

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, March 14, 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 22, 2024
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consideration
 - A. PC24005
A Request for A Zone Change and Development Plan for parcel 03-5.0-15.0-2-001-007.07., located at 6713 Bridle Trail Lane, High Ridge, in High Ridge Township and Council District #1, from Single-Family Residential (R-40) Zone District to Planned Commercial (PC) Zone District and Development Plan approval for Davis Development. (WITHDRAWN)
 - B. PC24006
A Request for A Zone Change and Development Plan for parcel 09-3.0-08.0-1-001-112., 09-3.0-08.0-1-001-113., 09-3.0-08.0-1-001-114., Located at 5218 US Highway 61/67, Imperial, in Windsor Township and Council District #3, from Single-Family Residential (R10) Zone District and Non- Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Above and Below.
 - C. CU24007
A Request for a Conditional Use Permit for parcel 02-6.0-24.0-1-001-001.01., located at 1776 Cecos Lane, Arnold, in Windsor Township and Council District #2, for a Telecommunications Tower in a Large Lot (LR-2) Zone District.
 - D. PC24008
A Request for a Zone Change and Development Plan for parcels 02-6.0-14.0-2-001-057., 02-6.0-14.0-2-001-060., located at 239 Schneider Drive and 2591 Mo Highway 141, Fenton, in Rock Township and Council District #2, from Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan approval of Storage Partners.
- 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: PC24006

APPLICATION (PROJECT) NAME: ABOVE AND BELOW

APPLICANT: ABOVE AND BELOW PROPERTIES LLC
2836 PLATTIN VIEW DR, FESTUS MO 63028

PROPERTY OWNER NAME: SAME AS APPLICANT

DESIGN PROFESSIONAL: GOVERO LAND SERVICES

REQUEST: A REQUEST FOR A ZONE CHANGE FROM NON-PLANNED COMMUNITY COMMERCIAL (CC-2) ZONE DISTRICT AND SINGLE-FAMILY RESIDENTIAL (R10) ZONE DISTRICT TO PLANNED COMMERCIAL (PC) ZONE DISTRICT AND DEVELOPMENT PLAN APPROVAL FOR ABOVE AND BELOW.

SITE LOCATION: 5218 US HIGHWAY 61-67

PARCEL/LOCATOR NUMBER: 09-3.0-08.0-1-001-112, 09-3.0-08.0-1-001-113, 09-3.0-08.0-1-001-114

EXISTING ZONING DISTRICT: NON-PLANNED COMMUNITY COMMERCIAL (CC2) AND SINGLE-FAMILY RESIDENTIAL (R10)

COUNCIL DISTRICT: 3

MASTER PLAN DESIGNATION: PRIMARY GROWTH AREA

DEVELOPMENT PATTERN; SUBURBAN DEVELOPMENT PATTERN

TOTAL SITE AREA: 5.77 ACRES, 1.62 ACRES TO BE REZONED AS INDICATED ON DEVELOPMENT PLAN

PUBLIC SERVICE AVAILABILITY: PWSD 10, ROCK CREEK PSD

EXISTING SITE CONDITIONS: EXISTING GRAVEL AREA

CASE MANAGER: RACHEL KRISPIN

MEETING DATE: MARCH 14, 2024

RECOMMENDATION: APPROVAL WITH CONDITIONS

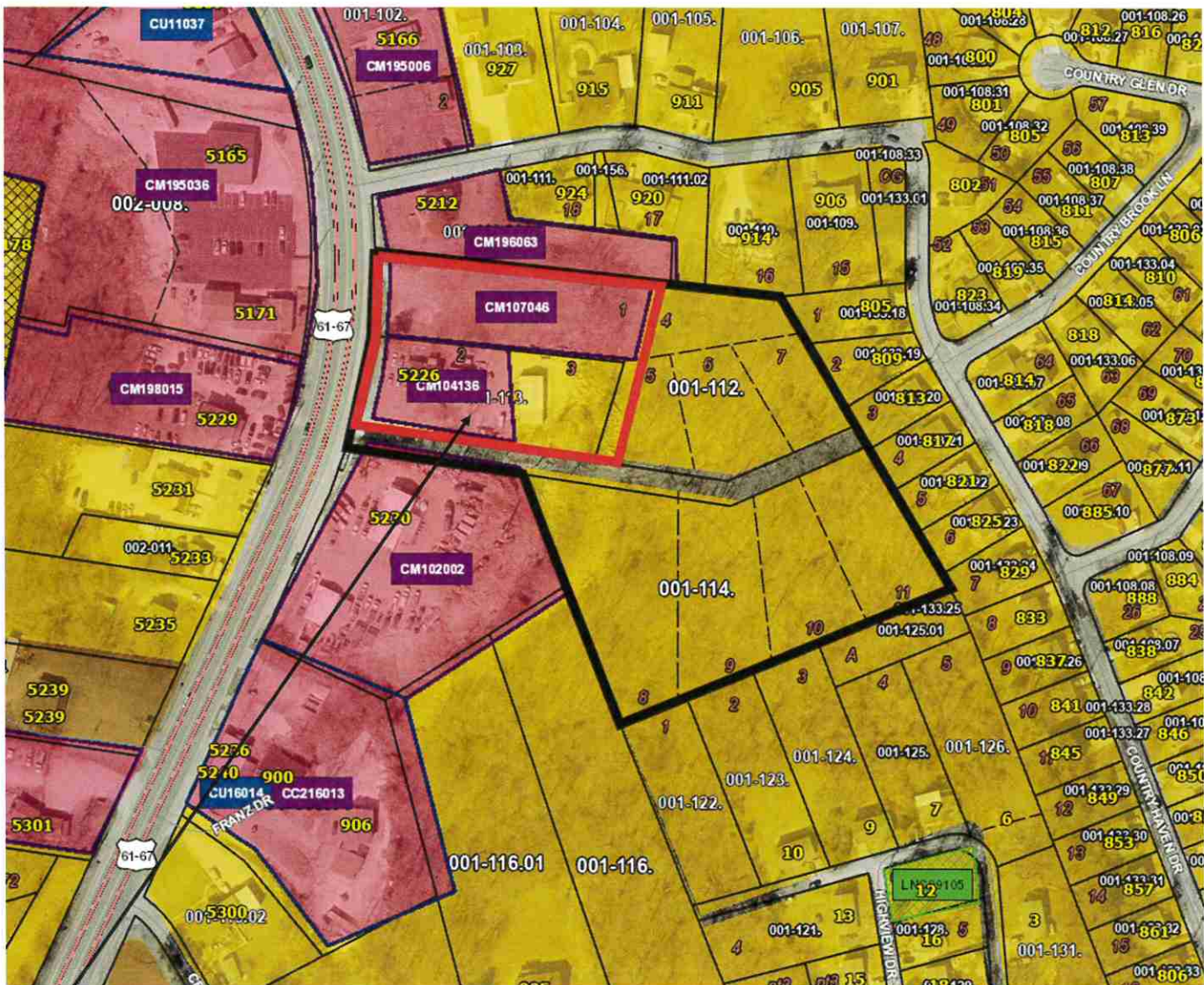
PROJECT & SITE LOCATION & EXISTING CONDITIONS

LOCATION: The portion of the subject property that is being requested to be rezoned is the area that is currently developed as a large gravel lot (a portion of 09-3.0-08.0-1-001-112 and the entirety of 09-3.0-08.0-1-001-113 as depicted on the development plan). There was previously a structure located within the area to be rezoned; however, said area has been cleared and is developed as a large gravel construction lay down area.

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

FRONTAGE: The property in question has frontage along US Hwy 61-67.

FIGURE 1 - SITE LOCATION



SITE

PROJECT & SITE LOCATION & EXISTING CONDITIONS

TOPOGRAPHY: The subject properties decrease in elevation towards the rear of the property. The area to be rezoned—where the gravel lot exists today—is fairly level.

FLOODPLAIN ISSUES/STREAM ORDERS: N/A

VEGETATIVE COVER/SCREENING: The area to be rezoned is completely clear of vegetation as there is a large gravel surface. The rear of the property has mature vegetation.

FIGURE 2 - SITE TOPOGRAPHY



SITE

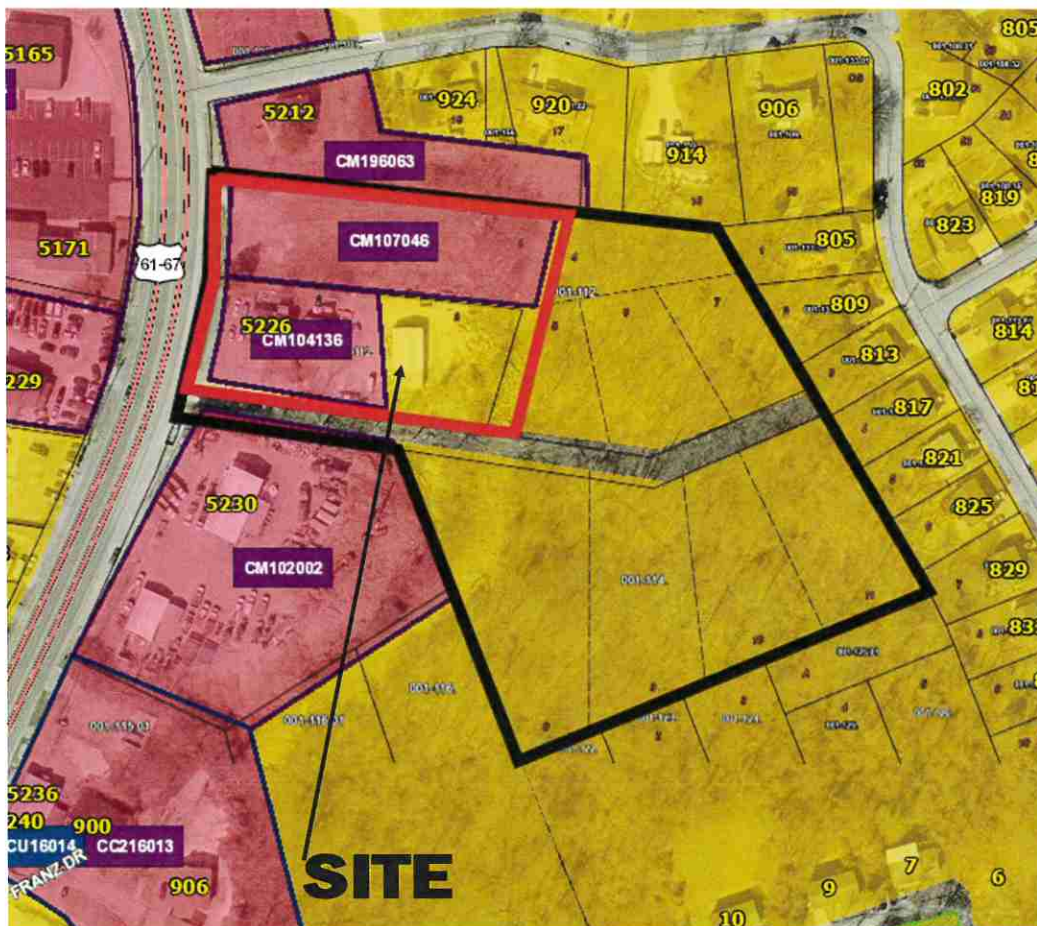
ADJOINING ZONING & LAND USES

ADJOINING ZONING & LAND USES: The subject property is located off US Hwy 61-67 in Imperial. Along US Hwy 61-67 is mainly commercial; however, behind the subject properties consists of residential zoning and uses.

