

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 26, 2023 in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri. The public will be given an opportunity to be heard.

The tentative agenda of this meeting includes:

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
December 15, 2022
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consideration
 - A. PC22076
A Request for a Zone Change and Development Plan approval for parcel 09-3.0-08.0-4-003-016., located at 949 Montebello Road, Imperial, in Windsor Township and Council District #4, from Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan approval for 949 Montebello Storage.
 - B. PC22077
A Request for a Zone Change and Development Plan Approval for parcels 09-4.0-17.0-3-003-002., 09-4.0-17.0-3-004-002., located at 5925 and 5926 Old State Road, Imperial, in Windsor Township and Council District #4, from Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan approval for Old State Road Self Storage.
- 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.

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"

Petition Number: PC22076

Meeting Date: January 26, 2023

Prepared By: Rachel Krispin

Applicant Information

APPLICANT NAME: Edwin Libby

APPLICANT ADDRESS: 5736 Pheasant Pl, Osage Beach MO 65065

DESIGN PROFESSIONAL: Heneghan and Associates

SITE ADDRESS: 949 Montebello Rd

PARCEL NUMBER: 09-3.0-08.0-4-003-016

NATURE OF REQUEST: Rezone a portion of the property from Non-Planned Community Commercial (CC2) zone district to Planned Commercial (PC) zone district and development plan approval for 949 Montebello Storage.

Parcel and Site Information

CURRENT ZONE DISTRICT: Non-Planned Community Commercial (CC2)

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: The submitted survey denotes the total property as 3.15 acres in size, 2.3 acres to be rezoned

FEET OF ROAD FRONTAGE: US Hwy 61-67 – approximately 100 feet. Montebello Rd – approximately 320 feet.

AVAILABLE SERVICES: Public water and public sewer

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The subject property is currently developed with a few overseas shipping containers, which are allowable in the current CC2 zone district.

Parcel Conditions

TOPOGRAPHY: The parcel is fairly flat but does slope downward further away from both road frontages.

FLOODPLAIN ISSUES/STREAM ORDERS: N/A

VEGETATIVE COVER/SCREENING: The site is mainly cleared of vegetation, with the exception of an existing tree line along property lines adjoining other parcels. Fencing has also been installed along the eastern property line as a requirement from the previous rezoning approval.

ADDITIONAL COMMENTS: The subject property was recently rezoned in November 2021 from "PR2" zone district to "CC2" zone district. The site currently has a few overseas shipping containers on the property that are utilized for the owner/applicant's firework business. The same previous applicant has now come back to rezone a portion of the property to a planned district. Per the development plan, a portion of the subject property, which has road frontage along US Hwy 61-67, is to remain its current Non-Planned Community Commercial (CC2) zone district.

SURROUNDING ZONING: The subject property is located just off US Hwy 61-67 and Montebello Rd, which is mainly commercial zoning along the state highway and residential along the county roadways.

To the North:	<u>Zoning:</u> CC2, PR2, R10 <u>Land Use:</u> Developed commercial and residential
To the East:	<u>Zoning:</u> R10 and R20 <u>Land Use:</u> Developed residential
To the South:	<u>Zoning:</u> CC2 & R20 <u>Land Use:</u> Developed commercial, LNC, and residential
To the West:	<u>Zoning:</u> CC2 & R20 <u>Land Use:</u> Developed commercial and residential

Development Plan

The submitted development plan shows the following:

- Forty-four (44) boat/RV parking spaces
 - Parking space dimensions include:
 - Seventeen (17) 12' X 30'
 - Four (4) 12' X 35'
 - Three (3) 12' X 40'
 - Three (3) 12' X 45'
 - Seventeen (17) 12' X 50'
- Paved drive aisle with a cul-de-sac turnaround near the northern property line
- Proposed gravel parking spaces
- Twelve (12) overseas shipping containers located in northwest portion of the property
 - Some of the overseas shipping containers already exist on the subject property
 - These overseas shipping containers are allowable in commercial zone districts (current CC2 and proposed PC)
- Two (2) parking spaces proposed near the entrance from Montebello Rd
- Preserved tree mass shown for medium impact screening along northern property line
- Proposed fencing surrounding the entire proposed developed area of the property
 - High impact screening is required along the eastern property line
 - Fencing is shown to delineate the proposed PC zone district from the current CC2 zone district at the corner of US Hwy 61-67 and Montebello Rd
- Landscaping shown along eastern property line
- Roughly 0.85 acres with road frontage on US Hwy 61-67 and Montebello Rd to remain its current CC2 zoning

Development Plan Modification Requests

Section 400.4100 – Requirements for Design and Improvement of Parking Lots

The petitioner is requesting relief from the requirement to pave the proposed parking spaces.

The County has previously granted relief from the requirement to pave RV parking spaces, as long as the drive aisle is paved. The development plan shows a 26' wide paved drive aisle with gravel parking spaces. Staff does not have an issue with this request as it is consistent with previously approved boat and RV storage submittals.

Criteria for Approval

Criteria For Considering Applications. In considering any application for any rezoning, conditional use permit, conceptual development plan or preliminary development plan, the Planning and Zoning Commission and the County Council may give consideration to the criteria stated below:

- 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.

Analysis

The development plan satisfies most of the criteria of approval. The development plan and proposed zoning seem to fit with the area of the proposed site- as many of the properties along US Hwy 61-67 are zoned commercially. The site currently fronts on both US Hwy 61-67 and Montebello Rd- a County-maintained road. It should be noted, however, the proposed "PC" zone district will only have frontage along Montebello Rd. The site is currently undeveloped, with the exception of a few overseas shipping containers on the property.

The proposed use of a boat/RV storage is in a commercialized portion of the County and is in accordance with the Jefferson County Master Plan.

The development plan, as proposed, seeks to minimize the impact to surrounding properties. Per the development plan, the requirements of screening will be met as there were no requested modifications in regard to buffer/screening. Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from this development plan as proposed. The development plan does not impede the normal and orderly development and improvement of the surrounding property as there is commercial zoning nearby. Approval of the proposed development would allow for a development consistent with the stated intent of the Planned Commercial "PC" zone district.

