignment or pavement thickness of the streets is either not possible or unnecessary as described below:

1. The existing entrance to the project has been adequate to serve the mobile home park for many years. It is wide enough and provides adequate roundings or turn radii for moving homes in and out of the park. If the entrance width and throat length were changed, it would necessitate changing the pattern of stormwater flow and would likely require changes in the utilities that serve the current residents in the park as well as adjoining properties. Simply stated, strict conformance to current development standards place an undo burden on existing facilities such as this mobile home park, which has performed adequately in the past and will remain fully functional in the future.
2. The existing street pavement in the park has likely undergone many repairs and/or upgrades in the past. Although these efforts have resulted in an unsightly patchwork of surface materials, the base of the roadway is solid. It simply needs an overlay to make the street more attractive and improvement stormwater management. The two-inch overlay proposed is a minimum. If core holes or other investigations indicate that more than a two-inch overlay is required, then an engineering decision will be made to take the actions necessary to ensure the pavement will remain structurally adequate.

□ 838 East McCord
Centralia, IL 62801
(P) 618-533-6525
(F) 618-533-6652

□ 310A Vision Drive
Columbia, IL 62236
(P) 618-281-8133
(F) 618-281-8290

□ 5213D Mae Drive
Godfrey, IL 62035
(P) 618-466-8076
(F) 618-466-8078

□ 1004 State Highway 16
Jerseyville, IL 62052
(P) 618-498-6418
(F) 618-498-6410

□ 1929 Richardson Road
Arnold, MO 63010
(P) 636-464-3610
(F) 636-464-2059

"DEDICATING OUR SERVICES TO STRENGTHEN CLIENT TRUST"

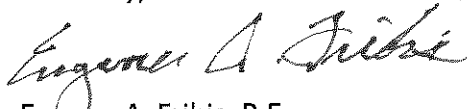
Mr. Josh Jump
January 7, 2011

Page Two

3. It should also be pointed out that these streets will remain private and any future upgrades will be the responsibility of the park owners.

If you have any further questions, please let me know.

Sincerely,

A handwritten signature in cursive script, reading "Eugene A. Fribis".

Eugene A. Fribis, P.E.
Project Engineer

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 27, 2022

Staff Report

General Information:

Petition Number: PC21097
Petition Name: Bommarito Storage

Petitioner Name: Bommarito Construction/Joe Bommarito
Street Address: 403 Axminster Dr
City, State: Fenton, MO 63026

Design Professional: Govero Land Services
Street Address: 5929 Old State Rd
City, State: Imperial, MO 63052

Location of Site: 1740 Old Hwy 141

Requested Action: The petitioner is requesting the following:
 1. Rezone the property from Planned Mixed Residential Use (PR2) zone district to Planned Commercial (PC) zone district.
 2. Development Plan approval for Bommarito Storage.

Size of Tract: 4.00 acres (per Assessor's records)

Parcel Numbers: 02-1.0-11.0-2-001-006.17

Existing Zone District: PR2 – Planned Mixed Use Residential

Township: Rock
Council District: #2
School District: Fox
Fire District: Saline Valley
Water District: PWSD 03
Sewer District: Northeast PSD

Prepared By: Rachel Krispin, Planner I
Date: January 18, 2022
Recommendation: Approval

Attachments:

1. Aerial Map
2. Zoning Map
3. Development Plan

Subject Property

The subject property is located at 1740 Old Hwy 141 in Fenton. The property has a vacant single-family house, as well as vacant mobile home pad sites. The petitioner would like to utilize the subject property as an office and construction contractor (w/ machinery, equipment, and storage).

According to FEMA's Flood Rate Insurance Map, the front portion of the property lies within the floodplain, while the rear half of the property lies within the floodway. Additionally, a Stream Order 3 traverses the rear of the property.

Surrounding Area

The zone districts and land uses surrounding the subject property are as follows:

To the North:	<u>Zoning:</u>	R20, PR2
	<u>Land Use:</u>	Developed and Undeveloped Residential
To the East:	<u>Zoning:</u>	R20, PR2
	<u>Land Use:</u>	Undeveloped Residential
To the South:	<u>Zoning:</u>	CC2, PR2
	<u>Land Use:</u>	Developed Commercial, Developed Residential
To the West:	<u>Zoning:</u>	CC2
	<u>Land Use:</u>	Developed Commercial

Background

The subject property was rezoned to Planned Mixed Residential Use "PR2" in 2019. The property was previously occupied by Countryside Mobile Home Park. At the time of the rezoning, there were vacant mobile homes on the property.

Official Master Plan

The subject properties are located in the Primary Growth Area on the Preferred Growth Alternative Map. 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 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. Development will be one of the eight development patterns as defined by this plan.
4. 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.

Suburban Development Pattern

The Suburban Development Pattern is the most appropriate pattern of development for the proposed commercial development along Old hwy 141. The Suburban Development Pattern is

appropriate in areas with access to services, with characteristics of access being adjacency and strong transportation connections.

Land Uses	A variety of land uses exist in the Suburban pattern spanning all categories (residential, commercial, industrial). These land uses are separated based on broad classifications of uses. Non-residential development tends to occur in large strips along major roads.
Edges / Transitions	Generally within Suburban patterns, buffers or berms further separate each individual site. These areas may be either natural or manicured. Edges between Suburban patterns and other Development Patterns are generally difficult to define, because this pattern attempts to assimilate qualities of different Development Patterns (urban and rural) into one pattern.
Open Space	Open space is more formal, often designed as part of individual site landscape plans. Private open space consists of medium or large yards, common subdivision grounds or landscape areas as part of non-residential site plans. Private open space can be disjointed, due to its individualized design and purposes – (i.e.: designed to serve specific lots or developments). Public open space may exist as part of a formal community-wide planning effort, typically removed from commercial sites and occasionally incorporated in residential subdivisions.
Street network /Transportation	The street network is hierarchical, including local, collector and arterial streets, with county roads functioning as arterial streets. Arterial streets carry the majority of traffic, requiring detailed engineering (width, turning lanes, etc.). Connectivity is generally only provided by collector or arterial streets. This factor, combined with the separation of uses on functional classes make pedestrian, transit or para-transit access impractical. Most trips require an automobile.
Service Infrastructure	Sewer and water service may be common systems – typically municipal extensions but they also may involve development of private systems. Larger lots, however, (over 1 acre) may be able to support well or septic use if state standards are met.
Community Infrastructure	Fire, police, schools, parks and other community infrastructure can be supplied by existing, but remote facilities, if sufficient capacity exists. New facilities must be phased in as subdivisions increase, but may be difficult to provide efficiently.
Lot sizes	Lot sizes are variable. Overall density typically remains between 3 and 6 units / acre.
Criteria for Implementation	♦ Traffic impact is a major determinant of development, as vehicle miles traveled and congestion increase with this pattern. ♦ Typically triggered by immediate availability or short-term practicality of service infrastructure investments. ♦ Community infrastructure (fire, schools, parks) must be provided by existing remote facilities or developed over time as subdivisions increase. ♦ Generally, not appropriate for areas with significant natural features worthy of preservation.