EXISTING CONDITIONS MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Developed	CC2	Developed commercial
East	Residential	R10	Single-family residential
South	Commercial	CC2	Developed commercial
West	Commercial	CC2	Developed commercial

FIGURE 3 - EXISTING ZONING



BACKGROUND

The area to be rezoned is developed with a large gravel contractor lay down area. The property owner has previously utilized the gravel area as employee and equipment parking. The development plan submitted seeks to utilize the area as construction contractor (with machinery, equipment and storage) storage and lay down area. There is no indication of employee vehicle parking on the submitted development plan.

DEVELOPMENT PLAN

The submitted development plan shows the following:

- ⇒ Gravel area for equipment and storage
- ⇒ Existing five (5) foot chain-link fence along the frontage of US Hwy 61-67
- ⇒ Retaining wall along the northern property line
- ⇒ Six (6) foot chain-link fence in the rear of the developed area
- ⇒ Landscaping along the road frontage, as well as in the rear
- ⇒ Rear of the subject properties to remain residentially zoned and undeveloped

MODIFICATION REQUESTS

The petitioner is requesting two (2) modifications. They include:

- ⇒ Section 400.2620—Driveway Requirements—Corner Clearance

The petitioner is requesting relief from the requirement of 125' offset from other driveways.

The UDO required corner clearance cannot be met at any location on the site due to existing adjacent and opposite driveways.

Staff recommends **Approval** of this requested modification.

- ⇒ Section 400.4750—Minimum Screen Requirements

The petitioner is seeking relief from the high impact screening buffer requirement between the proposed "PC" zone district and the "R10" zone district in the rear of the properties. The petitioner stated topographical elevations and an existing high pressure gas main as challenges to meet this requirement.

Staff recognizes the elevation changes, as the property slopes downwards—which may make a high impact screen ineffective. However, there are single-family residences located within the immediate area, as well as the rear portion of the subject properties that is zoned residential.

Staff recommends **Approval with Conditions** of the requested modification. The conditions shall include:

- ⇒ High impact screening shall be installed if the residential portion of the properties were to ever be developed.
- ⇒ High impact screening shall be installed if any clearing or tree removal occurs in the rear residentially zoned portion of the subject properties (includes the rear of parcels 09-3.0-08.0-1-001-112 and 09-3.0-08.0-1-001-114).

CRITERIA FOR CONSIDERATION

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 subject property is located in the Primary Growth Area of the Official Master Plan. The petitioner is seeking a rezoning and development plan for a portion of the subject properties to allow for construction contractor (with machinery, equipment and storage).

The following criteria are to be utilized when considering a zone change and/or approval of a development plan in a planned district: (on the next page)

(Continued on page 10)

1. **The character of the neighborhood.** The character of the neighborhood is primarily commercial—given the road frontage along US Hwy 61-67, which is a highly traveled roadway and commercialized area of the County. It should be noted, though, the subject properties back up directly to single-family residential properties. As proposed on the development plan, a portion of Parcel No. 09-3.0-08.0-1-001-112 and the entirety of 09-3.0-08.0-1-001-114 are to remain residentially zoned and undeveloped. This could create a large buffer between the proposed development area and the existing residences.
2. **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.** The adjoining properties to the North and South, as well as across US Hwy 61-67 to the West, are zoned commercially. The properties along the northeastern and eastern property lines are zoned residentially. The proposed Planned Commercial zone district would be consistent and compatible with the properties located along US Hwy 61-67. The proposed zoning is not compatible with the residential properties that adjoin; however, a large portion of the subject properties is to remain undisturbed per the development plan—creating a large buffer from the different zone districts and land uses. It should be noted that while commercial zoning of the front area of the subject property is consistent with the area, the actual proposed use is not unless factors are employed to mitigate the incompatibility. Direct highway frontage property such as the subject property is most suitable for highly visible retail and service types of uses. The proposed use given the unsightly nature of outdoor contractor storage (as evidenced by the petitioner's property to the south) is not the most optimal use of property with direct highway frontage.
3. **The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.** This item of criteria should not be an issue given that public services are available.
4. **The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.** The present zoning of the property is reasonable and suited to the type of commercial development appropriate for property with direct highway frontage. As presently zoned, the site would allow for less-intense commercial uses, as well as single-family residential in the rear. (There are platted lots in the residential area currently). Due to the intended use of construction contractor (with machinery, equipment and storage), a rezoning to a planned district is required as it is a more intense commercial use than allowable in the Non-Planned Community Commercial "CC2" zone district that currently exists.
5. **The length of time, if any, the property has remained vacant as zoned.** The property is not currently vacant, as the gravel surface was constructed by the property owner. It does require a rezoning for the intended use, which is why this petition has been brought forward.
6. **The extent to which the proposed use will negatively affect the character of the property and neighboring property.** Given that the property is located within a highly commercialized portion of the County, commercial development is not likely to negatively affect the character of the neighboring properties along US Hwy 61-67. However, the specific use proposed by petitioner is not the best commercial use of the property and could likely negatively impact the character of the neighborhood unless mitigation measures are employed.
7. **The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.** Intense commercial use like an outdoor contractor storage and equipment lay down area may detrimentally affect neighboring properties. This use is not compatible with residential uses and could prevent the development of more appropriate retail and service oriented uses within area.
8. **The extent to which the proposed use will adversely affect the capacity or safety of the portion of the street network impacted by the use or present parking problems in the vicinity of the property.** There will not likely be any adverse affects to the street network as US Hwy 61-67 is a heavily traveled roadway currently. As shown on the development plan, all storage of equipment and machinery will be located within a fenced-in area. At one point, the property was being utilized for employee vehicle parking. This use was not depicted on the development plan, therefore, is not allowed.

9. 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. Storm water detention will be required.
10. The impact the propose use has on achieving the goal of economic diversity in the community. This is difficult to determine at this point in the process.
11. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this UDO. The plan, and the requested modifications in accordance with this application, make an effort to meet the standards set forth by the UDO. Conditions of approval to the requested modification in regard to screening and buffering should be taken into consideration.
12. The extent to which public facilitates and services are available and adequate to meet the demand for facilities and services generated by the proposed use. Public facilities are available to this property, so this is not a point of concern.
13. The gain, if any, to the public health, safety and welfare due to approval of the application as compared to the hardship imposed on the landowner, if any, as a result of denial of the application. There is little, if any, gain to public health, safety and welfare of the community.

RECOMMENDATION

Staff recommends **Approval with conditions** of PC24006, a request for a zone change on a portion of the subject properties from Non-Planned Community Commercial CC2 zone district and Single-Family Residential R10 zone district to Planned Commercial PC zone district and development plan approval for Above and Below, in accordance with the following modifications, conditions of approval, regulatory requirements and departmental comments.

MODIFICATION RECOMMENDATIONS

Staff recommends **Approval** of the requested modification to Section 400.2620—Driveway Requirements—Corner Clearance.

Staff recommends **Approval with Conditions** of the requested modification to Section 400.4750—Minimum Screen Requirements:

- ⇒ High impact screening shall be installed if the residential portion of the properties were to ever be developed.
- ⇒ High impact screening shall be installed if any clearing occurs in the rear of the subject properties (includes the rear of parcels 09-3.0-08.0-1-001-112 and 09-3.0-08.0-1-001-114).

RECOMMENDED CONDITIONS/COMMENTS IF APPROVED

Conditions of Approval

The existing fence along the frontage of US Hwy 61-67 shall be removed from MoDOT right-of-way.

A six-foot tall (6ft), sight-proof fence constructed of 100% opaque vinyl shall be erected along the entire frontage of the property in order to screen the outdoor storage from the highway. In addition, a sight-proof fence of the same height and material shall be installed along the northern property line and shall extend back to the point where the newly proposed Planned Commercial zoning designation ends.

A Site Development Plan shall be submitted to the Jefferson County Planning Division in accordance with the Unified Development Order (UDO) of Jefferson County.

A copy of the approved Development Plan incorporating any conditions and approved modifications shall be attached to each set of Site Development plans submitted.

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 site.

If more than one (1) acre of land is being disturbed, the proposed development will require a Jefferson County Land Disturbance Permit.

No Solid Waste may be stored on the property.

PERMITTED USES: Land uses shall be permitted per the approved Development Plan:

⇒ Construction contractor (with machinery, equipment and storage)

FLOOR AREA, HEIGHT, AND OTHER BUILDING REQUIREMENTS:

⇒ Maximum Density: 1.0 FAR

⇒ Maximum Structure Height: 70 feet (although not applicable as there are no structures proposed with this application)

SITE DEVELOPMENT:

Required Yards:

⇒ Front Yard – 20 feet from a major street and 15 feet from a County-maintained street;

⇒ 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.

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.

1. It is staff's understanding that the existing platted road will remain. The existing platted lots must be consolidated through a boundary adjustment plat.

2. Pavement:

An entrance permit is required for access onto a state road from MoDOT. No plan approval will be given until a MoDOT permit has been issued and submitted to Planning for review.

Sight distance:

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).

The engineer shall submit sight distance profiles showing that the required sight distance is met.

The engineer shall identify the clearance at the most restrictive point on the profiles.

Any vegetation or obstructions of any sort in the line of sight must be identified.

Driveway entrances (within state ROW):

Pavement thickness shall provide 6" PCC/4" rock base (or 2" Type C Asphaltic Concrete/5" Type X Asphaltic Concrete/4" rock base).

The entrance width shall be provided from the street into the site for a throat length of 60' in non-residential and multi-family developments within 400vpd or more.

Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 36'-54' (medium volume/non-residential driveways).

Parking areas:

Contractor storage yards must provide an 8" rock base minimum.

Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-way).

Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).

Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if one side).

Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one side).

No parking space shall be located within the entrance throat.

Lighting shall conform to UDO Section 400.2460

A streetlight is required at the intersection with the state highway.

Detention:

Stormwater detention is *required* for this development. It does not meet any of the allowed exceptions in Division 4, Section 400.5560, D-4. Stormwater shall be detained and released at a rate not to exceed the release rate from this 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.

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.

Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.

Roadside ditches/swales may be used only if all lots are over 2 acres in size.

Walls:

Any wall over 6' requires a permit from the Code Enforcement Division.

Provide details for walls which are under 6' in height.

APPENDIX

SUPPLEMENTAL EXHIBITS

GOVERO

Land Services

SURVEYING * ENGINEERING

**5929 Old State Road
Imperial, MO 63052
(636) 464-9380**

DATE: January 23, 2024

TO: Jefferson County Planning

RE: Development Plan
Above & Below
GLS Job No. 00043D

FROM: Govero Land Services

Above and Below wants to use the property at 5218 and 5226 US Highway 61-67 in Imperial as a construction contractor area for machinery, equipment, and storage. Only the area adjacent to US Highway 61/67 was developed since the site was originally platted in 1960. The undeveloped area east of the gas transmission main will remain undeveloped because the existing terrain creates access issues and the need to protect the large diameter gas transmission main.

