

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 25, 2024 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 14, 2023
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consideration
 - A. VR23061
A Request for a Deviation for parcel 11-4.0-18.0-0-000-003, located 9000 Grab Lane, Hillsboro, in Joachim Township and Council District #4, for relief from Chapter 400: Unified Development Order Section 400.2550 and 400.2560 of the Jefferson County Code of Ordinances.
- VIII. REPORTS TO THE COMMISSION
- IX. CITIZENS TO BE HEARD
- X. ADJOURNMENT

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

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: VR23061

APPLICATION (PROJECT) NAME: RIDE ON ST. LOUIS

APPLICANT: RIDE ON ST. LOUIS

PO Box 94, KIMMSWICK, MO 63053

PROPERTY OWNER NAME: CHRISTOPHER AND ERIKA GURLEY

DESIGN PROFESSIONAL: N/A

REQUEST: RELIEF FROM SECTION 400.2550 — STREET STANDARDS — MINIMUM ROW AND SURFACE WIDTH — 400.2560—STREET STANDARDS— PAVEMENT THICKNESS—TO LEAVE EXISTING ASPHALT AND WIDTH OF SHADY VALLEY ACRES TO SERVICE THE DEVELOPMENT AT 9000 GRAB LANE

SITE LOCATION: 9000 GRAB LANE, HILLSBORO, MO 63050

PARCEL/LOCATOR NUMBER: 11-4.0-18.0-0-000-003

EXISTING ZONING DISTRICT: LR2

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: SECONDARY GROWTH AREA

DEVELOPMENT PATTERN: SUBURBAN DEVELOPMENT PATTERN

TOTAL SITE AREA: 26.47 ACRES

PUBLIC SERVICE AVAILABILITY: N/A

EXISTING SITE CONDITIONS: DEVELOPED SINGLE FAMILY RESIDENCE

CASE MANAGER: JOSH JUMP/PLANNER II

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT & SITE LOCATION & EXISTING CONDITIONS

TOPOGRAPHY: The site is relatively flat in general. There are no major topographical concerns. The image below shows the site in relation to the road the petitioner is seeking a variance for.

FLOODPLAIN & STORMWATER: There are no flood concerns. There is a stream order that traverses part of the southern edge of the property

VEGETATION: The northern portion of the property is heavily vegetated;

SURROUNDING ZONING: LR2

FIGURE 2 - SITE TOPOGRAPHY



CRITERIA FOR APPROVAL

To be granted a deviation, an applicant must show the following:

1. The development proposed is in the best interests of the County.
2. The proposed development incorporates sound planning principles and design elements that are compatible with surrounding properties and consistent throughout the proposed project.
3. The development effectively utilizes the land upon which the development is proposed.
4. The development furthers the goals, spirit and intent of the Master Plan and UDO.

ANALYSIS

Request: Relief from UDO Sections 400.2550 and 400.2560. The petitioner is seeking to use the access road (Sandy Valley Acres) in its current condition in order to service a small Non-Residential Use (Ride on St. Louis) at 9000 Grab Lane. The use is permitted by the UDO, but site development is required.

UDO Requirement:

Streets serving less than 50 units. Street width shall provide 20' pavement within 26' ROW with curbs (road swales allowed if lots 1ac or larger). Street thickness shall include 6" PCC/4" rock base or 2" Type C Asphaltic Concrete/3" Type X Asphaltic Concrete/4" rock base.

Analysis:

The existing Sandy Valley Acres serves as the access road for this site. The road varies between 17 and 20 feet in width. The pavement surface is in excellent condition. The pavement thickness is unknown but had no failures from delivery and garbage truck traffic. There is room for two vehicles to pass without difficulty on every portion of the road. The road is a low traffic road and the added use at 9000 Grab Lane would anticipate to add minimal if any increase to traffic on Sandy Valley Acres.

There are 20 mph speed limit signs installed. Parking on the street does not appear to be a problem, however, there are no installed no parking signs.

The required streetlight is missing at the intersection with the County Road.

Recommendation: Approval subject to the following conditions:

1. In addition to meeting the requirements of full site development for this property, the applicant shall install the required streetlight at the intersection of the County road.
2. No large events can be held at the property.