

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, February 8, 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**
January 25, 2024
- V. SWEARING IN OF WITNESSES**
- VI. INTRODUCTION OF EVIDENCE**
- VII. NEW BUSINESS**
 - 1. Consideration**
 - A. VR23063**
A Request for a Deviation for parcel 11-4.0-20.0-4-005-010., located at 3790 LaSomera Drive, Hillsboro, in Joachim Township and Council District #4, for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) 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: VR23063

APPLICATION (PROJECT) NAME: SHAW

APPLICANT: JAMES SHAW
3790 LA SOMERA DR, HILLSBORO MO 63050

PROPERTY OWNER NAME: SAME AS APPLICANT

DESIGN PROFESSIONAL: N/A

REQUEST: RELIEF FROM SECTION 505.170.B.3—BUFFER STRIPS—OF THE EROSION AND SEDIMENT CONTROL/STORMWATER MANAGEMENT DESIGN CRITERIA THAT REQUIRES A 25' BUFFER FOR A STREAM ORDER 2 FOR THE CONSTRUCTION OF A LEAN-TO FOR A CARPORT.

SITE LOCATION: 3790 LA SOMERA DR, HILLSBORO MO 63050

PARCEL/LOCATOR NUMBER: 11-4.0-20.0-4-005-010

EXISTING ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL "R10"

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: SECONDARY GROWTH AREA

DEVELOPMENT PATTERN: SUBURBAN DEVELOPMENT PATTERN

TOTAL SITE AREA: ROUGHLY 0.29 ACRES

PUBLIC SERVICE AVAILABILITY: JEFFERSON COUNTY PSD, PWSD 07

EXISTING SITE CONDITIONS: DEVELOPED WITH A SINGLE-FAMILY RESIDENTIAL HOME

CASE MANAGER: RACHEL KRISPIN

PROJECT & SITE LOCATION & EXISTING CONDITIONS

LOCATION: The site is currently developed with a single-family residential home.

FRONTAGE: The property in question is a corner lot– with frontage along Sandy Church Rd and La Somera Dr.

FIGURE 1 - SITE LOCATION



PROJECT & SITE LOCATION & EXISTING CONDITIONS

TOPOGRAPHY: The site is relatively flat, with the exception of the rear of the property– the site sits at a higher elevation than the stream.

FLOODPLAIN & STORMWATER: The site does not exhibit any flood concerns. However, a Stream Order 2 traverses the southwest portion of the property, which is located in the rear of the residential home.

VEGETATION: There appears to be a few mature trees located on the property.

SURROUNDING ZONING: R10 and LR2.

FIGURE 2 - SITE TOPOGRAPHY



CRITERIA FOR APPROVAL

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

1. The variance requested arises from a condition which is unique and peculiar to the property in question and is not created by an action or actions of the property owner or applicant.
2. Where, by reason of exceptional narrowness, shallowness, shape or topography or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of the provisions of the regulations complained of will constitute peculiar and exceptional difficulties to or exceptional and demonstrable undue hardship upon the owner of the property, as an unreasonable deprivation of use as distinguished from the mere grant of a privilege.
3. The variance requested will not cause substantial detriment to the public health, safety, moral, and general welfare of the community nor will it cause damage to other property in the area.
4. The granting of the variance will not substantially impair the intent, purpose, and integrity of the zone plan as embodied in the UDO.

ANALYSIS

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

The Jefferson County Engineer recommends that the Planning and Zoning Commission approve the above variance request. Jefferson County Engineer is recommending the following conditions to this request:

1. Designated and approved concrete washout area as required by Jefferson County Stormwater code 505.
2. No trash containers or construction material stored in the stream buffer.
3. Sediment and erosion control measures installed as required in Jefferson County Stormwater codes 505.
4. All vegetation be re-established after construction is completed.
5. A required stormwater inspection to ensure all the requested conditions are being implemented throughout the project.

APPENDIX

SUPPLEMENTAL EXHIBITS



Memo

TO: Rachel Krispin
FROM: Mike Cook, Stormwater Division
DATE: January 25, 2024
RE: Variance Request
LOCAT: 3790 La Somera Dr

Rachel,

The Jefferson County Engineer recommends that the Planning and Zoning Commission approve the above variance request. Jefferson County Engineer is recommending the following conditions to this request.

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2. No trash containers or construction material stored in the stream buffer.
3. Sediment and erosion control measures installed as required in Jefferson County Stormwater codes 505.
4. All vegetation be re-established after construction is completed.
5. A required stormwater inspection to ensure all the requested conditions are being implemented throughout the project.

Thank you,

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