Unified Development Order

PC – Planned Commercial District – Section 400.1570

The PC Planned Commercial District is established to provide a location for a full range of retail and office development serving the general needs of the community. The PC Planned Commercial District is not considered appropriate for heavier commercial uses that border on being light industrial in nature, and thus more appropriate for the PB or PI District. It is the intent of the PC Planned Commercial District to promote site design that improves the benefits derived from the required landscaping and the overall image of the commercial corridor.

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 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 (received December 9, 2021)

Uses & Access

The Development Plan for Bommarito Storage consists of one parcel that is approximately 4.00 acres (per the Assessor's records), 3.86 acres (per the Applicant). The development plan proposes to keep the existing single-family residence on the site. The plan does show a storage building near the front of the property as a future phase. The following land uses are included in the development plan: "Office and Construction contractor (w/ machinery, equipment, and storage)". The plan shows two (2) proposed new entrances onto the property.

Parking

The Development Plan shows a total of three (3) parking spaces behind the rear of the existing building on the property.

Landscaping

The Development Plan shows street frontage landscaping consisting of four (4) trees and sixteen (16) shrubs. In regard to open space landscaping, the petitioner is seeking to use existing vegetation. A 20' buffer is maintained throughout almost the entire perimeter of the property. A 6' sight-proof fence is proposed along the northern property line where the subject

property adjoins residentially-zoned property. The rest of the area to be fenced is proposed with chain-link material. A modification has been requested for screening along the northeastern, eastern, and southeastern property lines.

Modifications

In accordance with Section 400.1230E the Planning Commission may recommend, and the County Council may approve modifications on the development plan when the petitioner requests to modify one or more of the restrictions or regulations of the UDO. Modifications should be consistent with the criteria for development plans, in the best interest of the County, incorporate sound planning principles and design elements that are compatible with surrounding properties, be consistent throughout the proposed project, effectively utilize the land upon which the development is proposed, and further the goals and intent of the UDO.

The petitioner requested the following modifications:

1. Article VII Section 400.2620 and Article XII Section 400.4100 (A) (3) (c) – Corner Clearance.

The petitioner is requesting relief from the requirement to maintain a 125' offset between driveways.

The petitioner is proposing two (2) entrances from Old Hwy 141 to the subject property. There is no available location which will not create offset conflicts.

2. Article XIV Section 400.4750 – Minimum Screen Requirements.

The petitioner is requesting relief from the requirement of providing buffer screening due to flood hazards.

On the eastern and southern property lines, medium impact (privacy fencing or landscaping) screening is required. Staff finds it acceptable to receive relief from buffer requirements in areas within the stream buffer. However, staff would place the condition that shrubs be planted in areas where the subject property adjoins "PR2" and "R20" zoning.

Development Plan and Zone Change Analysis

Staff has incorporated conditions of approval to address the risks to public health, safety, and welfare from the development. The development does not appear to have any features that would impede the normal and orderly development and improvement of the surrounding properties.

Staff believes the proposed use of the property as an "Office and Construction Contractor (w/ machinery, equipment, and storage)" is appropriate. Due to the flooding issues, it is appropriate to utilize the property with materials that can be moved out in flooding events. The property is suitable for the proposed uses stated in the Development Plan. The Development Plan satisfies the requirements of the UDO applicable to the commercial uses proposed, and there should be no injurious effect or detriment to neighboring properties if all of the requirements of the UDO are met, with the exception of requested modifications.

Staff Recommendation

Staff recommends Approval of PC21097, a request for a zone change of the subject property from Planned Mixed Residential Use (PR2) zone district and a Development Plan for Bommarito Storage, in accordance with the following conditions of approval, staff recommendations, regulatory requirements, and departmental comments.

Modifications

1. Staff recommends **Approval** of the requested modification to Section 400.2620 and Section 400.4100 (A) (3) (c) – relief from corner clearance requirements.
2. Staff recommends **Approval with Condition** of the requested modification to Section 400.4750 – relief from buffer requirements with the condition that shrubs be planted in areas where the subject property adjoins “PR2” zoning, with the exception of the stream buffer area.

Conditions of Approval

1. A Site Development Plan shall be submitted to the Jefferson County Planning Division in accordance with the Unified Development Order (UDO) of Jefferson County.
2. A copy of the approved Development Plan incorporating any conditions and approved modifications shall be attached to each set of Site Development plans submitted.
3. All improvements required in the Development Plan and Site Development Plan must be installed or an escrow accepted for all incomplete items prior to occupancy of the buildings for each phase.
4. If more than one (1) acre of land is being disturbed, the proposed development will require a Jefferson County Land Disturbance Permit.
5. The two parcels shall be consolidated to accommodate the ten-foot landscaping buffer requirement that does not presently exist between the two parcels.
6. No solid waste may be stored on the property.

Regulatory Requirements

Permitted Uses

Construction contractor (w/machinery, equipment and storage)
Building contractor office

Floor Area, Height, and other Building Requirements

Maximum Area Ratio: 0.55 FAR
Maximum Structure Height: 70 feet

Site Development

Required Setbacks:

Front Yard: 20 feet
Side Yard: 15 feet
Rear Yard: 20 feet

Design Standards

The development shall comply with the Suburban Design Standards in accordance with Article VII of the Jefferson County Unified Development Order.

Access

Access shall be provided in accordance with the Jefferson County Unified Development Order.

Parking

Parking and loading shall be provided per the regulation of Article XII of the Jefferson County Unified Development Order, unless modified.

Signs

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

Lighting

Lighting that by color, placement or design resembles or conflicts with traffic control signs is prohibited. No lighting shall be permitted to shine on adjoining property owners.

Landscaping

Landscaping, buffers, and tree protection shall comply with Article XIV of the UDO.

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.

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 than 3:1 slope stability must be addressed in the study.

Noise

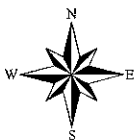
No operation shall be carried on that involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour of traffic volume. Noise shall be measured at the property line and when the level of this noise cannot be determined by observation with the natural senses, a suitable instrument may be used, and measurement may include breakdowns into a reasonable number of frequency ranges. All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness.

Departmental Comments:

1. County Road:
 - 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).
 - b. The Engineer shall submit sight distance profiles showing that the required sight distance is met.
 - c. The engineer shall identify the clearance at the most restrictive point on the profiles.
 - d. Any vegetation or obstructions of any sort in the line of sight must be identified.
 - e. Along a county roadway, 125' separation/offset is required between driveways and entrances. Condition not met, a deviation is required.
 - f. Driveway entrances (within state/county ROW):
 - a. Entrance thickness shall provide 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base).
 - b. Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 26'-42'.
 - g. The entrance width shall be provided from the street into the site for a throat length of 40' in non-residential and multi-family developments with 150-400vpd. Condition not met.
2. Parking areas:
 - a. Parking areas with 5 or more required parking spaces must provide 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).