Recommended Conditions/Comments if Approved

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. No Solid Waste may be stored on the property.
6. Building permits must be obtained for the overseas/shipping containers.
7. The applicant must obtain approval from the fire district for this method of fireworks storage.

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Boats, recreation vehicles, and maintenance equipment storage
- Warehouse (overseas/shipping containers for fireworks storage)

Floor Area, Height, and other Building Requirements

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

Site Development

Required Yards

- Front Yard – 20 feet; Side Yard – 15 feet; Rear Yard – 20 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, except specifically 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 contain flashing lights, intermittent lights, animators, or mechanical movements of any kind.

Landscaping

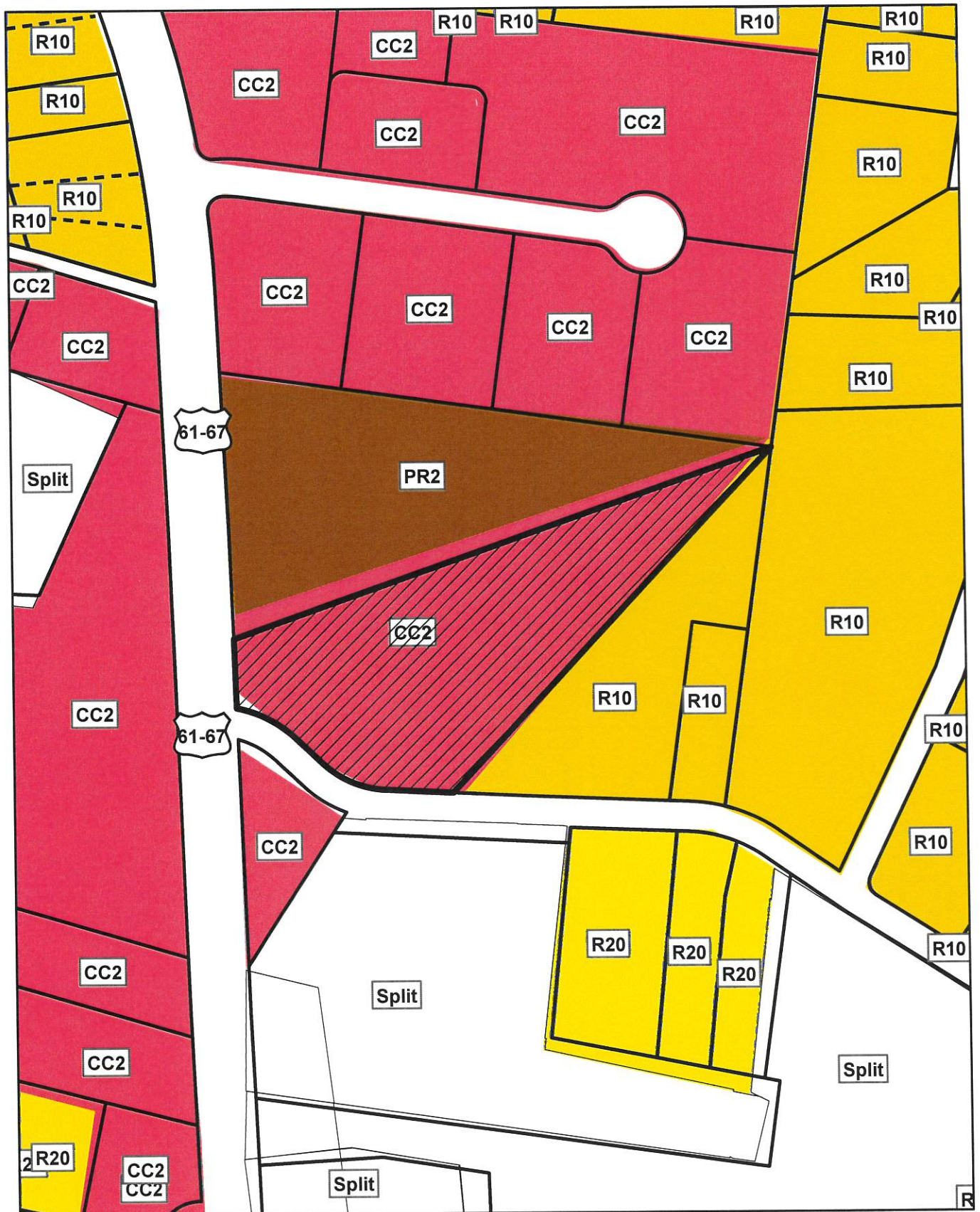
- Landscaping, buffers, and tree protection shall comply with Article XIV of the Jefferson County Unified Development Order.

Stormwater and Erosion and Sediment Control

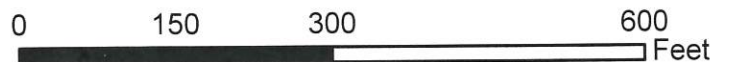
- Stormwater management and Erosion and sediment control shall comply with Chapter 505: Erosion and Sediment Control / Stormwater Management Design Manual of the Jefferson County Code of Ordinances.

- 1) Driveway entrances:
 - i) Entrance thickness shall provide 6" PCC/4" rock base (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 26'–42'.
 - iii) Entrance width shall be provided from the street into the site for a throat length of 40'.
- 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) Detention:
 - a) Stormwater shall be detained and released at a rate not to exceed the release rate from the site under the existing (pre-developed) conditions for the 2 and 100-year storm events. Detention/retention basins must also contain an overflow structure capable of passing a 100-year, 20-minute design storm.
 - b) Channel protection is required to treat the high-frequency, low-severity storm runoff events within the detention basins by metering it out slowly over 24-48 hours.
 - c) No detention is required if non-residential development has less than an additional 12,000 square feet of impervious area. However, low impact practices are required to mitigate the additional runoff created by the additional impervious coverage and no adverse impact may be created.
 - d) Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.
- 4) 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.