The following deviations are requested to support the project:

Section 400.2620 Driveway Requirements-Corner Clearance

Relief from the desired 125-foot corner/clearance offsets with adjacent driveways is requested due to the existing condition of the site and adjacent developments.

Section 400.4750 – Minimum Screen Requirements

Request relief from high density buffer screening requirements because of the topographical elevations and existing high pressure gas main. Neither a vegetative screen nor fence should be provided adjacent to the gas transmission pipeline due to safety concerns. Vegetation is being provided at the top of the slope where it will be more effective with screening the improved area from the adjacent residential property.

PETITION NUMBER: CU24007

APPLICATION (PROJECT) NAME: CECOS LANE

APPLICANT: KGI WIRELESS

805 LAS CIMAS PKWY, AUSTIN, TX 78746

PROPERTY OWNER NAME: CECOS LANE LLC

DESIGN PROFESSIONAL: KGI WIRELESS INC,

REQUEST: CONDITIONAL USE PERMIT FOR A TELECOMMUNICATIONS TOWER IN AN
LARGE LOT RESIDENTIAL (LR2) ZONE DISTRICT

SITE LOCATION: 1780 CECOS LANE, ARNOLD, MO 63010

PARCEL/LOCATOR NUMBER: 02-6.0-24.0-1-001-001.01

EXISTING ZONING DISTRICT: LR2

COUNCIL DISTRICT: 2

MASTER PLAN DESIGNATION: PRIMARY GROWTH AREA

DEVELOPMENT PATTERN; SUBURBAN DEVELOPMENT PATTERN

TOTAL SITE AREA: 34.08 ACRES

PUBLIC SERVICE AVAILABILITY: NA

EXISTING SITE CONDITIONS: EXITING COMMERCIAL DEVELOPMENT (MINING)

CASE MANAGER: JOSH JUMP/PLANNER II

MEETING DATE: MARCH 4,2024

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT & SITE LOCATION & EXISTING CONDITIONS

TOPOGRAPHY: The parcel exhibits some rather intense topography

FLOODPLAIN ISSUES/STREAM ORDERS: N/A

VEGETATIVE COVER/SCREENING: The site is partially cleared of vegetation, with the exception of an existing tree line along property lines adjoining the southern and eastern parcels.

FIGURE 2 - SITE TOPOGRAPHY



SITE

ADJOINING ZONING & LAND USES

ADJOINING ZONING & LAND USES: The subject property is located just off State Highway 141 and Cecos Lane, which has a combination of existing residential and commercial zoning.

EXISTING CONDITIONS MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Commercial Use/Meramec River	LR2	Property appears to be developed as access to Commercial mining Facility
East	Commercial/Industrial Use	LR2/PI	Mining and a Dwelling in PI Zone District as well as Commercial Use in PI
South	Residential	R7	Residentially Developed
West	141/ Residential Zoning Across the Highway	R10 (Across the Highway)	Property appears to be undeveloped and some developed residential

FIGURE 3 - EXISTING ZONING

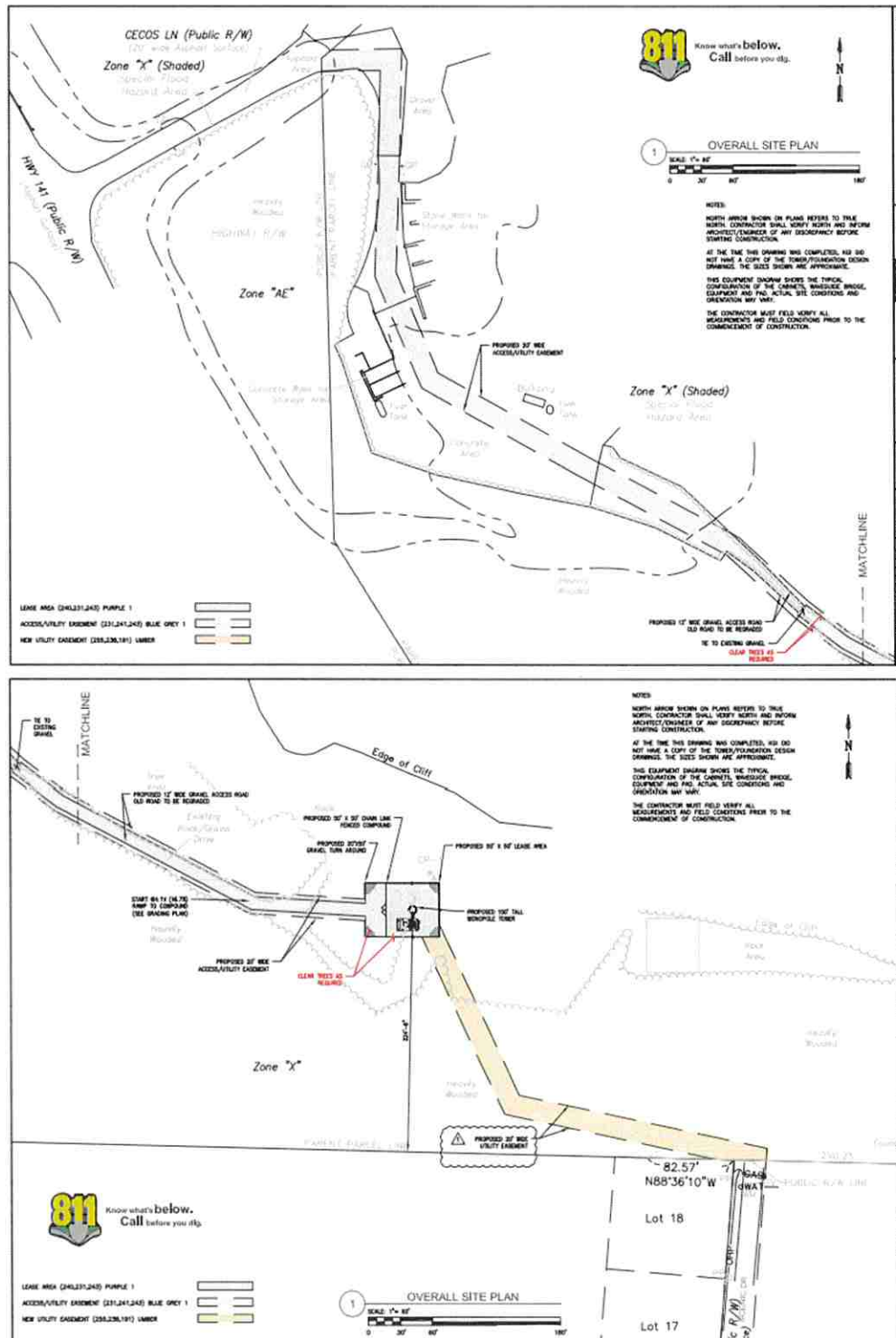


SITE

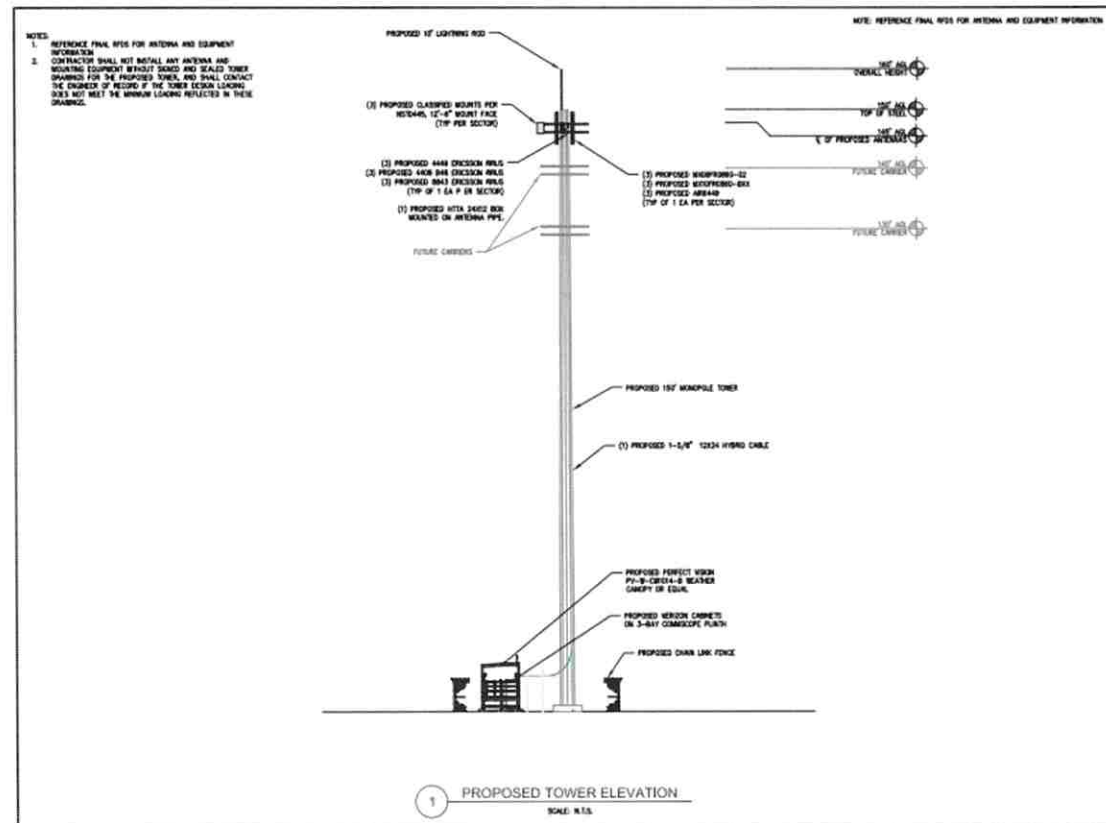
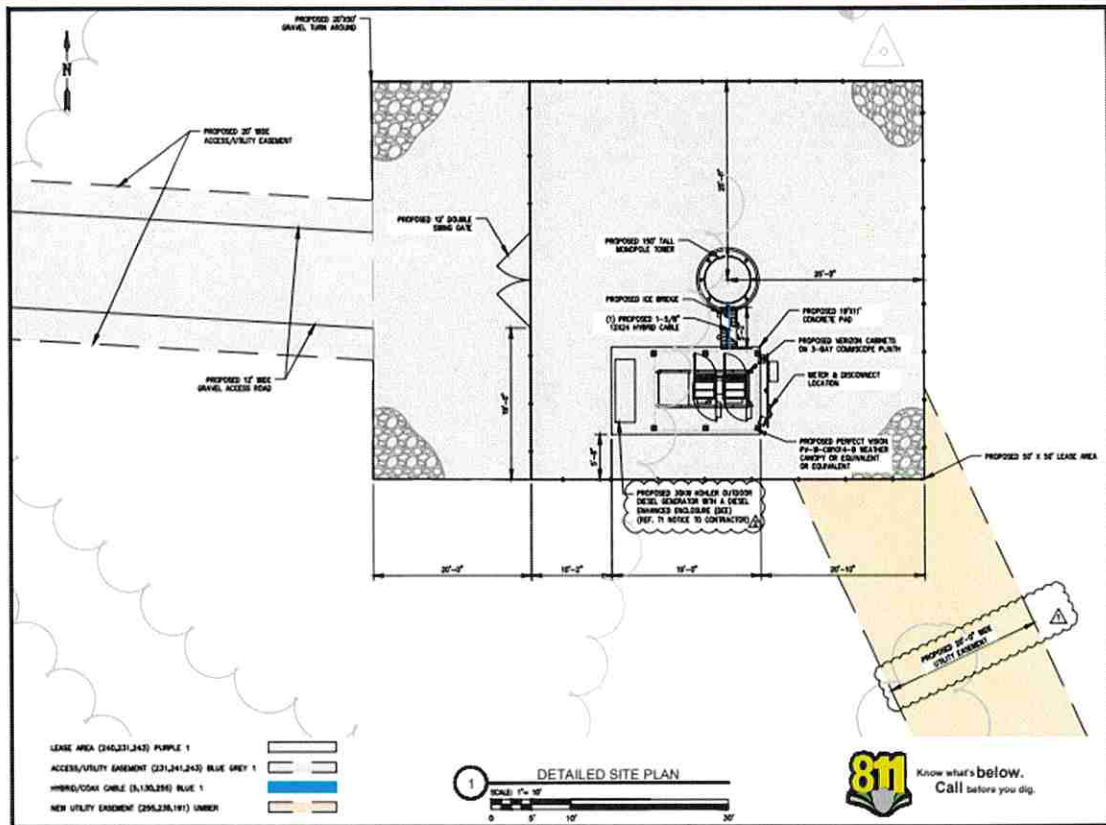
SUBMITTED PLAN

