

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 22, 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
February 8, 2024
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consideration
 - A. VR24001
A Request for a Deviation for parcel 02-3.0-06.0-4-013-007., located at 4551 Commerce Avenue, High Ridge, in Rock Township and Council District #1, for relief from Chapter 400: Unified Development Order Section 400.5300 of the Jefferson County Code of Ordinances.
 - B. PR224002
A Request for A Zone Change and Development Plan for parcel 08-1.0-01.0-1-002-011., located at 1 Scenic Court, Arnold, from Single-Family Residential (R-7) Zone District and Planned Mixed Residential (PR-2) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan approval for Scenic View Park. **(WITHDRAWN)**
 - C. CU24003
A Request for a Conditional Use Permit for parcel 18-6.0-13.0-0-002-025., located at 1779 US Highway 67, Festus, in Joachim Township and Council District #5, for a Residence in a Non-Planned Community Commercial (CC-2) Zone District.
- 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: VR24001

APPLICATION (PROJECT) NAME: ROCKWOOD SCHOOL DISTRICT (BUS GARAGE)

APPLICANT: CIVIL ENGINEERING DESIGN CONSULTANTS
10820 SUNSET OFFICE DRIVE, SUITE 200, ST. LOUIS, MO, 63127

PROPERTY OWNER NAME: 4551 COMMERCE HOLDINGS LLC

DESIGN PROFESSIONAL: CIVIL ENGINEERING DESIGN CONSULTANTS

REQUEST: RELIEF FROM UDO SECTION 400.5300. B. 3E. WHICH REQUIRES THAT ACCESS ROADS MEET UDO PAVEMENT STANDARDS FROM A STATE OR COUNTY MAINTAINED ROADWAY TO THE SITE. IN THIS CASE THE ACCESS ROAD IS COMMERCE AVENUE FROM LITTLE BRENNEN COUNTY ROAD THROUGH SITE.

SITE LOCATION: 4551 COMMERCE AVE, HIGH RIDGE, MO 63049

PARCEL/LOCATOR NUMBER: 02-3.0-06.0-4-013-007

EXISTING ZONING DISTRICT: NON-PLANNED COMMUNITY COMMERCIAL (CC2)