PC22076 - 949 Montebello Storage



Subject Property

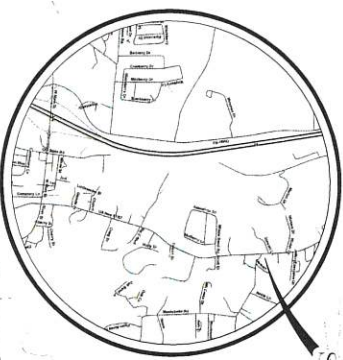


PC22076 - 949 Montebello Storage



Subject Property

0 150 300 600 Feet

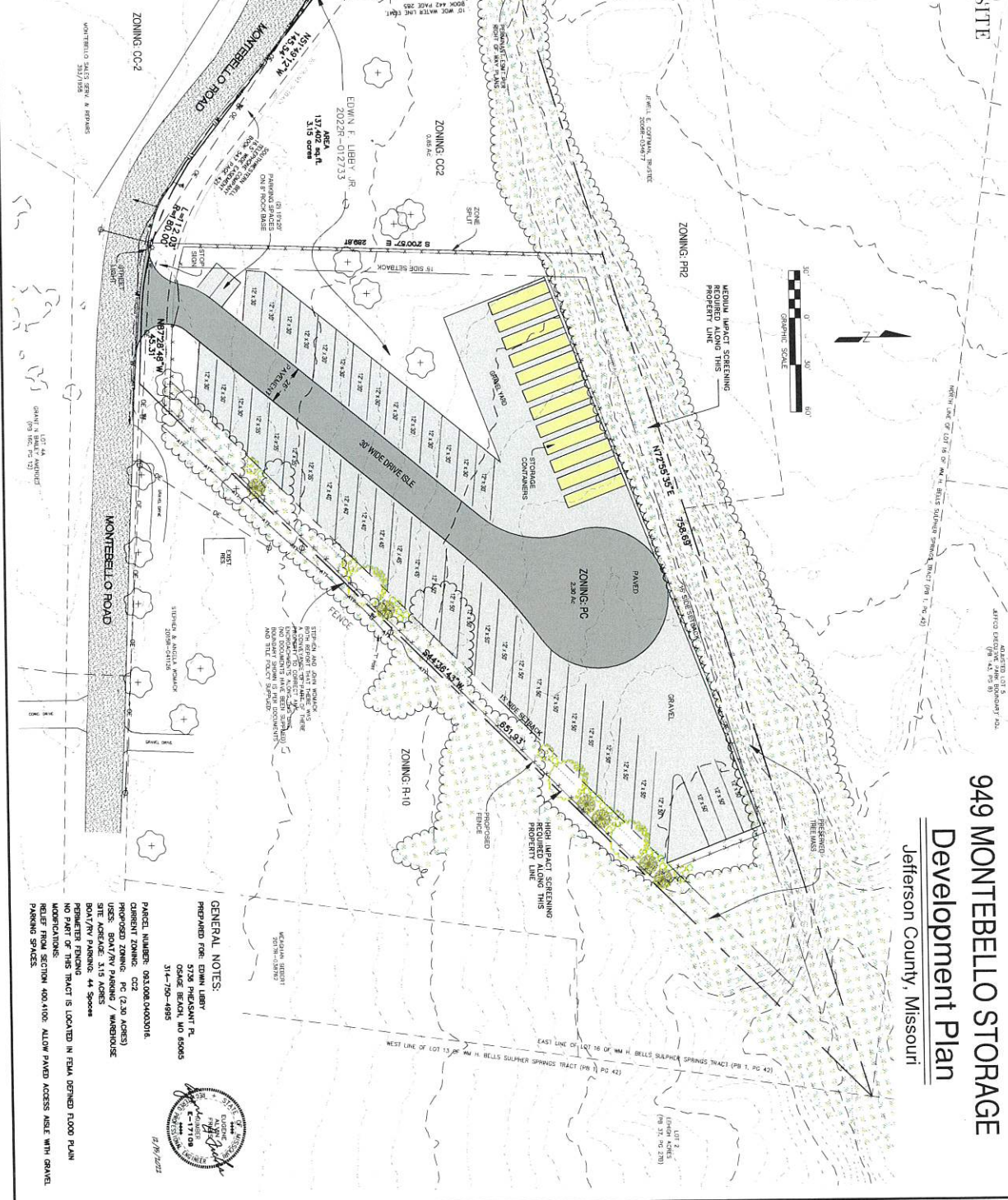


Location Map

SITE



HA
HENEGHAN AND ASSOCIATES, P.C.
ENGINEERS-SURVEYORS
1529 RICHARDSON ROAD
JEFFERSON, MISSOURI 64090
PHONE NO. (816) 464-4610
FAX NO. (816) 464-2029
www.haeng.com



949 MONTEBELLO STORAGE Development Plan

Jefferson County, Missouri

GENERAL NOTES:
PREPARED FOR: EDWIN LIBBY
5726 PRECISANT PL.
OSAGE BEACH, MO 65065
314-750-4985
PARCEL NUMBER: 003.000.04000016
PROPOSED ZONING: PC (2.30 ACRES)
CURRENT ZONING: CC-2
USES: STORAGE / WAREHOUSE
SITE AREA: 3.10 ACRES
BOAT/RV PARKING: 44 SPACES
NO PART OF THIS TRACT IS LOCATED IN FEMA DETEMED FLOOD PLAIN
MODIFICATIONS:
RELIEF FROM SECTION 400.4100. ALLOW PAVED ACCESS ASIDE WITH GRAVEL
PARKING SPACES.



Petition Number: PC22077

Meeting Date: January 26, 2023

Prepared By: Josh Jump/Planner II

Applicant Information

APPLICANT NAME: Great American Holdings LLC

APPLICANT ADDRESS: 29 Howe Crossing, Festus MO 63028

DESIGN PROFESSIONAL: Von Arx Engineering

SITE ADDRESS: 4551 and 5925 Old State Rd., Imperial MO 63052

PARCEL NUMBER: 09-4.0-17.0-3-003-002, 09-4.0-17.0-3-004-002

NATURE OF REQUEST: Zone Change from Non-Planned Community Commercial (CC2) to Planned Commercial (PC) and Development plan approval for Old State Rd. Storage

Parcel and Site Information

CURRENT ZONE DISTRICT: CC2 Non-Planned Community

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 8.37 Acres

FEET OF ROAD FRONTAGE: I-55 – Approx 400 ft, Old State Rd. - Approx 400 ft.