The submitted plan shows the following:

- ⇒ Existing Roadways /Proposed Roadways
- ⇒ The proposed 150' Monopole Tower



SUBMITTED PLAN



OFFICIAL MASTER PLAN

Petitioner's Request

The petitioner is seeking approval of a Conditional Use Permit for a 150' Monopole Tower, requiring the use of a 50' x 50' lease area of the 34.08-acre property. This request is being reviewed under the Unified Development Order (UDO) of Jefferson County adopted April 2, 2008, as amended.

Official Master Plan

This subject property is located in the Primary Growth Area of the County in the Master Plan. However, the development pattern is not particularly relevant to a Telecommunications Tower.

BASIC REQUIREMENTS

The requirements of Section 400.3300 of the Unified Development Order for Telecommunications Towers and Antenna Mounts are intended to establish general guidelines for the siting of telecommunications towers, and freestanding antenna mounts and antennas, for commercial wireless communications in any zone district. Staff has conducted an analysis of the proposed tower based on the requirements of Section 400.3300 of the Unified Development Order.

It is important to note that on August 28, 2014, Senate Bill No. 650 as passed by the Missouri General Assembly, became effective. Senate Bill No. 650 restricts the County's ability to regulate many aspects related to the construction and placement of telecommunications towers. Subsequently, the UDO was amended to remove any requirements that were inconsistent with Senate Bill No. 650.

According to the Federal Telecommunications Act of 1996 (SEC. 704) regarding the construction, placement, and modification of wireless service facilities, local government:

Regulations shall not prohibit or have the effect of prohibiting the provision of wireless service.

Regulations shall not unreasonably discriminate among providers of functionally equivalent services.

Shall act on duly filed requests within a reasonable period of time

Denial of requests shall be in writing, and supported by substantial evidence contained in written record.

May not regulate the facilities based on the environmental effects of radio frequency emissions to the extent the facilities comply with FCC regulations.

The FCC publication: A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance (2000) indicates if a cellular facility antenna is not mounted on a building and the antenna is at least 10 meters (33 feet) above ground level it is "highly unlikely" to cause radio frequency exposure in excess of the FCC's guidelines and is considered "categorically excluded" from evaluation of potential radio frequency exposure.

ANALYSIS

The Subject property is located in the Large Lot Residential (LR2) zone district. A telecommunications tower in this district requires a conditional use permit. A site development plan was submitted with the application showing a 150' tower, access drive, fencing, and the existing tree lines. While the site plan demonstrates compliance with most UDO requirements, the plan does not show any landscaping around the tower base and equipment compound that would screen these facilities from adjacent residential properties to the east and south. Pursuant to Section 400.3300(A)(6) of the UDO, a communication tower facility shall be landscaped with a buffer of plant materials that effectively screens the view of the communication tower base from adjacent residentially zoned or used property. Staff feels that existing tree cover screens the facility so long as the existing landscaping remains in a buffer of 20' minimum width around the outside the proposed lease area.

The UDO designates three separate setback requirements for any proposed tower. They are as follows: any tower must be setback the height of the tower from any dwellings not on the subject property and any adjoining properties zoned residentially, a tower must be setback from any property line the height of the tower less the maximum structure height permitted in that zone district, and finally a tower must be setback a distance equal to half the height of the tower from any residential, commercial, or industrial uses open to the general public. These setbacks appear to be met by the proposed tower in the proposed plan.

RECOMMENDATION

Staff recommends approval of CU24007 for a Telecommunications Tower 150-foot in height subject to the following conditions:

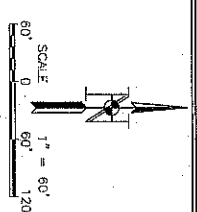
- The tower must meet the setbacks set forth by the UDO.
- The tower shall be designed, constructed, and placed in accordance with the application and the submitted development plan unless otherwise specified in these conditions.
- The communications tower shall not exceed a height of 150 feet.
- The tower shall be designed and constructed to accommodate no less than three (3) additional antennas.
- Access to the proposed tower site for construction of the tower and for any necessary ongoing maintenance by the users/providers that locate on the structure, shall be made using the proposed access road. No other access to the site shall be allowed.
- Clearing shall be limited to the area shown indicated in the development plan submitted.
- A fence not less than six foot in height and equipped with an appropriate anti-climbing device shall be provided around the tower and equipment.
- The existing wooded area shall remain in accordance with the site plan.
- If the existing wooded area is disturbed, evergreen trees shall be planted around the fence and shall be a minimum height of six (6) feet at planting along all sides of the compound area.
- Prior to the approval of the building permit, a letter from the Federal Aviation Administration indicating

that a study has been conducted for the proposed tower and that the proposed tower does not exceed obstruction standards and would not be a hazard to air navigation shall be on file with the Jefferson County Planning Division.

- No lighting shall be permitted except as required by the FAA.
- A recorded copy of all proposed access and utility easements shall be submitted to the Planning Division prior to the issuance of a Jefferson County Building Permit.
- Erosion and sediment control shall be in place during construction of the access road and tower. It shall remain in place and maintained until all disturbed land is restored.
- The tower shall comply with all other local, state, and federal requirements.
- Any generators installed at the tower site shall utilize sound attenuation equipment.

APPENDIX

SUPPLEMENTAL EXHIBITS

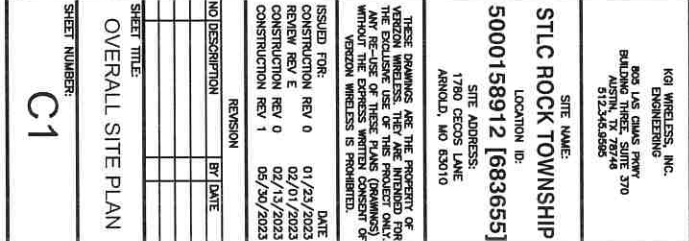
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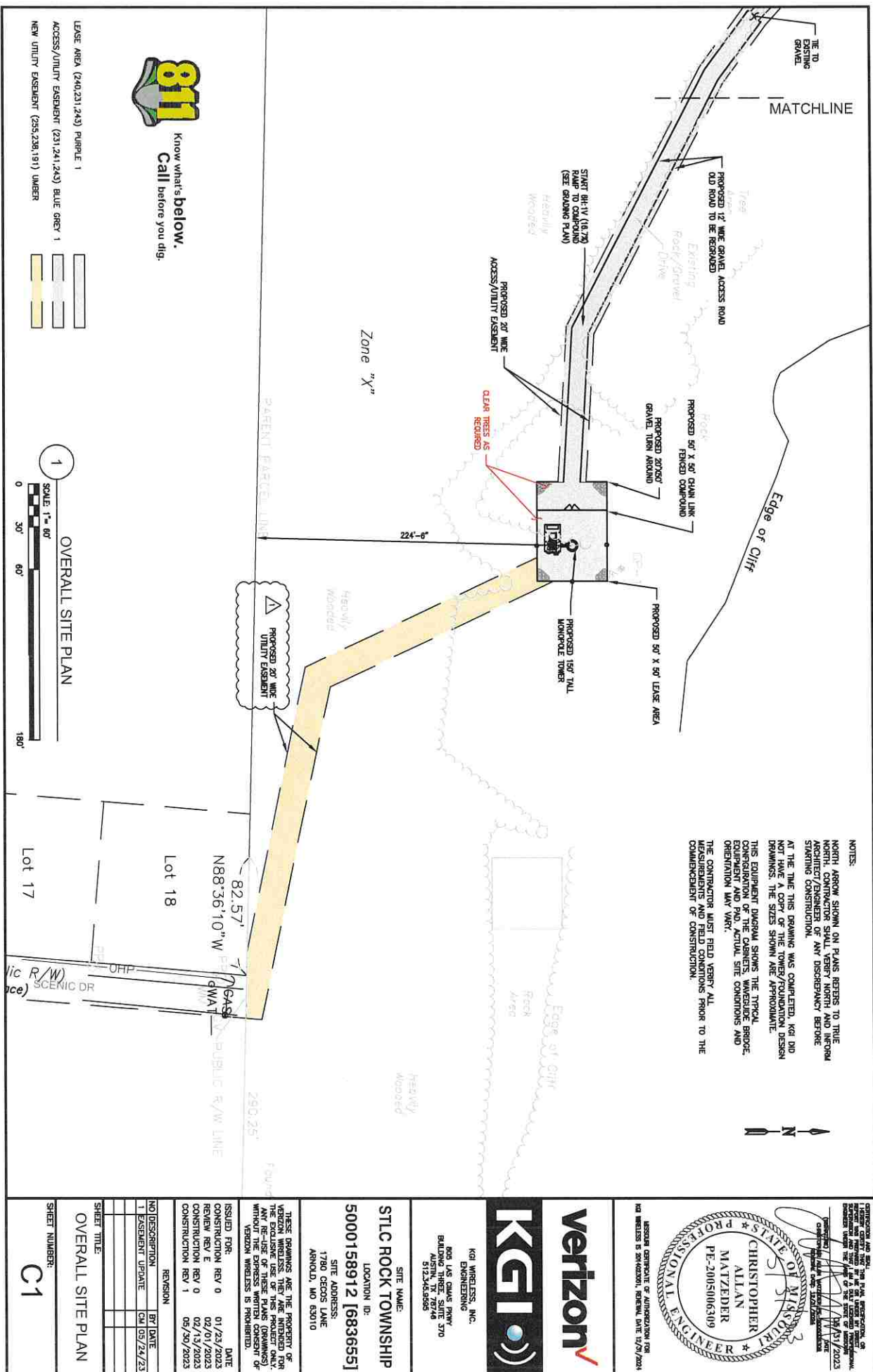
LA

LOVE, ACE & ASSOCIATES
Land Services • Land Planning
7150 Southwestern Energy
Way, Suite 100
Houston, Texas 77057
Phone: (281) 942-9907 Fax: (281) 942-9997

KGI

SAVER CORPORATION, B.F.