- b. Parking areas with 4 or less required parking spaces (and contractors storage yards) must provide an 8" rock base minimum.
- 3. Stormwater/detention:
 - a. Low impact stormwater management is required for this development.
- 4. The Code Enforcement Division requires a Floodplain Development Permit for any grading
- 5. Submit a geotechnical report, sealed by an Engineer registered in the State of Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at slopes proposed steeper than 3:1 must be included in the report for slope stability.

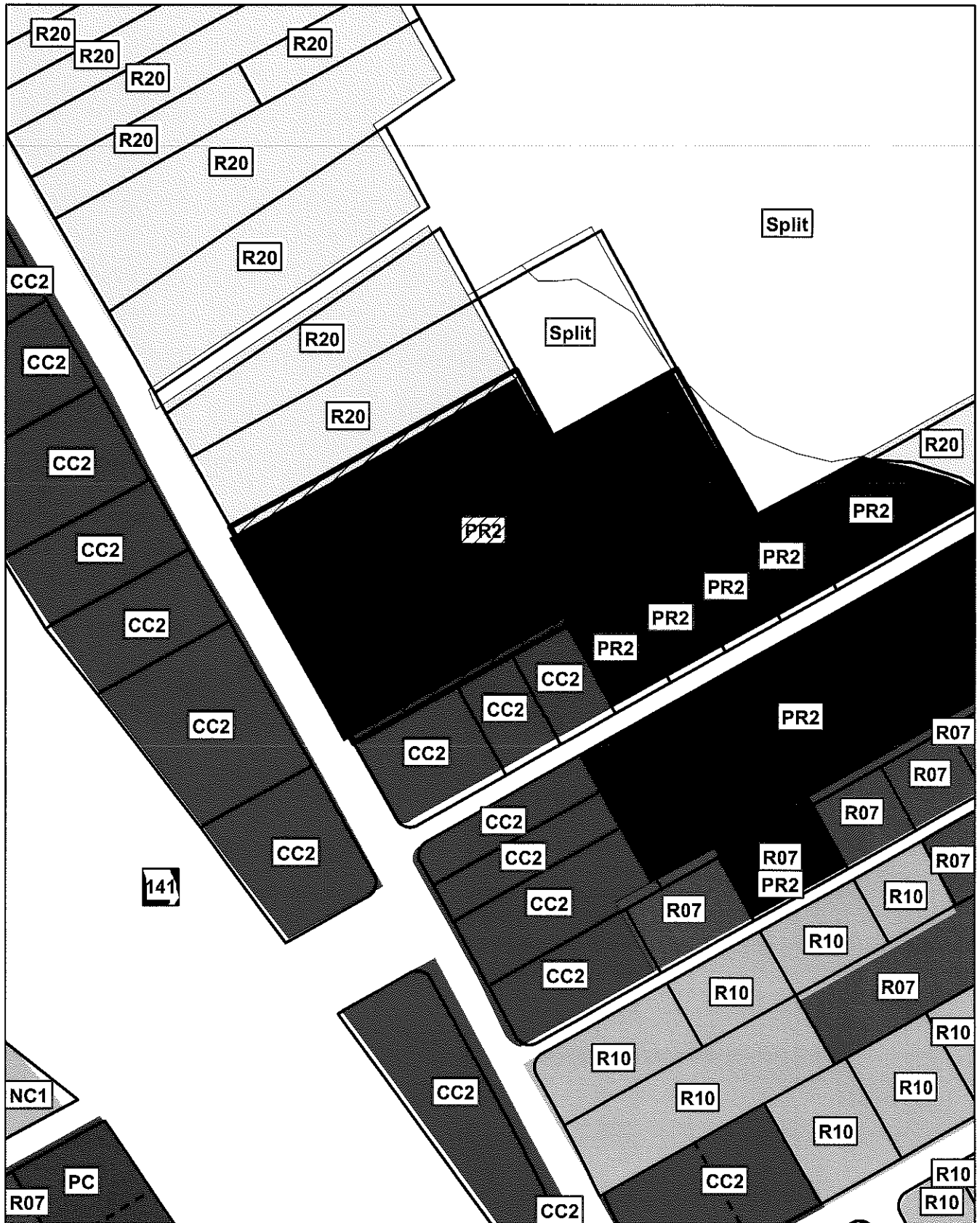
PC21097 - Bommarito Storage



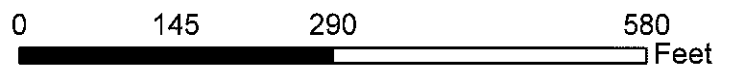
Subject Property

0 145 290 580 Feet

PC21097 - Bommarito Storage



Subject Property



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 27, 2021

Staff Report

General Information:

Petition Number: PR221101
Petition Name: Stoney Pine Apartments

Petitioner Name: Lorenzo LLC
Street Address: PO Box 410617
City, State: St. Louis, MO 63141

Designer Name: VonArx Engineering
Street Address: 10785 Business 21
City, State: Hillsboro, MO 63050

Location of Site: Near the intersection of Old State M and Catlin Drive.

Requested Action: Rezone 9.17 acres from CC2 Non-Planned Community Commercial to PR2 Planned Residential and a development plan approval for Stoney Pine Apartments

Size of Tract: 9.17 Acres in total (Per Assessor's records)
Parcel Numbers: 08-7.0-25.0-1-001-099

Existing Zone District: CC2 Non-Planned Community Commercial
Township: Imperial
Council District: 4
School District: Windsor
Fire District: Antonia
Water District: PWSD C1
Sewer District: Glaize Creek PSD

Prepared By: Joshua Jump, Planner II
Date: January 18, 2021
Recommend: Approval w/conditions

Attachments:

1. Aerial Map
2. Zoning Map
3. Development Plan
4. Public Works Review Letter
5. Traffic Study Executive Summary

Subject Property

The subject property is located near the intersection Old State Rt M and Catlin Dr. The total acreage of the property is 9.17 acres (according to the assessor's records) in size and is currently vacant, though there appears to be a residential structure on the property that has not been used for some time. The property has access direct from Old State M. It is currently zoned CC2 Non-Planned Community Commercial, is undeveloped (with the exception of the vacant residential structure) and covered with a large amount of vegetation.