AVAILABLE SERVICES: N/A

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The subject property is currently site of Bayers Nursery that has recently vacated the property

Parcel Conditions

TOPOGRAPHY: The property is relatively flat with some minor topographical changes

FLOODPLAIN ISSUES/STREAM ORDERS: There are significant parts of the property that are in the 100 yr. floodplain and portions of the northern part of the property in the floodway. Additionally, there are stream orders that traverse both the western edge of the property and northern edge of the property

VEGETATIVE COVER/SCREENING: The site does have some overgrown vegetation on the northern edge of the property. Most of the site has already been developed .

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: The subject property is located just off Old State Rd., which has a combination of commercial and residential zoning.

To the North:	<u>Zoning:</u> R20 and PI <u>Land Use:</u> Undeveloped Residential & Developed Industrial
To the East:	<u>Zoning:</u> CC2 <u>Land Use:</u> Developed Commercial
To the South:	<u>Zoning:</u> CC2 and PM <u>Land Use:</u> Developed Commercial
To the West:	<u>Zoning:</u> R20 (across 55) and CC2 <u>Land Use:</u> Developed Residential and Developed Commercial

Development Plan

The submitted development plan shows the following:

- One (1) point of access from Old State Rd.
- Ten (10) parking spaces, including four (1) ADA compliant spaces (a modification was requested)
- Fifteen (15) total buildings: One (1) -office building totaling 1225 sq ft. and fourteen (14) self-storage buildings with a variety of unit sizes totaling 89054 sq ft.
- Stormwater detention system is shown on the development plan
- Street frontage landscaping is shown along Old State Rd.

Development Plan Modification Requests

Section 400.4650.A.1 – Buffer Design Standards, requirement for high impact buffer

The petitioner is requesting that the minimum buffer requirements be reduced for the following features on the development plan:

- The petitioner is requesting relief from the high impact standards on the northern property line. The property to the north is zoned R20, however it is currently being used by an aerospace company. There is a natural buffer in the form of a stream and some mature trees and shrubs near that stream. Staff sees no detrimental impact to this request given the neighboring use as well as a defined natural buffer already in place.

Section 400.4690.A.1 – Parking lot Landscaping and trees.

- The petitioner is requesting relief from the existing requirement of parking lot landscaping islands. The site is heavily developed from the existing use, the petitioner claims in their request that there will be a lack of staff on site so they wouldn't be maintained, making this requirement impractical. This modification has historically been granted to other storage related projects.

Section 400.4650 – Open Space Landscaping Requirements

- The petitioner is requesting that open space requirements to be reduced. The petitioner is planning to keep the stream side buffer undeveloped and in its natural state. This allows for a more natural buffer and preservation of the stream and bank of the stream. The number of trees and shrubs on that stream side is unknown at this time but there does seem to be a substantial amount.

Section 400.4050 – Number of Required Parking Spaces.

- The petitioner is requesting to have a total of 10 parking spaces. This number of spaces along with the way the project is laid out and intended to be used seems to be adequate. The parking is located at the front by the office and leaves the development to be accessed by more than adequate drive aisles in front of the storage units. This is in line with other mini-storage projects in the county. These projects that have been developed have not created any known issues.

Criteria for Approval

Criteria For Considering Applications. In considering any application for any rezoning, conditional use permit, conceptual development plan or preliminary development plan, the Planning and Zoning Commission and the County Council may give consideration to the criteria stated below:

- a. Development is designed, located, and proposed to be operated so that the public health, safety and welfare will be protected
- b. Development will not impede the normal and orderly development and improvement of the surrounding property
- c. Development incorporates adequate ingress and egress and an internal street network that provides for the efficient flow of traffic
- d. Development is in the best interest of the County
- e. Development incorporates sound planning principles and design elements that are compatible with surrounding properties
- f. Development is consistent throughout the proposed project, effectively utilize the land upon which the development is proposed and further the stated goals and intent of the UDO

Analysis

The development plan satisfies most of the criteria of approval. The development plan and proposed zoning seem to fit with the area of the proposed site- which are mainly commercial. The site utilizes a county road near an intersection that is undergoing a drastic improvement with a future stoplight at the intersection of Old State and Imperial Main, providing adequate ingress/egress. The site is currently developed with an unoccupied commercial use. The proposed use of an indoor mini-storage/mini-warehouse facility and office is in a highly commercialized portion of the County with road frontage on a major roadways and is in accordance with the Jefferson County Master Plan.

The surrounding zoning is primarily occupied by a heavy commercial presence. There is some residential uses and residential zoning near the proposed property, but the majority of properties in proximity are both zoned and used commercially. The proximity to Interstate 55 also makes the properties included in this petition more desirable to be used for a commercial use.

The development plan, as proposed, and conditioned by this staff report seeks to minimize the impact to surrounding properties. The proposed zone district, Planned Commercial, and the development plan does not impede the normal and orderly development and improvement of the surrounding property, given that the development follows the existing nature of commercial uses on the frontage of both Old State and Imperial Main. Approval of the proposed development would allow for a development consistent with the stated intent of the Planned Commercial (PC) zone district.

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Mini-storage, mini-warehouse facility

Floor Area, Height, and other Building Requirements

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

Site Development

Required Yards

- Front Yard – 20 feet; Side Yard – 15 feet; Rear Yard – 20 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.

Departmental Comments:

1) Proposed development:

- a) The existing 40' Right of Way for Old State Road must be abandoned within the limits of the project.
- b) A boundary line adjustment is required to eliminate the existing lot lines.
- c) Old State Rd must be brought up to the BFE (Base flood Elevation) to accommodate the development, conditioned on approval of the Director of Public Works

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 (boc):
 - i) Drive aisles shall be 24' wide for all 90-degree parking (one-way and two-way).
 - ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
 - iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degrees (if both sides).
 - iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one side).
- c) Pavement shall slope between 1% and 6%.

3) A streetlight is required at the project entrance on Old State Road.