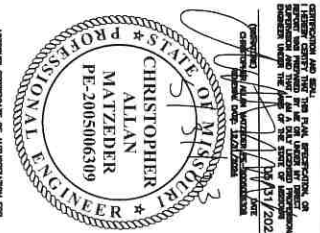
NOTES:

NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM ARCHITECT/ENGINEER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.

AT THE TIME THIS DRAWING WAS COMPLETED, KGI DID NOT HAVE A COPY OF THE TOWER/FOUNDATION DESIGN DRAWINGS. THE SIZES SHOWN ARE APPROXIMATE.

THIS EQUIPMENT DIAGRAM SHOWS THE TYPICAL CONFIGURATION OF THE CABINETS, WINDSHIELD BRIDGE, EQUIPMENT AND PNO. ACTUAL SITE CONDITIONS AND ORIENTATION MAY VARY.

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



LEGISLATIVE CERTIFICATE OF AUTHORIZATION FOR KGI WRITERS TO SURVEY, RECORD, DATE 11/29/2021



KGI WIRELESS, INC.
ENGINEERING
800 LAS CHALKS PKWY
BUILDING THREE, SUITE 370
AUSTIN, TX 78746
512-243-0888

SITE NAME:
STLC ROCK TOWNSHIP
LOCATION ID:
5000158912 [683655]

SITE ADDRESS:
1780 CEDARS BLVD
ARNOLD, MO 63010

THESE DRAWINGS ARE THE PROPERTY OF KGI WIRELESS, INC. AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF KGI WIRELESS, INC.

ISSUED FOR:
CONSTRUCTION REV 0 01/23/2023
REVIEW REV E 02/01/2023
CONSTRUCTION REV 0 02/13/2023
CONSTRUCTION REV 1 05/30/2023

NO DESCRIPTION BY DATE
1 EASEMENT UPDATE CM 05/24/23

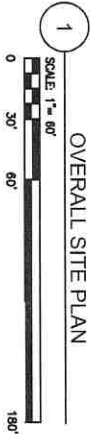
SHEET TITLE:
OVERALL SITE PLAN

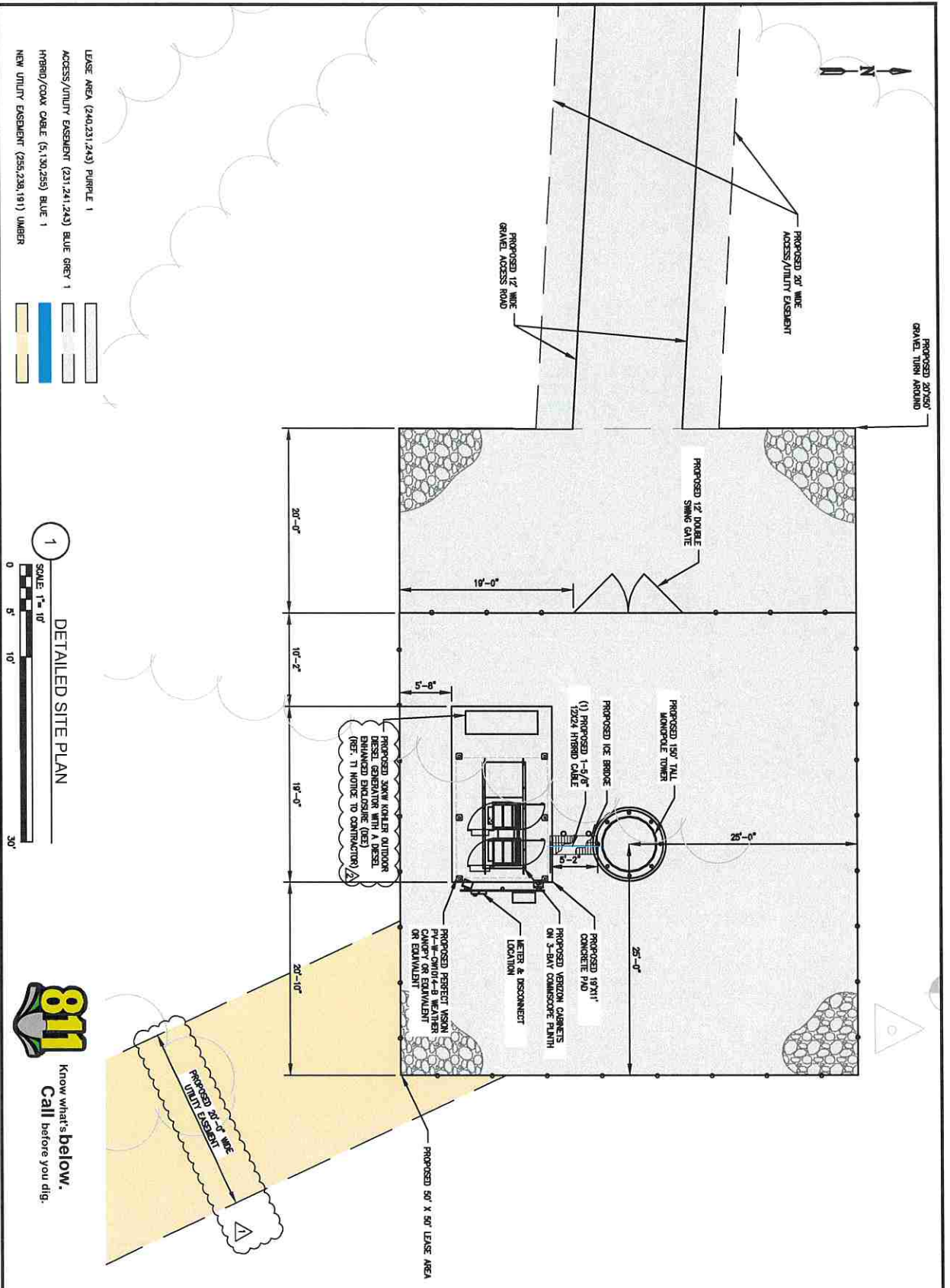
SHEET NUMBER:
C1



Know what's below.
Call before you dig.

LEASE AREA (240,231,243) PURPLE 1
ACCESS/UTILITY EASEMENT (231,241,243) BLUE GREY 1
NEW UTILITY EASEMENT (235,236,191) YELLOW





811
Know what's below.
Call before you dig.

STL ROCK TOWNSHIP LOCATION ID: 5000158912 [683655] SITE ADDRESS: 1780 CEDAR LANE, ARNOLD, MO 63010													
ISSUED FOR: REVIEW REV E 02/01/2023 CONSTRUCTION REV 0 02/13/2023 CONSTRUCTION REV 1 05/30/2023 CONSTRUCTION REV 2 12/11/2023	REVISION <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ESSENTIAL UPDATE</td> <td>CM</td> <td>03/24/23</td> </tr> <tr> <td>2</td> <td>REVISION CALCULATED</td> <td>DC</td> <td>12/11/23</td> </tr> </table>	NO	DESCRIPTION	BY	DATE	1	ESSENTIAL UPDATE	CM	03/24/23	2	REVISION CALCULATED	DC	12/11/23
NO	DESCRIPTION	BY	DATE										
1	ESSENTIAL UPDATE	CM	03/24/23										
2	REVISION CALCULATED	DC	12/11/23										
SHEET TITLE: DIMENSION & SITE PLAN SHEET NUMBER: C1A													

verizon

KGI WIRELESS, INC.
ENGINEERING
200 LAS CHAMPS DRIVE
BUILDING THREE, SUITE 370
AUSTIN, TX 78746
512.644.8880

KG I

STATE OF MISSOURI
M.H. CATALINA MARTINEZ
PE-2016011696
PROFESSIONAL ENGINEER

REGISTERED CONTRACTOR OF ADMINISTRATION FOR WIRELESS COMMUNICATIONS, DATE 12/29/2024



CERTIFICATION AND DECLARATION
 I HEREBY CERTIFY THAT I AM NOT UNDER ANY DIRECT
 REVENUE AND REVENUE TAX INVESTIGATION, PROSECUTION,
 SUIT, OR OTHER PROCEEDING BY THE IRS OR ANY OTHER
 AGENCY UNDER THE LAWS OF THE UNITED STATES OF AMERICA.
 05/31/2023
 DATE

INFORMATION

This is a Verizon Wireless
Antenna Site

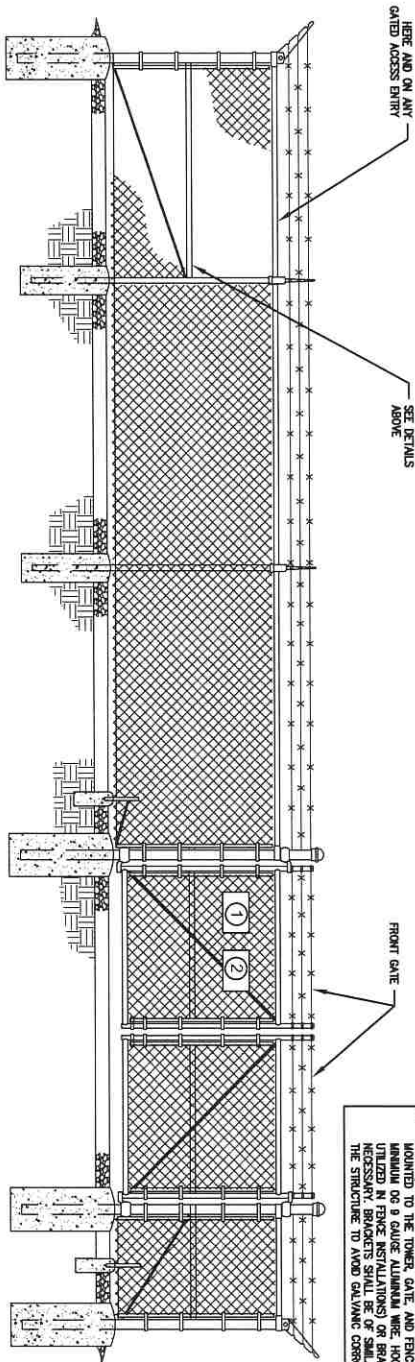
Site ID _____

For information, call:
800-264-6620

Verizon Wireless

② NOC INFORMATION SIGN
LOCATED ON:
—EQUIPMENT ENCLOSURE GATE

NOTE: REMOVE ADHESIVE VINYL SIGNS IF LOCATION ALLOWS FOR IT
METAL SIGN SPECIFICATIONS:
- UV RESISTANT FOR OUTDOOR USE
- ROUNDED CORNERS WITH PRE-DRILLED HOLES
- NO OFFICIAL, DATE REPORT HAS BEEN PROVIDED.
- SIGNAGE SHOWN IS APPROXIMATE. WILL VERIFY WHEN REPORT IS GIVEN.