COUNCIL DISTRICT: 1

MASTER PLAN DESIGNATION: PRIMARY GROWTH AREA

DEVELOPMENT PATTERN: SUBURBAN DEVELOPMENT PATTERN

TOTAL SITE AREA: 2.72 ACRES

PUBLIC SERVICE AVAILABILITY: N/A

EXISTING SITE CONDITIONS: DEVELOPED COMMERCIAL BUS DEPOT

CASE MANAGER: JOSH JUMP/PLANNER II

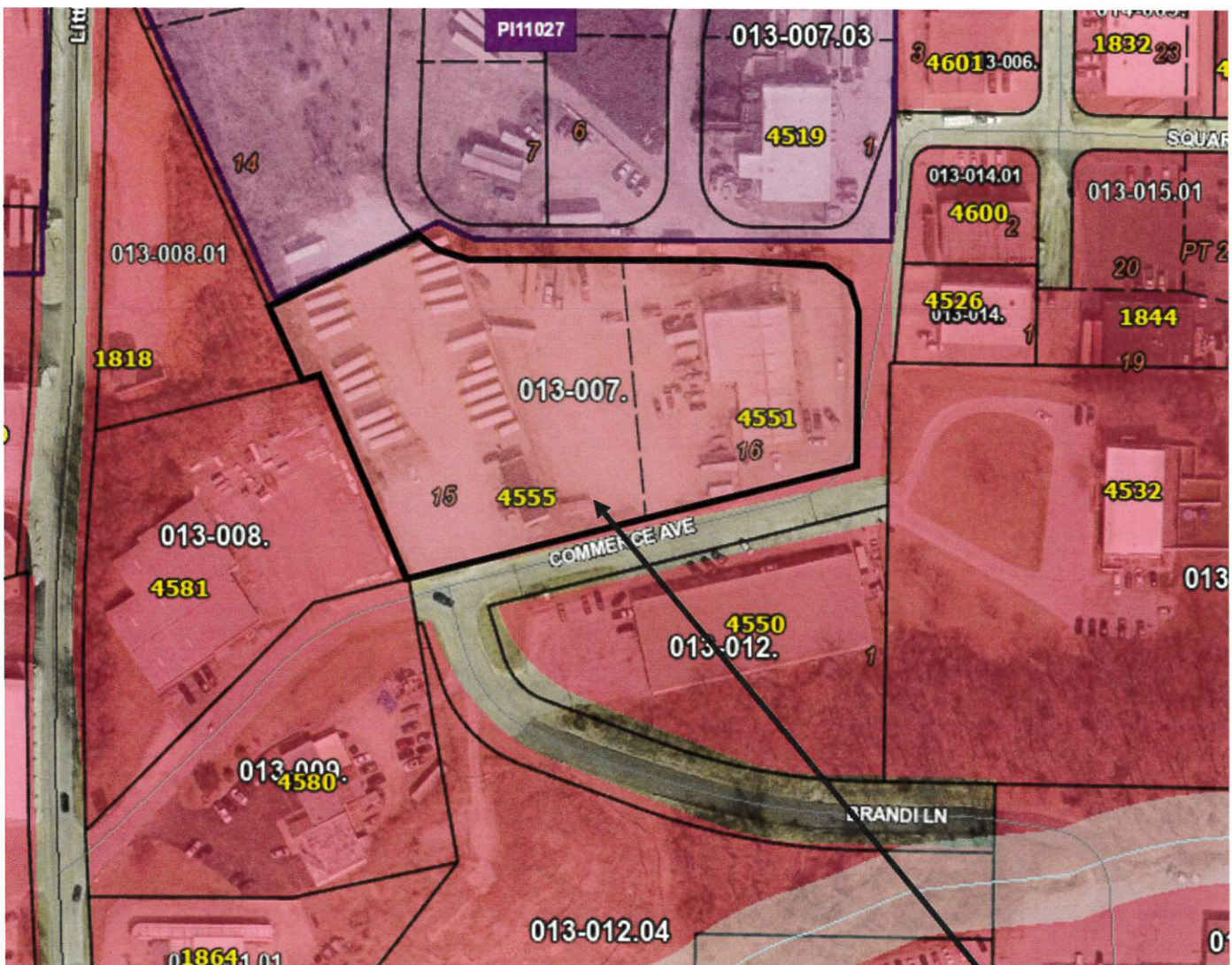
MEETING DATE: FEBRUARY, 22, 2024

PROJECT & SITE LOCATION & EXISTING CONDITIONS

LOCATION: The site is currently developed as the Rockwood School District Bus Depot

FRONTAGE: The subject property has frontage to Commerce Ave (Privately maintained).

FIGURE 1 - SITE LOCATION



SITE

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.