4) Detention:

- a) Stormwater shall be detained and released at a rate not to exceed the release rate from the site under the existing (pre-developed) conditions for the 2 and 100-year storm

events. Detention/retention basins must also contain an overflow structure capable of passing a 100-year, 20-minute design storm.

- b) Channel protection is required to treat the high-frequency, low-severity storm runoff events within the detention basins by metering it out slowly over 24-48 hours.
- c) Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.

5) 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.

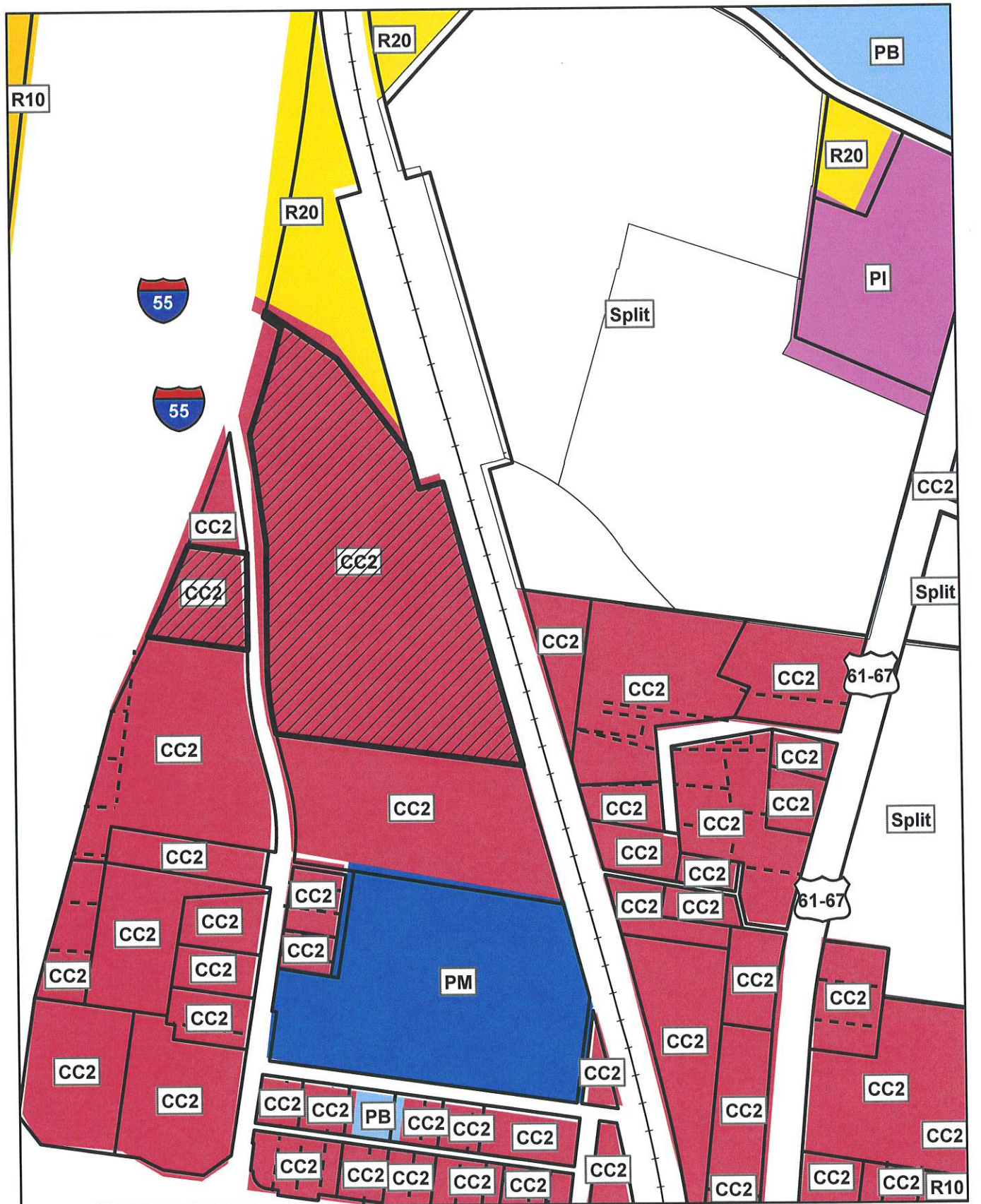
6) Floodplain:

- a) The Building Division requires a Floodplain Development Permit for any grading or improvements within a known floodplain.
- b) The detention pond berm must be elevated at or above the 100-year flood elevation.
- c) Any structures shown within the floodplain must be removed or must be constructed in full compliance with the Flood Damage Prevention Ordinance.

7) Grading:

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.

PC22077 - Old State Rd. Storage



Subject Property

0 230 460 920 Feet

PC22077 - Old State Rd. Storage



Subject Property

0 230 460 920 Feet

TRACTS OF LAND BEING PART OF LOTS 37 AND 38 OF A
SUBDIVISION OF WILLIAM H. BELL'S SULPHUR SPRINGS TRACT &
BLACK OAK COMMERCIAL PARK BOUNDARY ADJUSTMENT PLAT,
SECTION 17, TOWNSHIP 42 NORTH, RANGE 6 EAST
IMPERIAL JEFFERSON COUNTY, MISSOURI

1. ALL ELEVATIONS ARE BASED ON U.S.C.S. DATUM.
2. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY EPPERSON COUNTY LDR.
3. ALL MATERIALS AND METHODS TO BE USED TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE STATE OF MISSOURI.
4. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EPPERSON COUNTY DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY EPPERSON COUNTY & MISSOURI DNR.
5. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL HAVE A PRELIMINARY MEETING WITH THE CITY OF ST. LOUIS TO DISCUSS THE PROJECT.
6. GRADING CONTRACTOR SHALL INSTALL SLOPE PROTECTION PRIOR TO STARTING THE GRADING. SLOPE PROTECTION SHALL BE INSTALLED PER EPPERSON COUNTY STANDARDS.
7. ALL FILL AND ROCKS SHALL BE MADE OF SELECTED NATURAL MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL, AND DEBRIS.
8. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
9. ALL EXISTING ELEVATIONS ON PAVED AREAS