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

Surrounding Area

The subject property is surrounded by a mixture of residential and commercial zoning and uses:

To the North:	<u>Zoning:</u> CC2, and LR2 <u>Land Use:</u> Undeveloped Commercial, and Developed Residential
To the East:	<u>Zoning:</u> CC2, R40, and R20 <u>Land Use:</u> Developed Commercial and Developed Residential (including some Lawfully Non-Conforming uses in residential zone districts)
To the South:	<u>Zoning:</u> PC and CC2 <u>Land Use:</u> Developed Commercial
To the West:	<u>Zoning:</u> LR2 <u>Land Use:</u> Developed Residential and developed Non-Residential use in a Residential Zone District (Cemetery)

Background

A pre-application meeting was held with the engineer and owner to discuss the rezoning options with the developer and the property owner. Based on the uses proposed by the petitioner, it was agreed that Planned Mixed Residential (PR2) would be the most logical zone change and a Development Plan and required supplemental contents were submitted on December 16, 2021. The property was rezoned in 2009 to CC2. The property has remained undeveloped commercially since that rezoning.

Official Master Plan

The subject property is located in the Primary Growth Area on the Preferred Growth Alternative Map. 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 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. Development will be one of the eight development patterns as defined by this plan.
4. 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.

Suburban Development Pattern

The Suburban Development Pattern is the most appropriate pattern of development for the proposed development. The Suburban Development Pattern is appropriate in areas with access to services, with characteristics of access being adjacency and strong transportation connections.

Land Uses	A variety of land uses exist in the Suburban pattern spanning all categories (residential, commercial, industrial). These land uses are separated based on broad classifications of uses. Non-residential development tends to occur in large strips along major roads.
Edges / Transitions	Generally within Suburban patterns, buffers or berms further separate each individual site. These areas may be either natural or manicured. Edges between Suburban patterns and other Development Patterns are generally difficult to define, because this pattern attempts to assimilate qualities of different Development Patterns (urban and rural) into one pattern.
Open Space	Open space is more formal, often designed as part of individual site landscape plans. Private open space consists of medium or large yards, common subdivision grounds or landscape areas as part of non-residential site plans. Private open space can be disjointed, due to its individualized design and purposes – (i.e.: designed to serve specific lots or developments). Public open space may exist as part of a formal community-wide planning effort, typically removed from commercial sites and occasionally incorporated in residential subdivisions.
Street network /Transportation	The street network is hierarchical, including local, collector and arterial streets, with county roads functioning as arterial streets. Arterial streets carry the majority of traffic, requiring detailed engineering (width, turning lanes, etc.). Connectivity is generally only provided by collector or arterial streets. This factor, combined with the separation of uses on functional classes make pedestrian, transit or para-transit access impractical. Most trips require an automobile.
Service Infrastructure	Sewer and water service may be common systems – typically municipal extensions but they also may involve development of private systems. Larger lots, however, (over 1 acre) may be able to support well or septic use if state standards are met.
Community Infrastructure	Fire, police, schools, parks and other community infrastructure can be supplied by existing, but remote facilities, if sufficient capacity exists. New facilities must be phased in as subdivisions increase, but may be difficult to provide efficiently.
Lot sizes	Lot sizes are variable. Overall density typically remains between 3 and 6 units / acre.

Criteria for Implementation	♦ Traffic impact is a major determinant of development, as vehicle miles traveled and congestion increase with this pattern. ♦ Typically triggered by immediate availability or short-term practicality of service infrastructure investments. ♦ Community infrastructure (fire, schools, parks) must be provided by existing remote facilities or developed over time as subdivisions increase. ♦ Generally, not appropriate for areas with significant natural features worthy of preservation.
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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 – Objectives – Section 400.1390

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. 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, buildings 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/or 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 (received December 16, 2021)

Access

The development plan shows one (1) access point for the development. There is one access point proposed off Old State M that would serve the entire development.

Uses

The development plan for Sugar Creek Apartments shows multiple multi-family residential structures. There are a total of six (6) structures proposed for multi-family residential use. There is also an office and a pool/clubhouse proposed for the development. There are a total of five (5) buildings proposed with one-bedroom units, and one (1) building with two-bedroom units. These six (6) buildings include three (3) buildings with 16 one-bedroom units, one (1) building with 32 one-bedroom units, one (1) building with 24 one-bedroom units, and one (1) building with 24 two-bedroom units. This totals 128 units for the entirety of the development.

Parking

The development plan shows a total of two hundred and thirty-eight (238) parking spaces for residents. Twelve (12) of the total parking spots are ADA accessible, meeting the UDO requirement for number of ADA parking spaces. There are 2 ADA spaces planned in front of five (5) of the buildings as well as 2 spaces in front of the office. A total of two hundred and fifty-six (256) parking spaces is required. The development will need to meet the two (2) spaces per unit required by the UDO. There is 1.86 space per unit currently proposed (a modification has been requested)

Landscaping

The development plan does not show any open yard landscaping, landscaping for screening purposes, or street frontage landscaping, this will be required and must meet UDO standards.

Modifications

In accordance with Section 400.1230.E, the Planning and Zoning Commission may recommend and the County Council may approve modifications on the development plan when the petitioner requests to modify one or more of the restrictions or regulations of the UDO. Modifications should be consistent with the criteria for development plans, in the best interest of the County, incorporate sound planning principles and design elements that are compatible with surrounding properties, be consistent throughout the proposed project, effectively utilize the land, upon which the development is proposed, and further the goals and intents of the UDO.

The petitioner is requesting the following modification from Chapter 400 of the Jefferson County Code of Ordinances:

1. Relief from Section 400.5410, A-3, Streets, number of required accesses and percentage of traffic using one entrance.

This section of the UDO requires two points of access when the number of *lots* is 100 or greater and only 65% of the traffic may utilize one entrance. Because the property is not proposed to be subdivided into lots, this Section technically does not apply, and therefore no modification is necessary. However, the CBB Engineering Traffic study analyzed the proposed entrance and endorses the use of one entrance for this development.

2. Relief from Section 400.4050 – Parking Spaces required.

The UDO requires a minimum of two spaces per unit for both one-bedroom, and two-bedroom units. The petitioner has proposed a total of 138 spaces and the development as proposed would require 156 spaces. The majority of the units proposed in this development are one-bedroom (104 units/approximately 81% of the units.) However, the UDO requires the two spaces per unit and there seems to be ample space to meet the requirement on the property.

Analysis

Zone Change

The subject property is located in the Primary Growth Area, where increased density is encouraged. The property is adjacent to a major state highway as well as developed commercial property. The adjacent residential property is zoned LR2, R40, and R20. There is a very highly developed commercial corridor along Old State M. The development provides a good transition from the more intense commercial development (developed commercial parcels that are adjacent and close are grocery store, Mercy clinic, Walgreens, and Auto Zone). These uses are uses that are higher in traffic intensity and use than the proposed multi-family development.

The requested zone change to "PR2" does fit with the intended uses of the area. There is a variety of zoning in the area and adjacent to the property. The current Non-Planned Community Commercial zoning allows for a wide range of commercial uses including many uses that would create higher traffic volumes than that of the proposed development.

The property went through rezoning in 2009 to the CC2 zoning. The property has remained undeveloped commercially since that rezoning in 2009. The zoning requested is not unreasonable due to the current zoning designation being a higher intensity use as well as the surrounding property zoning classifications.