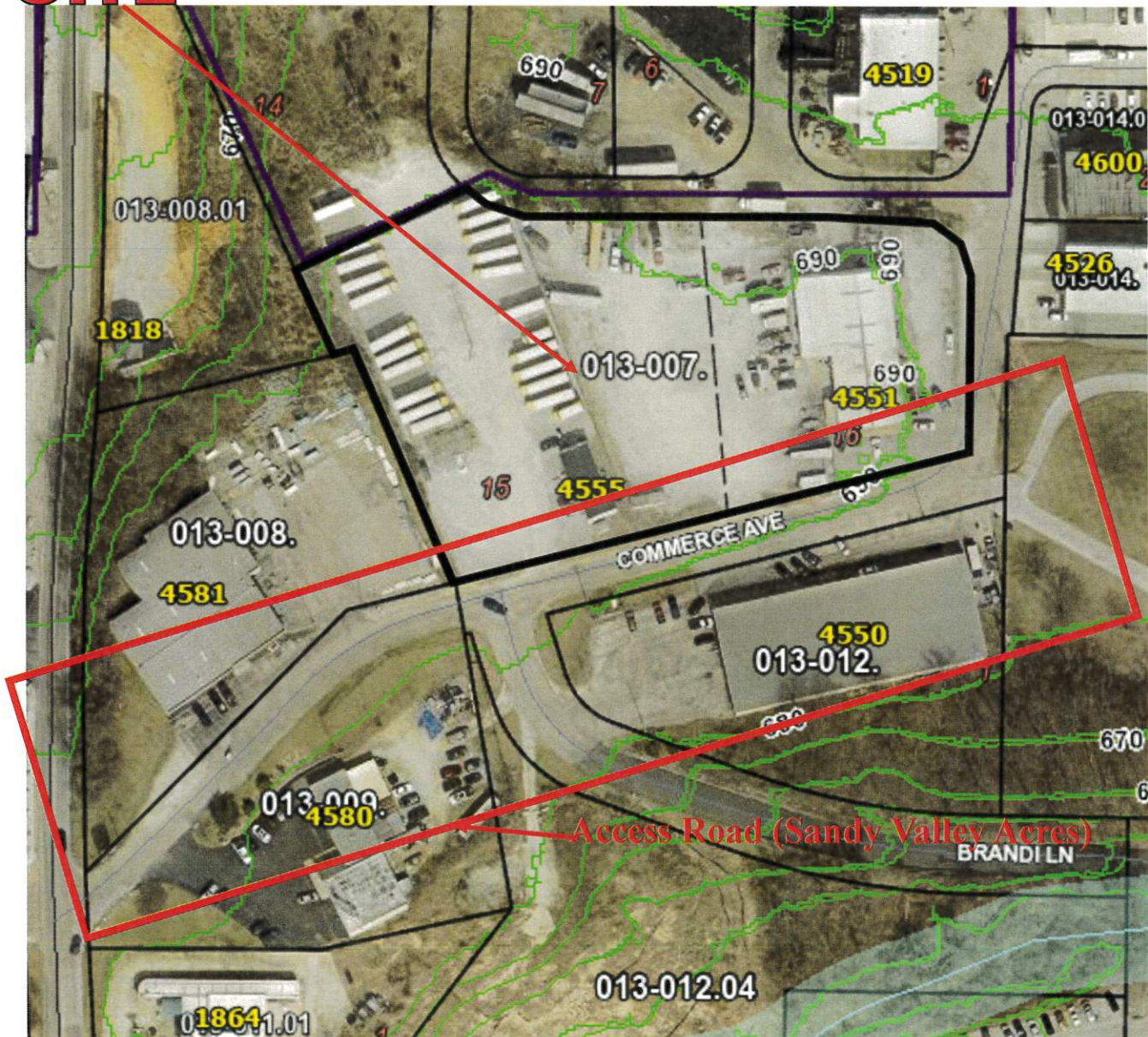
FLOODPLAIN & STORMWATER: There are no flood concerns.

VEGETATION: Heavily developed commercial property with limited landscaping

SURROUNDING ZONING: CC2 and PI

FIGURE 2 - SITE TOPOGRAPHY

SITE



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

The existing Commerce Avenue is privately maintained. The width varies between 20' and 25'. The surface is in a deteriorated condition with severe cracking and potholes. Per UDO requirements, the street must be widened to at least 22' in all areas and overlaid with a 2" asphalt overlay. This is required from Little Brennan Road through the limits of the project. The 2" asphaltic concrete overlay would seal the roadway so that rainwater does not infiltrate and weaken the roadway base. The 2" overlay also adds structural strength to the roadway.

The Applicant is seeking the deviation in order to allow for a chip and seal preceded by proper pothole repair will add several years to the pavement life along with a minimal amount of strength. This is a treatment that the Jefferson County Highway Division has used on their road system for many years to preserve pavement. Chip and seal done with a proper aggregate (i.e. Iron Mountain trap rock) will add significant traction improvement for wet or icy conditions.