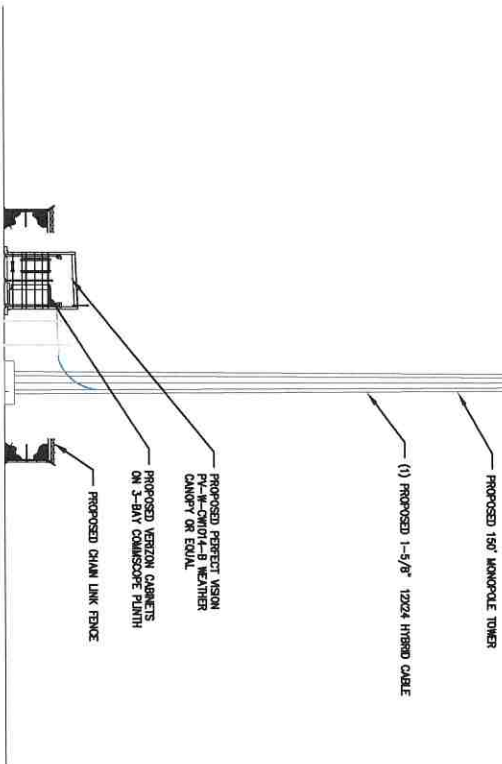
1. **SOURCE NOTES:**
SINGS SHALL BE FABRICATED FROM CORROSION RESISTANT
PRESSED METAL AND PAINTERS WITH LONG LASTING UV
RESISTANT COATINGS.

2. **SINGS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE**
MOUNTED TO THE TOWER, GATE, AND FENCE USING A
MINIMUM OF 4 GALVANNEUM WIRE, HOG RINGS (AS
UTILIZED IN FENCE INSTALLATIONS), OR BRACKETS WHERE
NECESSARY. BRACKETS SHALL BE OF SMALL METALS AS
THE STRUCTURE TO AVOID GALVANIC CORROSION.

2 SITE SIGNAGE FRONT GATE VIEW
SCALE: N.T.S.

[illegible]

-
- PROPOSED 10' LIGHTNING ROD
- PROPOSED CLASSIFIED MOUNTS PER NSTD445, 12'-6" MOUNT FACE (TYP PER SECTION)
- FUTURE CARRIERS
- PROPOSED 4448 ERICSSON BRUS
- PROPOSED 4408 B&B ERICSSON BRUS
- PROPOSED 86A ERICSSON BRUS (TYP OF 1 EA P BR SECTION)
- PROPOSED HTTA 24W12 BOX MOUNTED ON ANTENNA PIPE
- PROPOSED MOORE/ROBBO-02
- PROPOSED MOORE/ROBBO-80X
- PROPOSED AER448
- PROPOSED OF 1 EA PER SECTION
- FUTURE CARRIERS
- 130' AS
- 145' AS
- 160' AS
- OVERALL HEIGHT
- £ OF PROPOSED ANTENNAS
- TOP OF STEEL

[illegible]

1 PROPOSED TOWER ELEVATION
SCALE N.T.S.

THESE DRAWINGS ARE THE PROPERTY OF THE PROJECT OWNER AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE PROJECT OWNER. THE PROJECT OWNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.		DATE	
ISSUED FOR:	REV 0	01/23/2023	
CONSTRUCTION	REV 0	02/01/2023	
REVIEW REV E	REV 0	02/13/2023	
CONSTRUCTION	REV 0	02/13/2023	
CONSTRUCTION	REV 1	05/30/2023	
REVISION		BY	DATE
NO	DESCRIPTION		

TOWER ELEVATION

SHEET NUMBER: ANT1

[illegible]

KGI WIRELESS, INC.
ENGINEERING
805 LAS CIMAS PKWY
BUILDING THREE, SUITE 370
AUSTIN, TX 78746
512.345.9595

SITE NAME:
STLC ROCK TOWNSHIP

LOCATION ID:
5000158912 [683655]

SITE ADDRESS:
1780 CECOS LANE
ARNOLD, MD 63010

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

ISSUED FOR:	DATE
CONSTRUCTION REV 0	01/23/2023
REVIEW REV E	02/01/2023
CONSTRUCTION REV 0	02/13/2023
CONSTRUCTION REV 1	05/30/2023

SHEET TITLE: ANTENNA INFORMATION

ANT2



- NOTES:
1. ALL VERIZON PROPOSED ANTENNAS WILL BE MOUNTED TO PROPOSED ANTENNA PIPE MOUNT WITH INCLUDED HARDWARE.
 2. CONTRACTOR TO VERIFY RRU'S MAY BE MOUNTED ON SECTOR ARMS.

DESCRIPTION	FURNISHED BY	INSTALLED BY
ANTENNA PPE MOUNTS	CONTRACTOR	CONTRACTOR
USE CLOSURES	CONTRACTOR	CONTRACTOR
TOE BOARD	CONTRACTOR	CONTRACTOR
TOWER BLISS BARS	CONTRACTOR	CONTRACTOR
ANTENNAS	VERTICAL WIRELESS	CONTRACTOR
HYBRID	CONTRACTOR	CONTRACTOR
ENTRY POINT	CONTRACTOR	CONTRACTOR
GROUND RIS	CONTRACTOR	CONTRACTOR
PPE CONNECTORS	CONTRACTOR	CONTRACTOR
HAZARD RIS	CONTRACTOR	CONTRACTOR
DC BLOCKS	CONTRACTOR	CONTRACTOR
DOOR LOCKS	VERTICAL WIRELESS	CONTRACTOR
HYBRID ATTACHMENT	VERTICAL WIRELESS	CONTRACTOR
TO TOWER HARDWARE	CONTRACTOR	CONTRACTOR

EACH TRANSMISSION LINE SHALL BE COLOR CODED WITH COLORED TAPE OR COLOR CODED CLIPS FOR THE SECTOR AND TECHNOLOGY IT IS PROVIDING, PER THE FOLLOWING:

TECHNOLOGY: NUMBER OF TAPE RINGS FOR RXTX (IE RXTX AHS = 4 PURPLE TAPE RINGS)

700 LIT - ORANGE	SECTOR: ALPHA SECTOR - RED
800 LIT - BROWN	BETA SECTOR - BLUE
1900 PCS LIT - YELLOW	GAMMA SECTOR - GREEN
2100 AHS - PURPLE	

1. CONTRACTOR IS TO VERIFY THE ANTENNA LAYOUT WITH THE RF ENGINEER'S MOST RECENT RF DESIGN.
2. CONTRACTOR IS TO SET UP ANTENNA WITH THE RF ENGINEERING AND LINE SHEET.
3. CONTRACTORS SHALL BE DESIGNATED FROM RIGHT TO LEFT, FACING THE ASSEMBLY FROM THE GROUND.
4. LEFT TO RIGHT FACING THE BACK OF THE ANTENNA.
5. THE OTHER MOST ANTENNAS ON EACH FACE SHALL BE DESIGNATED AS THE REVERSE ANTENNAS.
6. THE INNER ANTENNAS SHALL BE DESIGNATED AS THE TRANSIT.
7. CONTRACTOR SHALL INSTALL INTERMEDIATE COAXIAL PLATED GROUND BARS AT 75' INTERVALS STARTING FROM THE ANTENNA CEMENTED DOWN ON SELF-SUPPORT AND GATED TOWERS.
8. CONTRACTOR SHALL FIELD VERIFY THE EXACTLY MATCH IF THEY ARE REQUIRED FOR THE OPERATION.
9. COAXIAL CABLES TO BE SUPPORTED EVERY 3'-0" ON PLATFORM WITH STAINLESS STEEL HANGERS.
10. EACH COAX SHALL BE SUPPORTED WITH COULMAN GRIP (CREEPER PLEIST GRIP) HANG FROM A 4'-HOOK AT TOP OF TOWER, (10' ABOVE FOR LATTICE TOWER).
11. CONTRACTOR SHALL USE LOW PPM DEVICES WITHIN 10' OF ANTENNAS WHERE EXTERNAL PPM CAN INTERFERE WITH WIRELESS SIGNAL RECEPTION.

PETITION NUMBER: PC24008

APPLICATION (PROJECT) NAME: A1 LOCKER RENTAL SELF STORAGE

APPLICANT: STORAGE PARTNERS I LLP
300 SCHNEIDER DRIVE, FENTON MO 63026

PROPERTY OWNER NAME: SAME AS APPLICANT

DESIGN PROFESSIONAL: DOERING ENGINEERING, INC.

REQUEST: A REQUEST FOR A ZONE CHANGE FOR TWO PARCELS FROM NON-PLANNED COMMUNITY COMMERCIAL (CC-2) ZONE DISTRICT TO PLANNED COMMERCIAL (PC) ZONE DISTRICT AND DEVELOPMENT PLAN APPROVAL FOR A1 LOCKER RENTAL SELF STORAGE.