11. THE DRAINAGE POINT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN DRAINAGE PATTERN SHALL BE ALLOWED.
12. THE DRAINAGE POINT SHALL BE LOCATED IN THE CENTER OF THE LOT. THE DRAINAGE WATERFLOOD SHALL BE PERMITTED.
13. INTERIOR STORM WATER DRAINAGE CONTROL IN THE FORM OF SALTATION CONTROL MEASURES ARE REQUIRED.
14. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF FORTIS STANDARDS.
15. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE.
16. ASSAULT TROPHY OFF-STREET PARKING SHALL BE PROVIDED FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED. OTHER THAN THE PROHIBITION OF PARKING ON NON-SURFACED AREAS, THERE SHALL BE NO OTHER RESTRICTIONS ON VEHICLES TRAVELING THROUGH THE PROJECT TO THE PARKING AREAS. ROADWAY AND DRIVING CONDITIONS.
17. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES MAY REQUIRE COMPENSATION FOR THE USE OF THEIR UTILITY FACILITIES WITHIN PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELATIONSHIP COST SHALL BE CONSIDERED. THE DEVELOPER'S RESPONSIBILITY FOR THE PROTECTION OF UTILITY FACILITIES SHALL BE DETERMINED BY THE UTILITY COMPANY. RELATION AND ADJUSTMENTS. SUCH ADJUSTMENTS DO NOT CONSTITUTE A CAUSE TO OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
18. THE OWNER SHALL, AT ALL TIMES, CONTAIN AND PROTECT ALL UTILITIES ON THE SITE AND MATERIAL ON PUBLIC STREETS. PROJECT WILL BE STOPPED IF UTILITIES ARE NOT CLEANED IMMEDIATELY.
19. THE CONTRACTOR OF REGULATING, WARNING, AND DIRECTING TRAFFIC DURING ALL PHASES OF CONSTRUCTION (ALL PLANNED, UNPLANNED, AND UNEXPECTED) SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND TRUNKS.

STREET BUFFER
 OLD STATE ROAD (600 LF):
 1 TREE/75' FRONTAGE = 800/75 = 8 = 8 TREES
 1 SHRUB/20' FRONTAGE = 600/20 = 30 = 30 SHRUBS

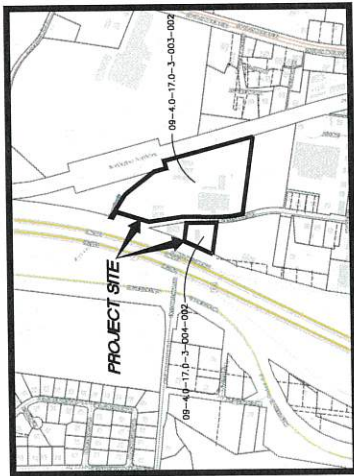
OPEN SPACE
 8.37 AC = 452 AC = 1.85 AC.
 3.85 AC = 167,706 S.F.
 167,706 S.F. / 3,000 S.F. = 55.9
 55.9 TREES / 1.85 AC = 30.2 TREES
 30.2 TREES / 1.85 AC = 16.3 TREES

SHADE TREE: 2.5" CALIPER MEASURED 6" ABOVE GROUND

EVERGREEN TREE: 6' MIN. IN HEIGHT

ORNAMENTAL TREE: SIMILAR TO SHADE TREE

SHRUB: 16" BALLED OR BURLAPED OR TWO GALLON CONTAINER



DRAWING INDEX

C1	TITLE SHEET
C2	EXISTING CONDITIONS
C3	OVERALL SITE PLAN
C4	SITE PLAN
C5	GRADING PLAN

[illegible]

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



PROPERTY OWNER:	BAYER GARDEN SHOP INC. 5928 OLD STATE RD. IMPERIAL, MO 63522
SITE ACREAGE:	8.37 ACRES TOTAL
SITE ADDRESS:	5928 OLD STATE RD. IMPERIAL, MO 63522
PARCEL ID:	09-4.0-17.0-3-003-002 09-4.0-17.0-3-004-002
EXISTING ZONING:	PC - PLANNED COMMERCIAL
PROPOSED ZONING:	PC - PLANNED COMMERCIAL
WATERSHED:	ROCK CREEK
COUNCIL DISTRICT:	4
EXISTING USE:	GARDEN SHOP / NURSERY
PRELIMINARY EFFECTIVE DATE:	7/26/2009/2022/27

PRE:	ROCK COMMUNITY FIRE DISTRICT 3749 TELEGRAPH RD SUNSHINE, MO 63086 636.296.2111	OAS:	SPRUE INC. 1000 N. MAIN STREET FESTUS, MO 63028 800.887.4173
AMBULANCE:	ROCK TOWNSHIP AMBULANCE DISTRICT 8707 ST. LUKES CHURCH ROAD SUNSHINE, MO 63086 636.248.5568	ELECTRIC:	AMBER LEE ST. LOUIS, MO 63179 877.873.7361
SCHOOL:	WINNIE C-1 DISTRICT 10201 W. STATE RD 47 SUNSHINE, MO 63086 636.484.1400	TELEPHONE:	AT&T NORTH CREEK DRIVE FESTUS, MO 63028 636.331.4017
SEWER:	ROCK CREEK SEWER DISTRICT 10000 W. STATE ROAD ANNAND, MO 63010 636.464.1305	POST OFFICE:	U.S. POST OFFICE 1033 N. OUTER RD. IMPERIAL, MO 63052 636.464.1305
WATER:	PUBLIC WATER SUPPLY DISTRICT 10 ANNAND, MO 63010 636.464.1305	CABLE TV:	CHARTERED COMMUNICATIONS 1155 ST. LOUIS GALLERIA SUNSHINE, MO 63086 314.392.8838

- CLIMATE CONTROLLED IN-DOOR STORAGE; 89,054 S.F.
OFFICE SPACE: 1,225 S.F.