If approved, Staff feels that the approval should include the condition that the chip seal meet Missouri Department of Transportation Standard Specifications for Highway Construction, Chip Seal Surfacing Technical Specifications, Type 2 Chip Seal using ¾ inch trap rock.

RECOMMENDATION

Staff recommends the following conditions if approved:

1. Commerce Avenue shall be fully widened to the required 22 ' from Little Brennan through the limits of the project.
2. The chip seal meet Missouri Department of Transportation Standard Specifications for Highway Construction, Chip Seal Surfacing Technical Specifications, Type 2 Chip Seal using ¾ inch trap rock.
3. Compliance with the above standards the shall be certified by a Professional Engineer registered with the State of Missouri during site development plan submittal and following completion of the streets.

APPENDIX

SUPPLEMENTAL EXHIBITS

PETITION NUMBER: CU24003

APPLICATION (PROJECT) NAME: MOORE

APPLICANT: DELORES MOORE

7 JACKSON CIRCLE, FESTUS, MO 63028

PROPERTY OWNER NAME: SAME AS APPLICANT

DESIGN PROFESSIONAL: N/A

REQUEST: CONDITIONAL USE PERMIT FOR A RESIDENCE IN A NON-PLANNED COMMUNITY COMMERCIAL (CC2) ZONE DISTRICT.

SITE LOCATION: 1779 US HIGHWAY 67

PARCEL/LOCATOR NUMBER: 18-6.0-13.0-0-002-025

EXISTING ZONING DISTRICT: CC2

COUNCIL DISTRICT: 5

MASTER PLAN DESIGNATION: PRIMARY GROWTH AREA

DEVELOPMENT PATTERN; SUBURBAN DEVELOPMENT PATTERN

TOTAL SITE AREA: 1.49 ACRES

PUBLIC SERVICE AVAILABILITY: NA

EXISTING SITE CONDITIONS: EXITING COMMERCIAL DEVELOPMENT

CASE MANAGER: JOSH JUMP/PLANNER II

MEETING DATE: FEBRUARY 22,2024

PROJECT & SITE LOCATION & EXISTING CONDITIONS

LOCATION: The site is currently being used as a commercial dog grooming business. The adjoining property is a commercially occupied business as well.

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

FRONTAGE: The property in question has frontage to State Highway 67,

FIGURE 1 - SITE LOCATION



SITE

PROJECT & SITE LOCATION & EXISTING CONDITIONS

TOPOGRAPHY: The parcel is fairly flat but does slope upward in the northwestern part of the property.

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 the western parcels.