SITE LOCATION: 239 SCHNEIDER DR AND 2591 STATE RT 141

PARCEL/LOCATOR NUMBER: 02-6.0-14.0-2-001-057 & 02-6.0-14.0-2-001-060

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

COUNCIL DISTRICT: 2

MASTER PLAN DESIGNATION: PRIMARY GROWTH AREA

DEVELOPMENT PATTERN; SUBURBAN DEVELOPMENT PATTERN

TOTAL SITE AREA: 2.46 ACRES

PUBLIC SERVICE AVAILABILITY: PWSD 03, NORTHEAST PSD

EXISTING SITE CONDITIONS: DEVELOPED SELF STORAGE, UNDEVELOPED

CASE MANAGER: RACHEL KRISPIN

MEETING DATE: MARCH 14, 2024

RECOMMENDATION: APPROVAL

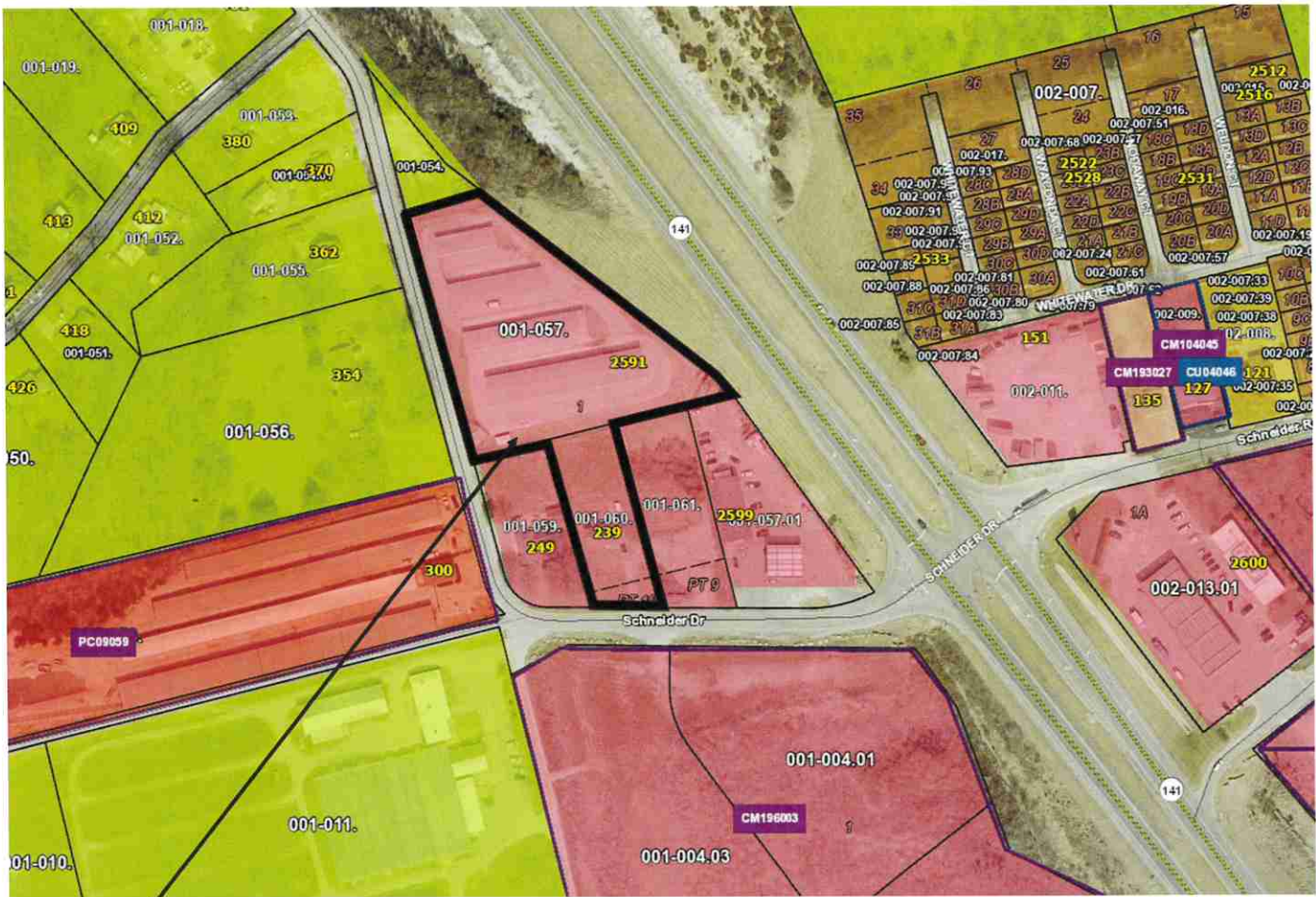
PROJECT & SITE LOCATION & EXISTING CONDITIONS

LOCATION: A portion of the site is currently developed as a mini self-storage facility (located at 2591 State Rt 141). The other property petitioned to be rezoned (239 Schneider Dr) is undeveloped. It appears, based on previous aerals, a residence used to be located on the property. The property is now vacant.

According to FEMA's Flood Rate Insurance Maps, a portion of the property sits within the floodplain. No stream orders traverse the property.

FRONTAGE: The property in question has frontage along State Rt 141 and Schneider Dr.

FIGURE 1 - SITE LOCATION



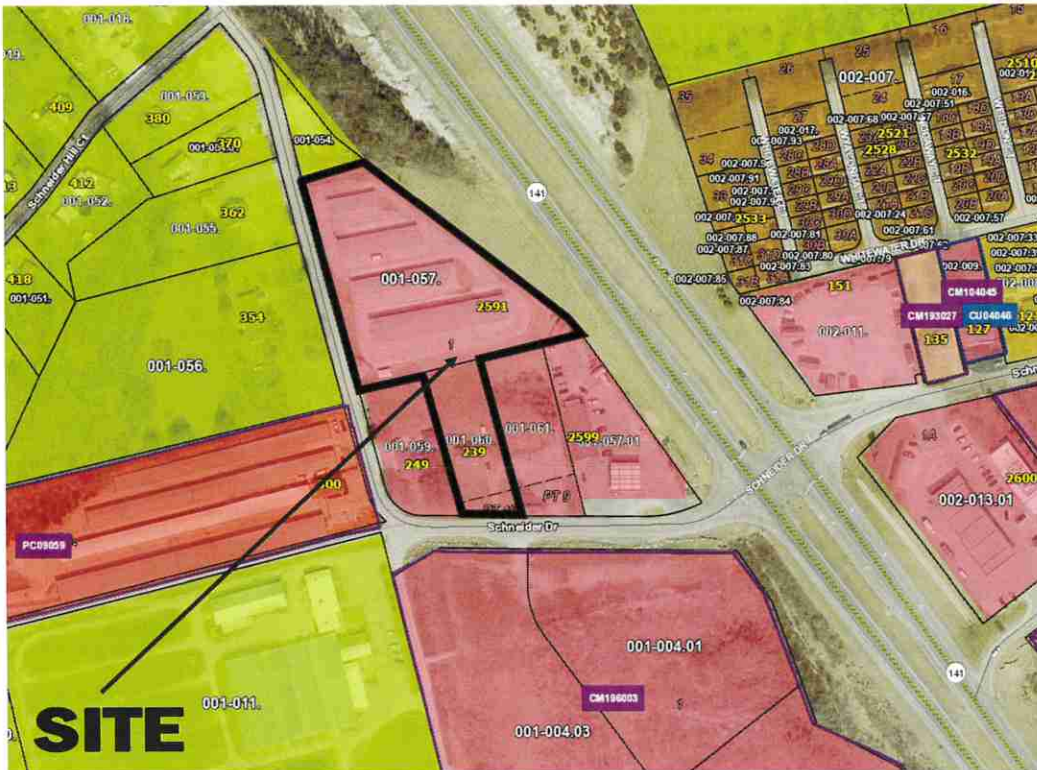
SITE

ADJOINING ZONING & LAND USES

ADJOINING ZONING & LAND USES: The subject property is located just off Schneider Dr in Fenton. This location is surrounded by mainly commercial uses, as well as residential located beyond the subject property.

EXISTING CONDITIONS MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Undeveloped	R40	Undeveloped, vacant land
East	Residential, Commercial	PR2, CC2	Multi-family development, Commercial
South	Commercial	CC2	Developed gas station
West	Residential, Commercial	CC2, PC, R40	Single-family residence, mini-storage

FIGURE 3 - EXISTING ZONING

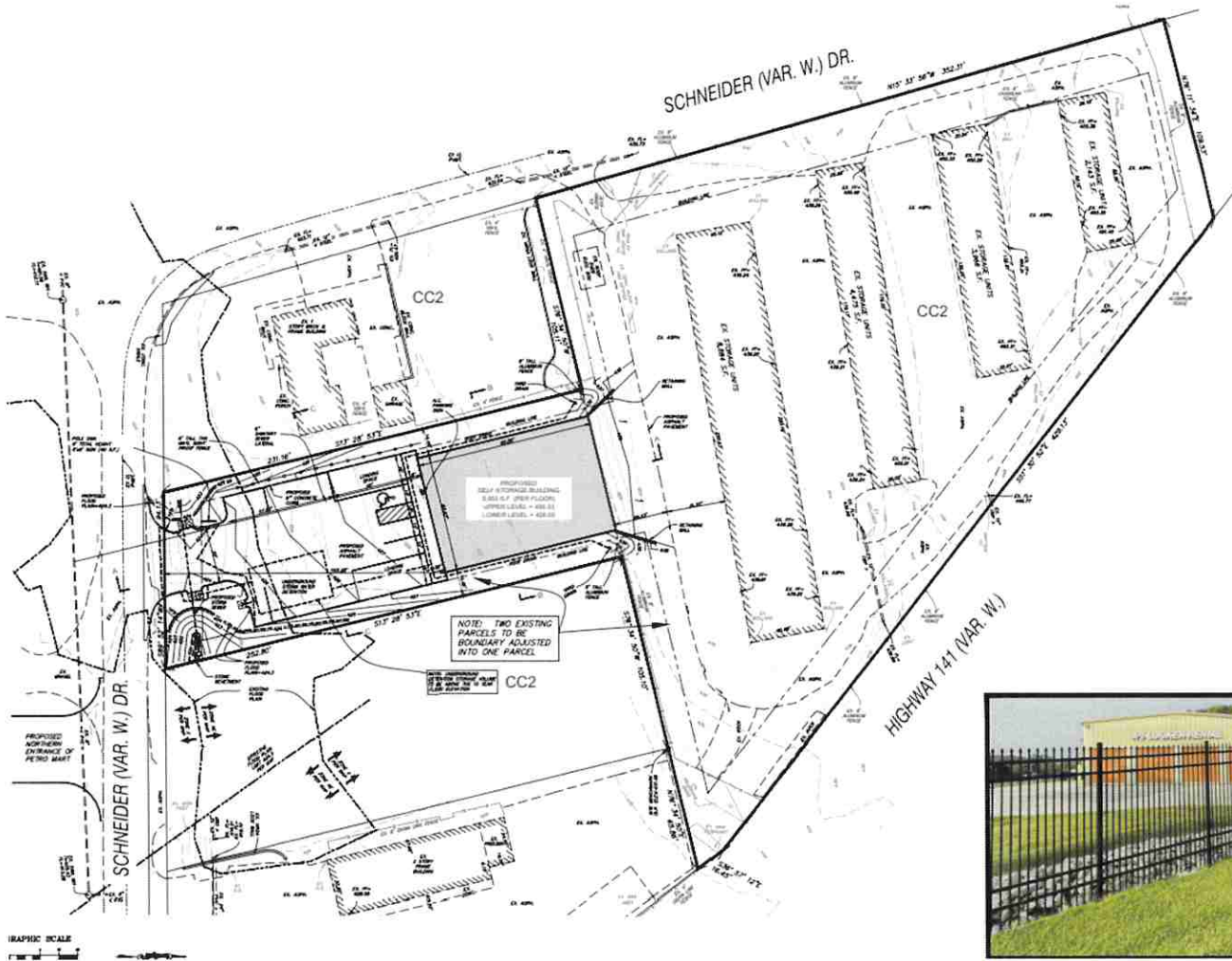


BACKGROUND

The subject property (located at 2591 State Rt 141) has been developed as mini self-storage for quite some time. Aerials dating as far back as 2001 show the storage development. As for the property located at 239 Schneider Dr, it appears the residence that once existed on the property was there as of 2022. It is unclear when it was demolished; however, the residence is no longer on the property and the site is vacant.

DEVELOPMENT PLAN

EXHIBIT B - DEVELOPMENT PLAN



DEVELOPMENT PLAN

The submitted development plan shows the following:

- ⇒ Proposed new self storage building—roughly 62' X 95'
- ⇒ Three (3) parking spaces provided—one (1) ADA compliant space
- ⇒ Loading space located near the proposed building
- ⇒ Underground stormwater detention shown
- ⇒ Six (6) foot tall sight-proof fence shown along western property line—only in area where the adjoining residence is located
- ⇒ Appears the two properties will be boundary adjusted into one (1) property
- ⇒ A ten (10) foot buffer shall be maintained along the side property lines. On the development plan, the proposed self-storage building is shown at about fifteen (15) feet from the side property lines.
- ⇒ Entrance along Schneider Dr
- ⇒ Existing development of the mini self-storage to remain the same as it exists today. However, it does appear to have proposed asphalt pavement in the rear of the proposed building, located in the general area of the existing development

Modifications Requested:

- No modifications were requested.

CRITERIA FOR CONSIDERATION

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 satisfies most of the criteria of approval. The development plan and proposed zone district seem to fit within the area of the proposed site. This is located in a highly commercialized portion of the County. Located within the immediate area includes: two (2) gas stations located on Schneider Dr (as well as a third gas station across State Rt 141), Stuckmeyer's Farm, the existing self-storage development that is part of this petition, as well as a separate self-storage development located at 300 Schneider Dr. The proposed development is located near the intersection of State Rt 141 and Schneider Dr—a signalized intersection. The proposed use of a new self-

(Continued on page 9)

(Continued from page 8)

storage building, as well as the existing four (4) self-storage buildings, is located in the Primary Growth Area and is in accordance with the Jefferson County Official Master Plan.