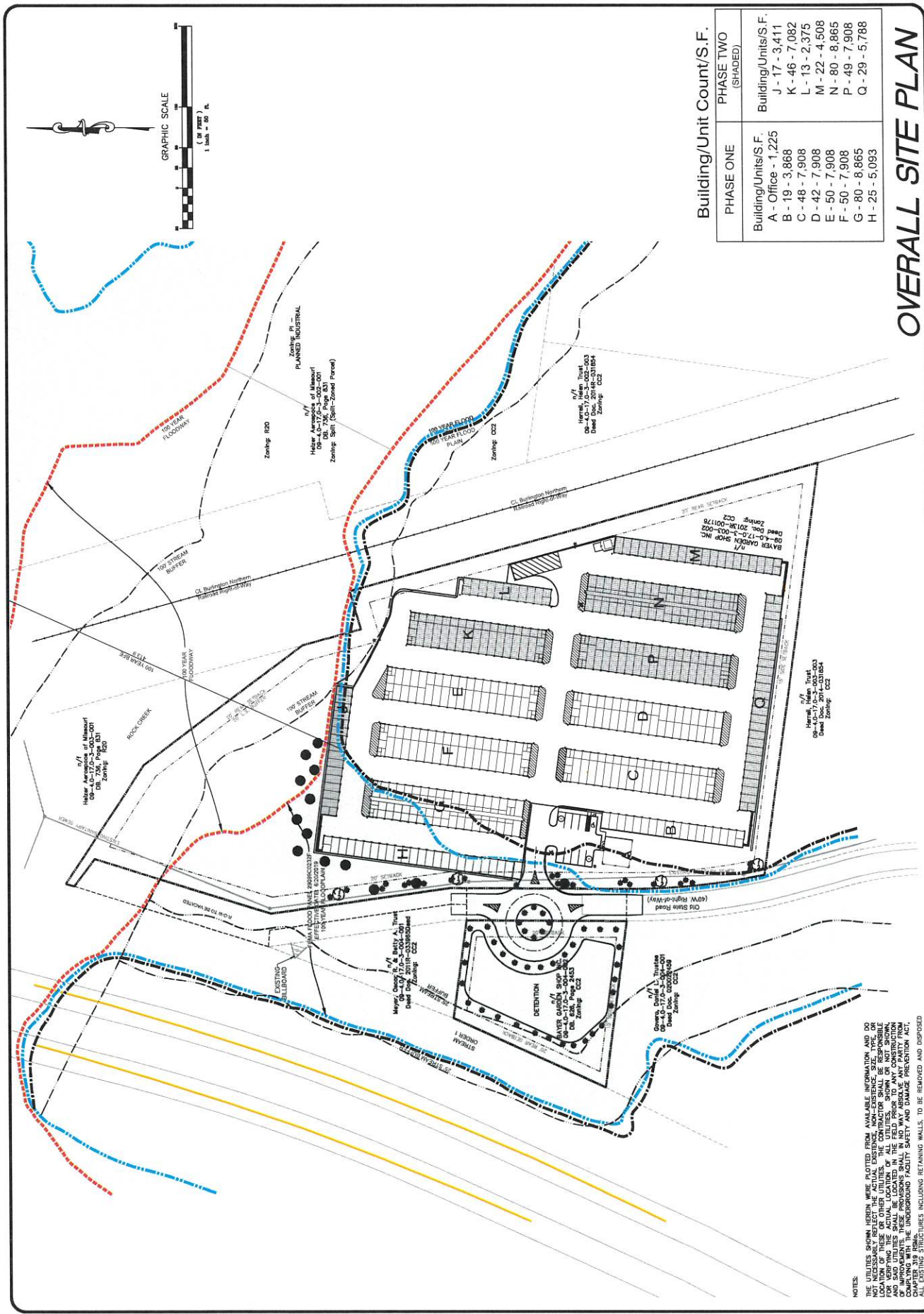
PARKING REQUIREMENTS:
STORAGE: 1 SPACE / 2000 S.F. GFA
OFFICE: 4 SPACE / 1000 S.F. GFA

PARKING REQUIRED:
STORAGE: 89054 S.F. / 2000 S.F. x 1 SPACE = 45 SPACES
OFFICE: 1225 S.F. / 1000 S.F. x 5 SPACES = 5 SPACES
TOTAL SPACES REQUIRED: 45 + 5 = 50 SPACES

PARKING PROVIDED: 10 SPACES INCLUDING 1 HANDICAPPED SPACE
8 PARKING SPACES

[illegible]