Development Plan

The proposed development shows a total of five (5) buildings proposed with one-bedroom units, and one (1) building with two-bedroom units. These six (6) buildings include three (3) buildings with 16 one-bedroom units, one (1) building with 32 one-bedroom units, one (1) building with 24 one-bedroom units, and one (1) building with 24 two-bedroom units. The development as proposed, (128 total units) across the acreage records the assessor's office has mapped (9.17 acres) results in a density of 13.95 units per acre. The density is less than that allowed by the UDO. The density provides a good transition from less dense housing to the heavily developed commercial intersection.

Staff Recommendation – Zone Change & Development Plan

Staff recommends Approval of PR221101, a request for a zone change from CC2 Non-Planned Community Commercial to PR2- Planned Mixed Residential and a Development Plan for Stoney Pines Apartments, in accordance with the approved modification and subject to the following regulatory requirements and departmental comments:

Modifications

1. Requested modification to Section 400.5410, A-3, Streets. This modification is not technically required as the property is not being subdivided into lots. The submitted traffic study concluded that the one entrance as proposed would be sufficient.
2. Staff recommends **Denial** of the requested modification of relief from 400.4050.

Regulatory Requirements

Permitted Uses

Multi-Family Residential

Floor Area, Height, and other Building Requirements

Maximum Density: 18 units per acre

Maximum Structure Height: 50 feet

Site Development

Required Yards

Front Yard – 35 feet (Old State M); Side Yard – 6 feet; Rear Yard – 10 feet

Design Standards

The development shall comply with the Suburban Design Standards in accordance with Article VII of the Jefferson County Unified Development Order.

Access

Access shall be provided in accordance with the Jefferson County Unified Development Order, unless modified

Parking

Parking and loading shall be provided per the regulation of Article XII of the Jefferson County Unified Development Order.

Signs

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

Lighting

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 Unified Development Order, unless modified.

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.

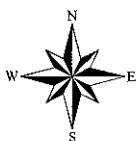
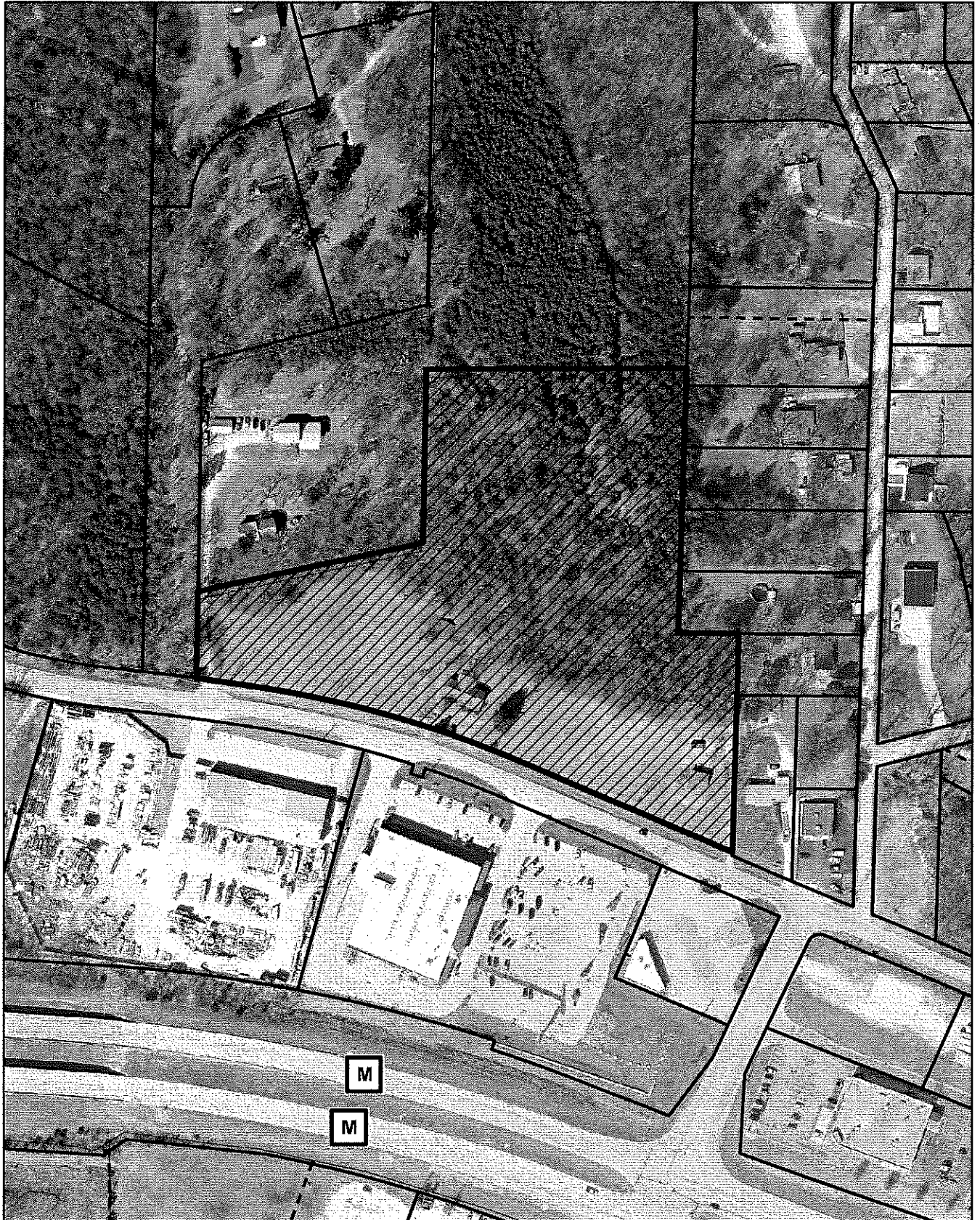
Geotechnical

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 than 3:1 slope stability must be addressed in the study.

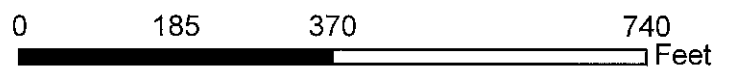
Departmental Comments:

- 1) A Site Development Plan(s) shall be submitted with the required improvements.
- 2) County Road:
 - a) The traffic study conducted states that the county's 300' sight distance requirement looking west can be met, however, the traffic engineer has requested a higher amount of stopping sight distance, as outlined in the executive summary of the traffic study. 300' is required by the UDO.
 - i) The Engineer shall submit sight distance profiles showing that the required UDO sight distance is met.
 - ii) The engineer shall identify the clearance at the most restrictive point on the profiles.
 - iii) Any vegetation or obstructions of any sort in the line of sight must be identified.
 - iv) As constructed sight distance profiles will be required prior to escrow release.
 - b) Driveway entrances (within county ROW):
 - i) Entrance thickness shall include 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base).
 - ii) Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 24'-39' (Multi-family developments).
 - iii) The entrance width shall be provided from the street into the site for a throat length of 60' in multi-family developments with 400vpd or more.
- 3) The UDO required 125' offset is not met with driveways opposite on Old Highway M. Apply for internal deviation with the Planning Division.
- 4) Parking areas:
 - a) Parking areas with 5 or more required parking spaces must provide 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).
- 5) Sidewalks :
 - a) Sidewalks shall consist of 5' width.
 - b) Sidewalks shall be installed:
 - i) Along one side of Stoney Terrace from Old Highway M to the parking lot at the pool/clubhouse.
 - ii) From the pool/clubhouse sidewalk termination to the northernmost building.
 - iii) Crosswalks and handicap ramps shall connect sidewalks , buildings and across parking lot to the clubhouse.
- 6) 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.
 - b) Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.
- 7) Grading:
 - a) Submit a geotechnical report, sealed by an Engineer registered in the State of Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at slopes proposed steeper than 3:1 must be included in the report for slope stability.