FIGURE 2 - SITE TOPOGRAPHY



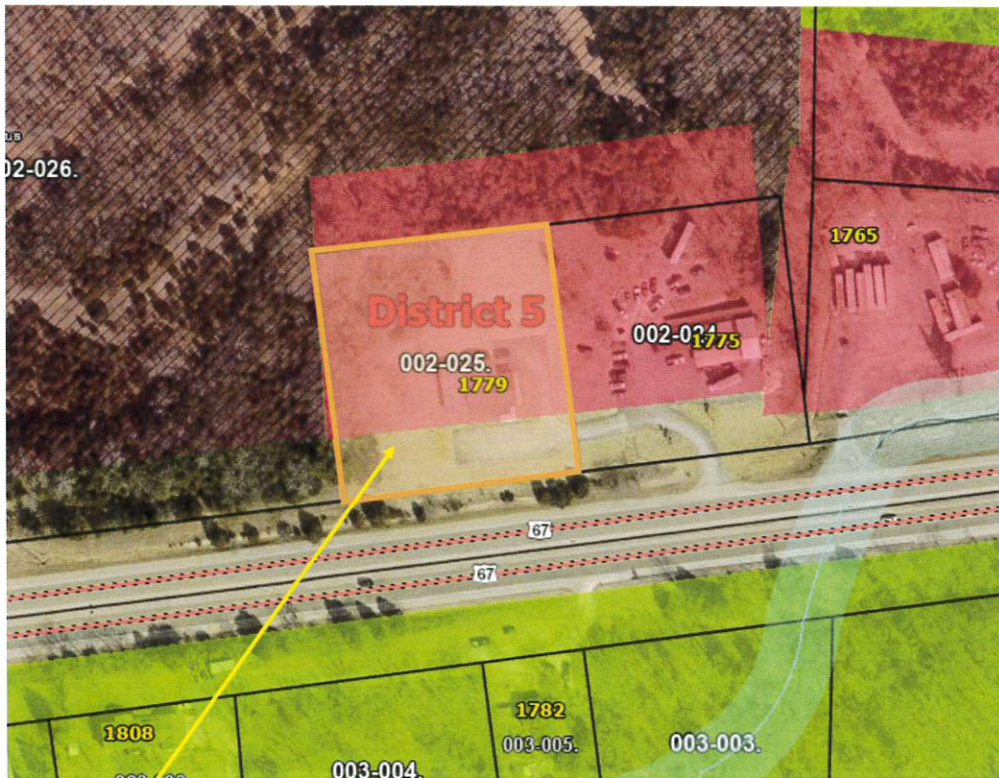
SITE

ADJOINING ZONING & LAND USES

ADJOINING ZONING & LAND USES: The subject property is located just off US Hwy 67 , which is has a combination of existing residential and commercial zoning.

EXISTING CONDITIONS MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Vacant	City of Festus	Property appears to be undeveloped currently
East	Commercial use	CC2	There are a couple of properties to the east that are heavily developed with commercial uses
South	Residential	R40	The properties south of the state highway appear to all be developed and used residentially
West	Vacant	City of Festus	Property appears to be undeveloped currently