TITLE SHEET

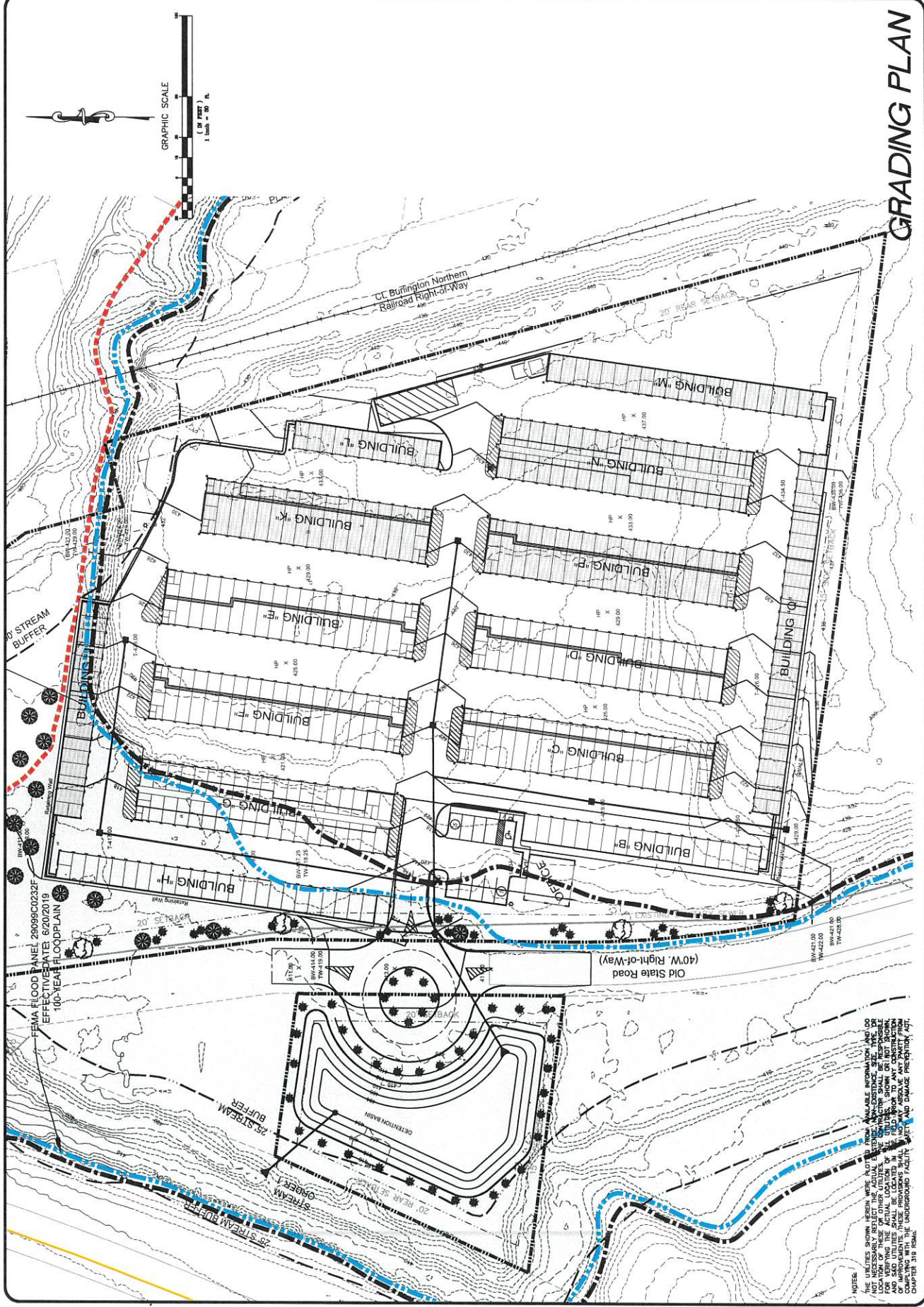


PHASE ONE	PHASE TWO (SHADED)
Building/Units/S.F. A - Office - 1,225 B - 19 - 3,868 C - 48 - 7,908 D - 42 - 7,908 E - 50 - 7,908 F - 50 - 7,908 G - 80 - 8,865 H - 25 - 5,093	Building/Units/S.F. J - 17 - 3,411 K - 46 - 7,082 L - 13 - 2,375 M - 22 - 4,508 N - 80 - 8,865 P - 49 - 7,908 Q - 29 - 5,788

OVERALL SITE PLAN

NOTES:

THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE. CONTRACTORS SHALL BE RESPONSIBLE FOR THE LOCATION OF THESE UTILITIES. THE LOCATION OF UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OR IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RESOLUTIONS INCLUDING RETAINING WALLS, TO BE REMOVED AND DISPOSED OF IN AN APPROVED DISPOSAL FACILITY.



GRADING PLAN

NOTES:
 THE UTILITIES SHOWN HEREIN WERE LOCATED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL UTILITIES. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS FOR THE LOCATION OF UTILITIES AND HAS SHOWN THE LOCATION OF UTILITIES AS SHOWN ON THE PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE LOCATION OF UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE LOCATION OF UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE LOCATION OF UTILITIES.

December 29, 2022

Mr. Josh Jump, Planner
Jefferson County Planning Division
PO Box 100
Hillsboro, Missouri 63050

Re: Old State Road Self Storage – Deviation Requests

Dear Mr. Jump:

On behalf of our client, please consider the following deviation requests from the Jefferson County UDO relative to the development of the proposed Self Storage Facility at 5926 Old State Road, Imperial, Missouri. The site is zoned CC2 – Non-Planned Community Commercial and the proposed zone district is PC – Planned Commercial.

The requested deviations and the reason for each request are outlined below:

1. Section 400.4650, A.1. - Landscaping Minimum Requirements

We are requesting that the high impact screen required along our northern property line (R20/PC) be eliminated for the following reasons:

- The existing tree mass and Rock Creek, including stream order 3-6, create a natural landscape buffer.
- The parcel to the north is owned by Heizer Aerospace, is nearly landlocked with Rock Creek to the south, interstate 55 to the west and the railroad right-of-way to the east. The only access is a railroad tunnel under the tracks for access to the billboard. This access may not be adequate for development purposes due to its size and location in the stream buffer.
- The high impact screen would be ineffective as this site will be elevated for flood proofing and the creek and adjacent property to the north is lower in elevation. We propose to install the open space landscaping in the area.

2. Section 400.4690, A.1. - Parking Lot Landscaping And Trees - Landscaped Islands

We propose to eliminate the landscaped island requirement. The proposed site is almost entirely covered with roof or pavement. It is impractical to require these small, landscaped islands. It would be difficult to water plants in so many locations throughout the site. We are proposing painted or hardscape islands, and bollards near the buildings for safety and protection of property.

3. Section 400.4650 - Landscape - Minimum Requirements

Open space requirements call for 66 shrubs and 34 trees in open space, however the majority of open area is in the lower (northern) portion of the site, which is floodplain and floodway. We are requesting that the requirement be reduced to 1/3 of the required plantings, or 22 shrubs and 11 trees.

4. Section 400.4050 - Guidelines-Vehicle Parking By Use; Table 12-1

The Jefferson County UDO requires 1 space per 2000 s.f. of storage in industrial uses. This is a commercial use.

The petitioner requests a reduction in the parking requirement from 50 spaces to 10 spaces. The UDO requirement for industrial uses exceeds the actual demand for parking in typical storage uses. The additional spaces would create additional impervious area and stormwater runoff. The petitioner's experience is that 10 spaces is adequate to serve the proposed use. Other recent developments have been approved with similar reductions. Most patrons will park at their unit to load/unload as necessary. The drive isles are 30 feet wide to accommodate this condition.

Your favorable response is requested.

Best regards,

A handwritten signature in black ink, appearing to read "David Vonarx", written over a horizontal line.

David Vonarx, PE