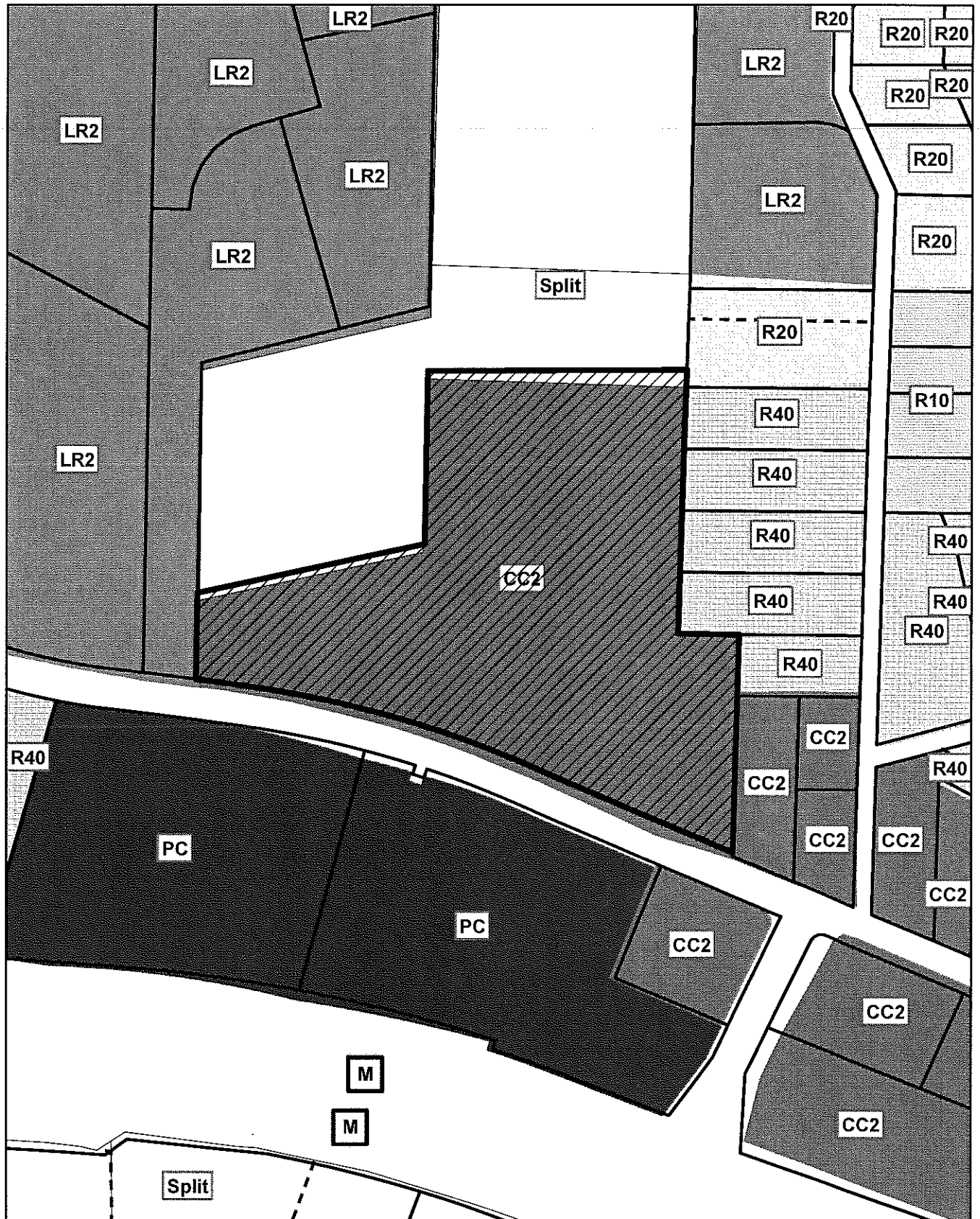
PR221101 - Stoney Pines



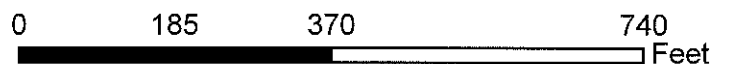
Subject Property



PR221101 - Stoney Pines



Subject Property



STONEY PINES APARTMENTS

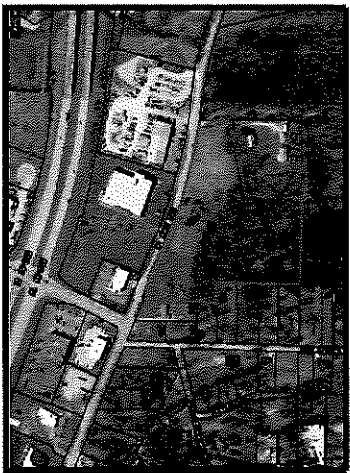
HAEFNER'S HILLTOP LOT A
SECTION 24, T 42 N, R 5 E