FIGURE 3 - EXISTING ZONING

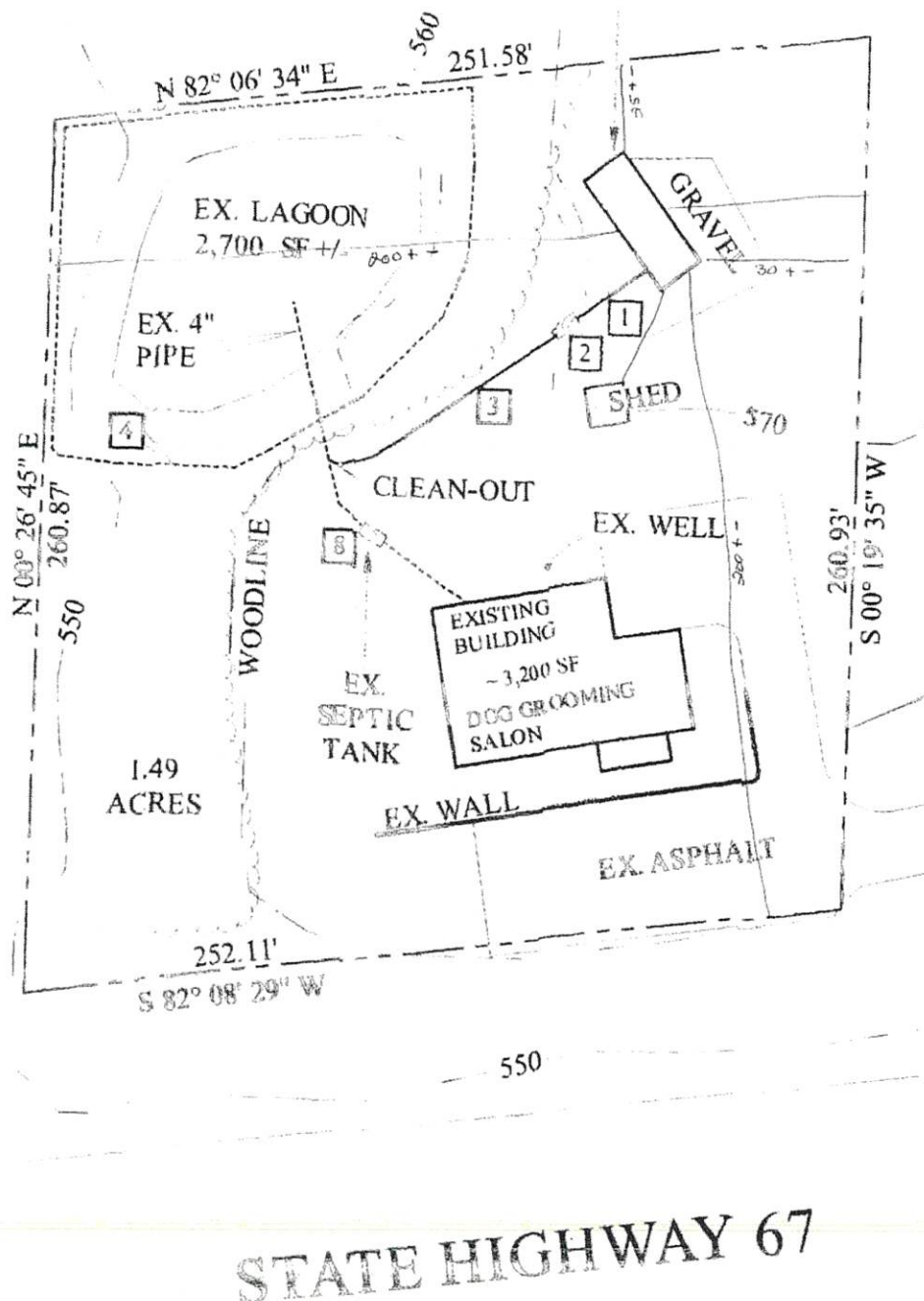


SITE

SUBMITTED PLAN

The submitted plan shows the following:

- ⇒ The existing commercial structures
- ⇒ The proposed residence
- ⇒ The infrastructure for the development



OFFICIAL MASTER PLAN

Petitioner's Request

The petitioner is seeking approval of a Conditional Use Permit for a residence in a CC2 zone district. A residence is not a permitted use in a CC2 zone district and therefore requires a Conditional Use Permit.

Official Master Plan

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

Development will be one of the eight development patterns as defined by this plan.

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.

CRITERIA FOR CONSIDERATION

Relation to Unified Development Order

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

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

ANALYSIS

The subject property is currently zoned CC2. Because a residence is not an allowed use in a CC2 zone district, the petitioner is required to submit for a Conditional Use Permit. The property is currently being used as a commercial dog grooming site. The petitioner expressed the desire to expand the use to be able to board dogs on site. These uses are both allowed uses in the CC2 zone district. However, in pre application meetings the petitioner requested the ability to have someone stay overnight for the boarding use requiring the a conditional use permit for a residence on the site.

Occupying an existing residence on a recently zoned commercial property would not detrimentally affect the subject property or the properties surrounding the subject property as long as the use of the residence is related to the business on the property. The granting of this Conditional Use Permit would not be inconsistent with the goals and objectives for a residential use set forth in the Unified Development Order.