The development plan, as proposed, seeks to minimize the impact on surrounding properties. A six (6) foot tall sight-proof fence is proposed near the adjoining residence to the West. The rear of the proposed self-storage building would back up directly to the existing self-storage building. The development will need to maintain a ten (10) foot buffer on the side lot lines. On the development plan, there is roughly fifteen (15) feet shown. Staff has not seen evidence to indicate there would be any risk to public health, safety, and general 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 a large presence of commercially zoned and operated properties nearby the subject property. Approval of the proposed development would allow for a development consistent with the stated intent of the Planned Commercial "PC" zone district.

RECOMMENDATION

Staff recommends Approval of PC24008, a request for a zone change from Non-Planned Community Commercial CC2 zone district to Planned Commercial PC zone district and development plan approval for A1 Locker Rental Self Storage, in accordance with the following conditions of approval, regulatory requirements and departmental com-

RECOMMENDED CONDITIONS/COMMENTS IF APPROVED

Conditions of Approval

A Site Development Plan shall be submitted to the Jefferson County Planning Division in accordance with the Unified Development Order (UDO) of Jefferson County.

A copy of the approved Development Plan incorporating any conditions and approved modifications shall be attached to each set of Site Development plans submitted.

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.

If more than one (1) acre of land is being disturbed, the proposed development will require a Jefferson County Land Disturbance Permit.

No Solid Waste may be stored on the property.

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 Yard Setbacks

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.

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

(Continued on page 10)

(Continued from page 9)

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.

A boundary adjustment is required to join the two lots.

County Road:

The Engineer shall submit sight distance profiles showing that the required sight distance is met.

The engineer shall identify the clearance at the most restrictive point on the profiles.

Any vegetation or obstructions of any sort in the line of sight must be identified.

Driveway entrances (within county ROW):

Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 26'–42' (Low Volume/Non-Residential driveways). Acceptable as shown.

Entrance thickness shall provide 6" PCC/4" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base).

The entrance width shall be provided from the street into the site for a throat length of 20'. in non-residential and multi-family developments with less than 150 vpd. Acceptable as shown.

The required 125' driveway offset cannot be met at any location the site due to existing adjacent and opposite driveways. Apply in the Planning office for an internal deviation.

Parking areas:

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).

Drive aisles width (boc):

Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-way).

Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).

Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both sides).

Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one side).

Lighting shall conform to UDO Section 400.2460.

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.

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.

Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.

Floodplain:

The Building Division requires a Floodplain Development Permit for any grading or improvements within a known floodplain.

Show limits of the floodway (lots and detention systems should not be within floodway).

Show the limits and the elevation(s) of the 100-year floodplain.

Grading:

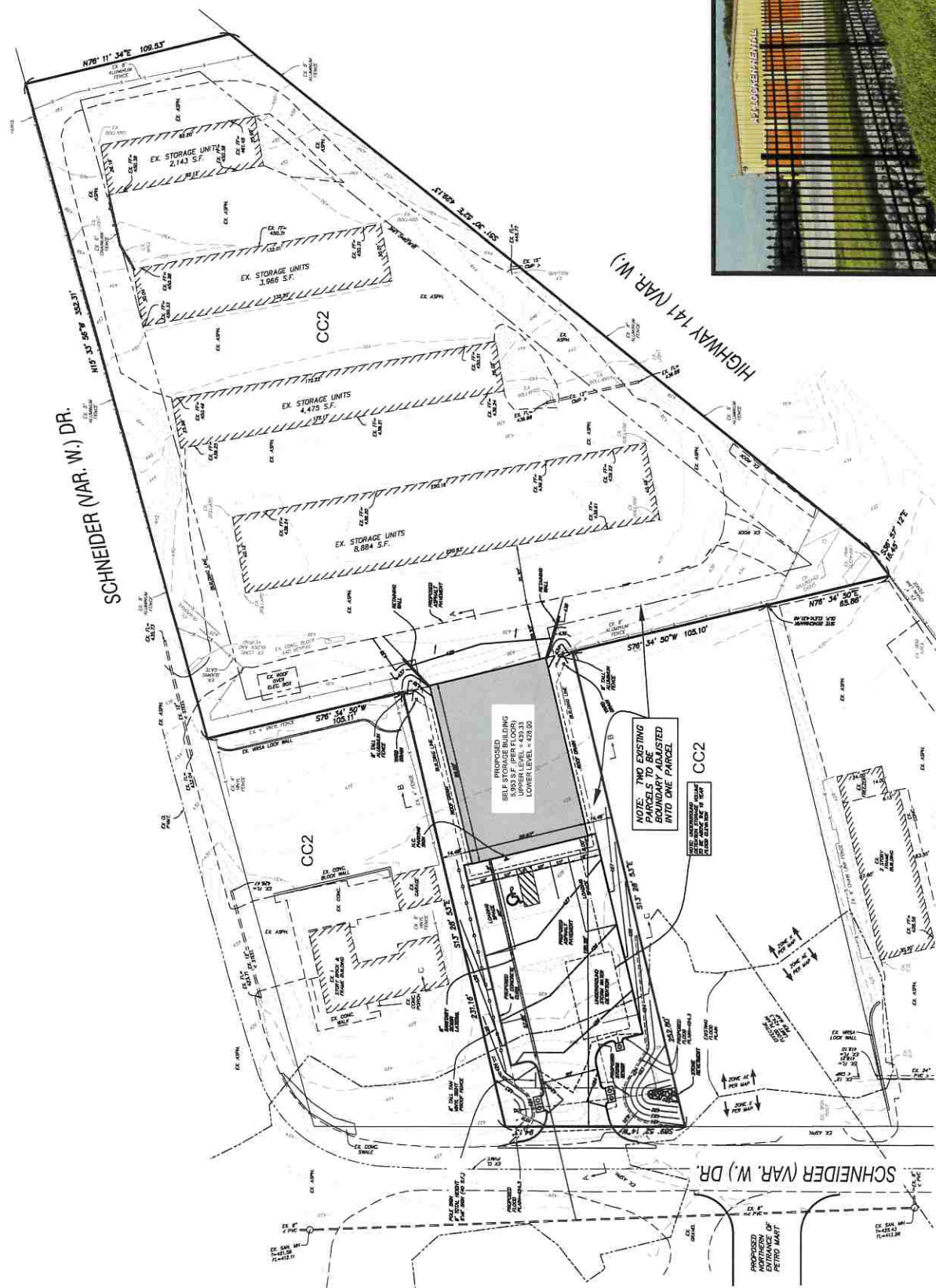
Submit a geotechnical report, sealed by an Engineer registered in the State of Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at slopes proposed steeper than 3:1 must be included in the report for slope stability.

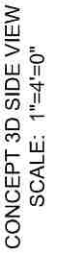
APPENDIX

SUPPLEMENTAL EXHIBITS



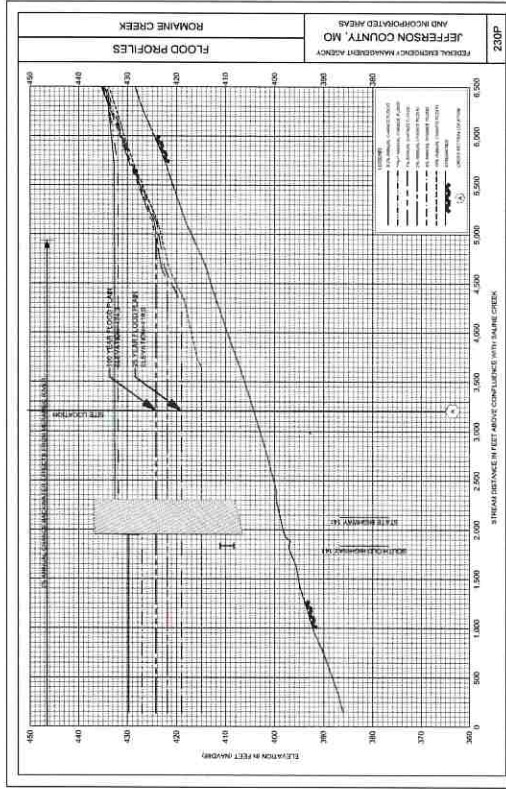
8' ALUMINUM FENCE



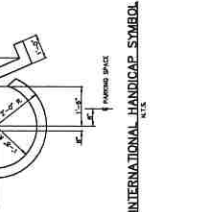
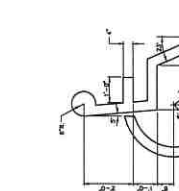
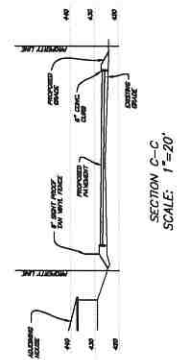
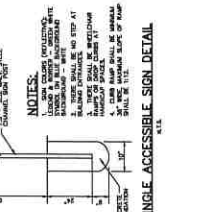
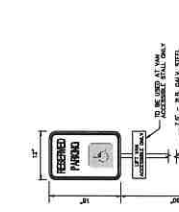
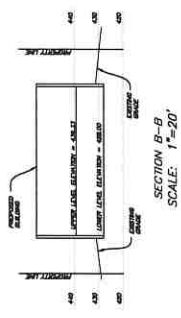
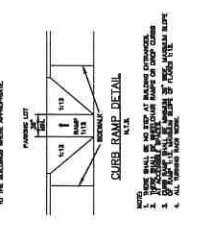
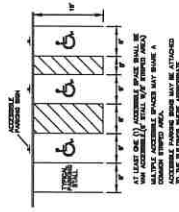
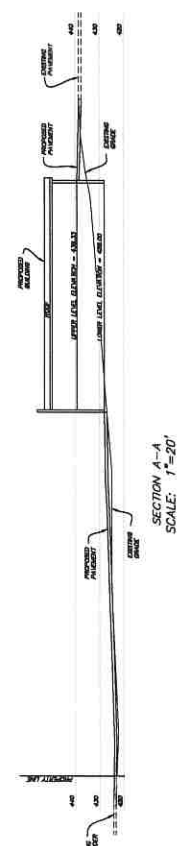
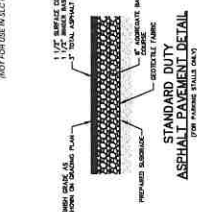
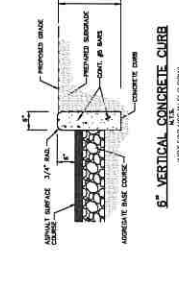
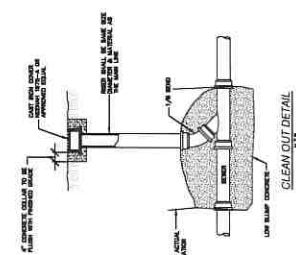
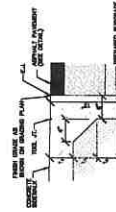




ROMAINE CREEK FLOOD PROFILE



SECTION A-A



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.