Barnhart, Jefferson County, Missouri

GENERAL NOTES

1. THE UNITS SHOWN HEREIN WERE NOTED FROM AVAILABLE INFORMATION AND DO NOT REPRESENT A GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN, AND FOR ANY UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THESE PROVISIONS SHALL IN NO WAY AFFECT ANY PARTY FROM OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. ALL ELEVATIONS ARE BASED ON U.S.G.S. DATA.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF JEFFERSON COUNTY, MISSOURI.
4. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL MEASURES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE JEFFERSON COUNTY & MISSOURI DEPT. OF TRANSPORTATION.
5. EROSION CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
6. GRADING CONTRACTOR SHALL INSTALL SLOPE PROTECTION TO PREVENT THE EROSION OF THE SLOPE. THE SLOPE PROTECTION SHALL BE INSTALLED PER THE JEFFERSON COUNTY STANDARDS.
7. ALL FILL AND SHOULDER SHALL BE MADE OF SELECTED FILL MATERIALS, FREE FROM ROCKS, BRICKS, ROOF, RUBBER, ORGANIC MATERIAL, AND OTHER DEBRIS.
8. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAY CLEAR OF ALL DEBRIS AND FILL.
9. PROPOSED DRIVEWAYS SHALL BE FINISHED ELEVATIONS ON PAVED AREAS.
10. NO DRIVE SHALL EXCEED 3:1 SLOPE.
11. A GRAVING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN ELEVATION SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE JEFFERSON COUNTY ENGINEER.
12. WETTED STORM WATER DRAINAGE CONTROL IN THE FORM OF SLOPE CONTROL MEASURES ARE REQUIRED.
13. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH JEFFERSON COUNTY STANDARDS.
14. ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
15. ADEQUATE LANDSCAPE OFF-STREET PARKING SHALL BE PROVIDED FOR CONSTRUCTION AND MAINTENANCE OF THE PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
16. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR UTILITY FACILITIES WITHIN PUBLIC ROAD RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
17. THE POWER SHALL AT ALL TIMES CONTAIN AND OTHER PRODS ON THE SITE. NO UNWITTED TRAILER OR CONSTRUCTION EQUIPMENT IS TO BE USED ON THE SITE. ALL TRAILERS AND CONSTRUCTION EQUIPMENT SHALL BE STORED IN A DESIGNATED AREA.
18. THE CONTRACTOR SHALL FURNISH, MAINTAIN, AND REMOVE TRAFFIC CONTROL DEVICES FOR THE PURPOSE OF REGULATING, WARNING, AND DIRECTING TRAFFIC DURING ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LOCATION MAP



VARIANCE REQUESTS:

SECTION 400.000 - DIFFERENCES - VARIANCE REQUESTS BY LINE, TABLE 12.01
THE JEFFERSON COUNTY DDO STATES THAT FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS WITH 1 OR 2 BEDROOM UNITS, 2 PARKING SPACES SHALL BE PROVIDED.
WE ARE ASKING FOR A VARIANCE FROM THE JEFFERSON COUNTY DDO STATES THAT FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS WITH 1 OR 2 BEDROOM UNITS, 2 PARKING SPACES SHALL BE PROVIDED.
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PARKING CALCULATION

REQUIRED PARKING SPACES	2 SPACES/UNIT 128 UNITS X 2 = 256 REQ'D
PROPOSED	218 SPACES (0.86 PER UNIT)

DRAWING INDEX

C1	TITLE SHEET
C2	SITE PLAN
C3	GRADING PLAN

SITE DATA

PROPERTY OWNER: LORENZO LLC
SITE ADDRESS: 1700 S. 17TH ST.
SITE ADDRESS: 1700 S. 17TH ST.
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SERVICE DISTRICTS:

TYPE: AVERAGE FOR RESIDENTIAL DISTRICT
FIRE: 6000 S. 17TH ST.
FIRE: 6000 S. 17TH ST.
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FIRE: 6000 S. 17TH ST.

UNIT BREAKDOWN

ONE BEDROOM UNITS	104 UNITS
TWO BEDROOM UNITS	24 UNITS
TOTAL UNITS	128 UNITS

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



TITLE SHEET

DATE	REVISION
1/10/2020	Addition of Modification Request

OWNER: LORENZO LLC
Larry Debrecht
P.O. Box 410617
St. Louis, MO 63141

DESIGNED BY: VonArx Engineering
Checked by: [Signature]
Date: 7/10/2021

DEVELOPMENT PLAN
STONE PINES APARTMENTS
IMPERIAL, MISSOURI 63010
JEFFERSON COUNTY

DATE: 7/10/2021
SCALE: NONE
SHEET: 15330
SHEET NUMBER: C1



29

Civil Engineer

VonArx Engineering

Honesty • Integrity • Experience

10715 Southway, Suite A
Houston, TX 77055
800.397.6476

office@vonarxengineering.com
Certificate of Authority #0005

[illegible]

LANDSCAPING-LEGEND:

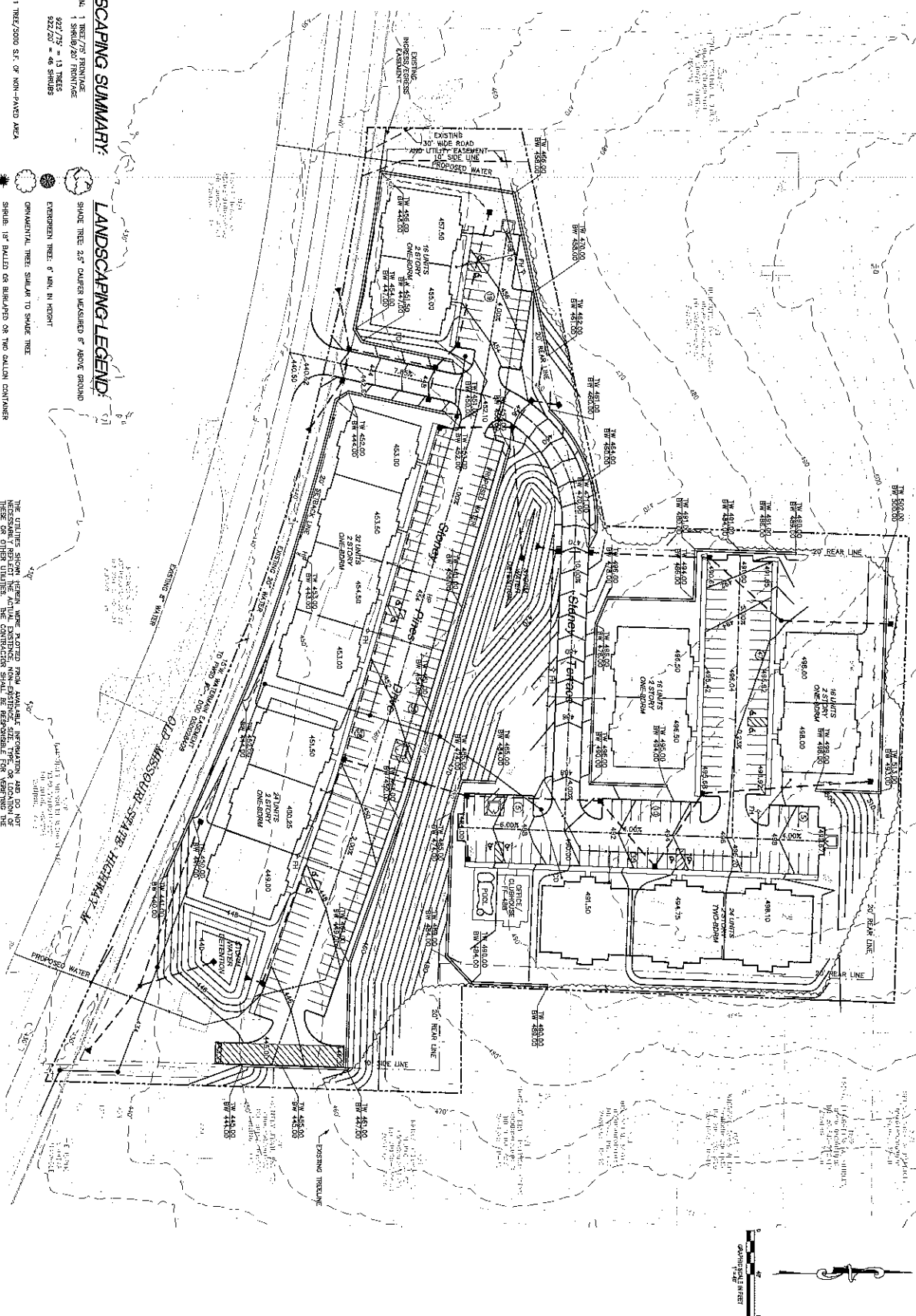
SHADE TREE, 2.5' CALIPER MEASURED 6' ABOVE GROUND