RECOMMENDATION

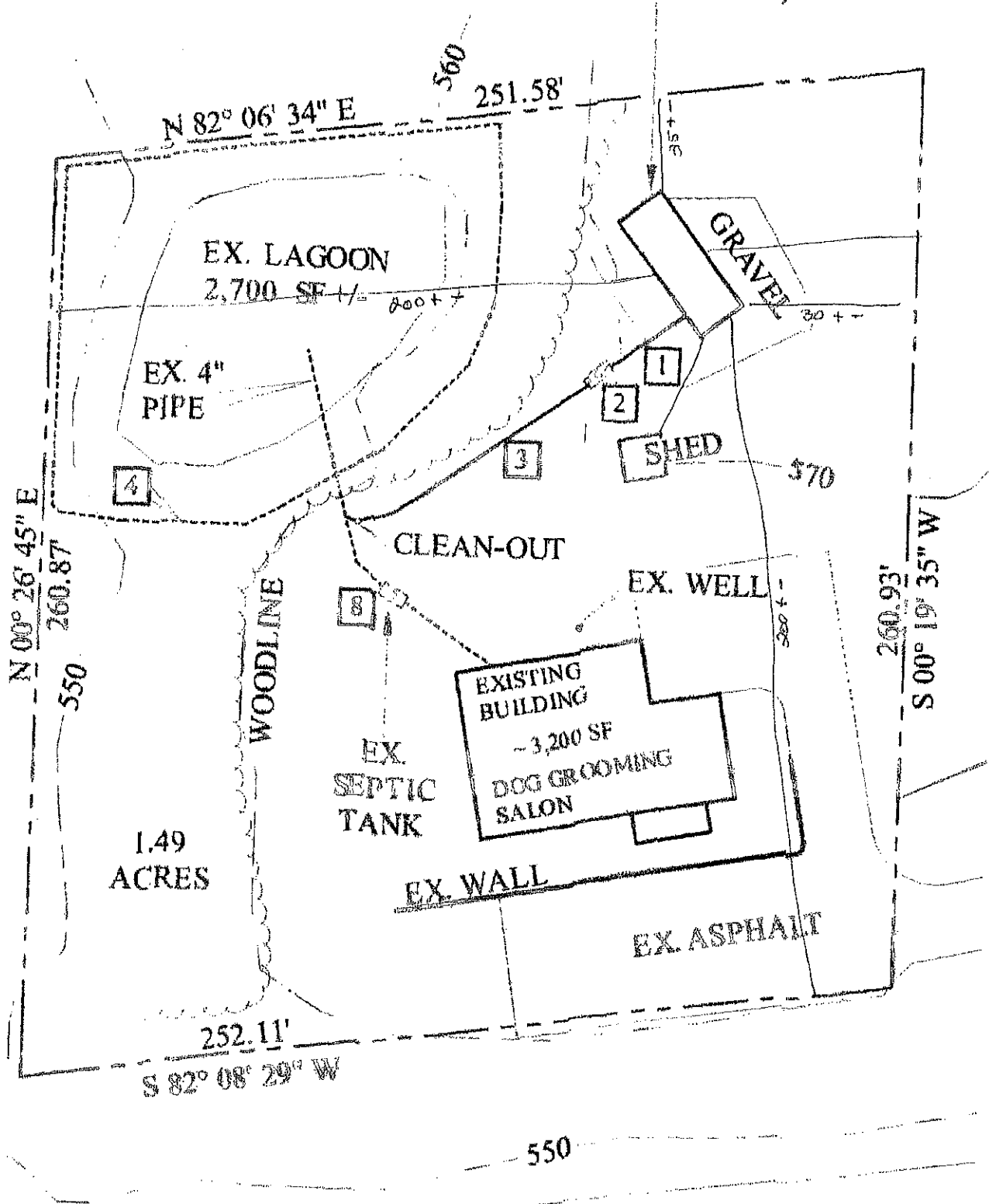
Staff recommends the following conditions if approved:

1. A building permit is required for the proposed home and it shall meet all applicable building codes for a single-family home. A manufactured home shall not be permitted on the property.
2. The conditional use permit will expire should the land use change from what is being proposed in petition CU23004.
3. The residence may only be occupied by the owner or an employee of the business on the property. The residence shall not be rented, leased to or occupied by anyone not affiliated with the business.

APPENDIX

SUPPLEMENTAL EXHIBITS

PROPOSED PORTABLE
WOOD BUILDING 15' x 40'
(ONE BEDROOM)



STATE HIGHWAY 67