EVERGREEN TREE, 6' MIN. IN HEIGHT

ORNAMENTAL TREE, SIMILAR TO SHADE TREE

SHRUB, 18" BALLED OR BIRAPED OR TWO GALLON CONTAINER

THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, SIZE, TYPE, OR LOCATION OF SUCH UTILITIES. THESE OR OTHER UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THEIR 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 ASSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 310.95NM.



GRADING PLAN

	15330 Grand Avenue St. Louis, MO 63141	7/XX/2021 T = 40° 15330	DEVELOPMENT PLAN STONEY PINES APARTMENTS IMPERIAL, MISSOURI 63010 JEFFERSON COUNTY	CHALLENGER  VonArx Engineering Honesty • Integrity • Experience 1875 Brentwood in St. Louis 314.991.1000 800.991.1000 www.von-arx.com Equal Opportunity Employer	SEAL  LORENZO LLC Larry Debrecht P.O. Box 410617 St. Louis, MO 63141	OWNER	File	Revisions

VARIANCE REQUESTS:

SECTION 400.4050 – GUIDELINES-VEHICLE PARKING BY USE: TABLE 12-1
THE JEFFERSON COUNTY UDO STATES THAT FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS WITH 1 OR 2 BEDROOM UNITS, 2 PARKING SPACES SHALL BE PROVIDED.

WE ARE ASKING FOR A REDUCTION IN THE PARKING REQUIREMENT FROM 2 SPACES PER UNIT TO 1.86 SPACES PER UNIT. THE ADDITIONAL UNITS WOULD BE FORCED INTO THE LAYOUT AND CREATE MORE AND LARGER WALLS AND PARKING SPACES THAT ARE NOT CONVENIENT TO UNITS.

SECTION 400.5410, A.3.d. – STREETS THE JEFFERSON COUNTY UDO STATES THAT FOR RESIDENTIAL SUBDIVISIONS WITH OVER 100 LOTS, TWO ENTRANCES ARE REQUIRED.

PER THE CBB TRAFFIC STUDY FOR THIS PROPERTY, APARTMENTS GENERATE LESS TRIPS PER DAY THAN SINGLE FAMILY RESIDENTIAL AND THEREFORE, BASED ON THEIR TRAFFIC COUNTS, THIS DEVELOPMENT WARRANTS ONLY A SINGLE ENTRANCE.



Jefferson County, Missouri

Maple Street Annex
725 Maple Street · PO Box 100
Hillsboro, Missouri 63050

Dennis Gannon
County Executive

DEPARTMENT OF PUBLIC WORKS

Jason Jonas, P.E. – Director
Daniel Naunheim, P.E. – Deputy Director

Telephone: 636-797-5340 · Fax: 636-797-5565
Web Address: www.jeffcomo.org

Kurt Wengert, P.E.
Highway Superintendent
636-797-5427

Technical Division
636-797-5369

Christina Mareschal
Light Fleet Manager
636-797-5399

Doyl Chilton
Heavy Fleet Manager
636-797-6378

Matt Stinchcomb
Facility Services Manager
636-797-5574

Mike Cook
Stormwater Manager
636-797-6318

January 12, 2022

To: Sam Hoyt, Planning Division

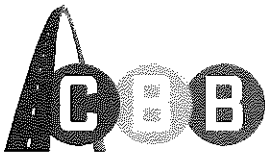
From: Daniel Naunheim, Public Works

Re: Stoney Pines Apartments Preliminary Development Plans

The Public Works Department has reviewed the preliminary site development plans for the Stoney Pines Apartments, as well as the related traffic study. These plans are not dated, with a request to return comments by January 10, 2022, to the Planning Division. The Public Works Department has the following comments:

1. Any stormwater discharge into the County right-of-way must be directed away from the road into a stormwater system. Any stormwater systems to be maintained by the County must be wholly located within County right-of-way. The plans currently depict road downgrades towards the County road.
2. The estimated sight distance at the proposed drive location is 300 feet. The drive location should be relocated further to the west to achieve the minimum 425 feet sight distance, as indicated in the traffic study. Careful attention should be paid to detailed site features to ensure that, once these features are constructed, their presence does not reduce the minimum 425 feet of sight distance.

Please let me know if you have any questions regarding the aforementioned comments.



SUMMARY

CBB completed the preceding study to address the traffic impacts associated with the proposed multi-family residential development, referred to as Stoney Pines, generally located in the northwest quadrant of the Old Highway M and Caitlin Drive intersection in Jefferson County, Missouri.

In summary, the following findings and improvements should be considered in conjunction with the proposed Stoney Pines development:

- The proposed development is estimated to add about 63 new trips in the AM peak hour and 76 new trips in the PM peak hours to the adjacent roadways.
- Given the relatively low traffic projections, a single access drive is appropriate for the proposed Stoney Pines development.
- All approaches to the existing study intersections, as well as the proposed site drive approach, would continue to operate at acceptable levels of service for the 2021 Build and 20 Year Build conditions during both the AM and PM peak hours.
- It is recommended the sight drive be relocated further to the west to achieve adequate sight distance and that the site civil engineer verify the available sight distance exceeds the minimum stopping sight distance of 425 feet, and ideally exceeds the Green Book intersection sight distance of 555 feet.
- Careful consideration should be given to sight distance obstructions when planning any future aesthetic enhancements, such as berms, fencing and landscaping, at any of the development drives to ensure that these improvements do not obstruct the view of entering and exiting traffic at the site intersections with the public roads. It is generally recommended that all improvements wider than two inches (posts, tree trunks, etc.) and higher than 3.5 feet above the elevation of the nearest pavement edge be held back at least 20 feet from the traveled roadway.

We trust that this traffic impact study adequately describes the forecasted traffic conditions that should be expected as a result of the proposed Stoney Pines residential development in Jefferson County, Missouri. If additional information is desired, please feel free to contact me at 314-449-9572 or swhite@cbbtraffic.com.

Sincerely,

A handwritten signature in cursive script, reading 'Shawn Lerai White'.

Shawn Lerai White, P.E., PTOE

Associate - Senior Traffic Engineer