

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 28, 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
March 14, 2024
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consideration
 - A. PC24009
A Request for a Revised Development Plan for Bommarito Storage, parcel 02-1.0-11.0-2-001-006.17., located at 1740 Old Highway 141, Fenton, in Rock Township and Council District #2.
 - B. VR24014
A Request for Deviation for parcel 25-6.0-24.0-0-000-006., located at 14700 Maples Holler, DeSoto, in Valle Township and Council District #6, 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:

PC24009

APPLICATION (PROJECT) NAME:

BOMMARITO STORAGE
Revised Development Plan
Located in Section 11,
Township 43 North, Range 5 East
Jefferson County, Missouri

APPLICANT:

BOMMARITO GROUP/JOE BOMMARITO

403 AXMINSTER DRIVE

PROPERTY OWNER NAME:

SAME AS APPLICANT

DESIGN PROFESSIONAL:

GOVERO LAND SERVICES

REQUEST:

**A REQUEST FOR A REVISED DEVELOPMENT PLAN APPROVAL FOR PARCEL:
02-1.0-11.0-2-001-006.17**

SITE LOCATION:

1740 OLD HIGHWAY 141

PARCEL/LOCATOR NUMBER:

02-1.0-11.0-2-001-006.17

EXISTING ZONING DISTRICT:

PC

COUNCIL DISTRICT:

2

MASTER PLAN DESIGNATION:

PRIMARY GROWTH AREA

DEVELOPMENT PATTERN;

SUBURBAN DEVELOPMENT PATTERN

TOTAL SITE AREA:

3.86 ACRES

PUBLIC SERVICE AVAILABILITY:

N/A

EXISTING SITE CONDITIONS:

N/A

CASE MANAGER:

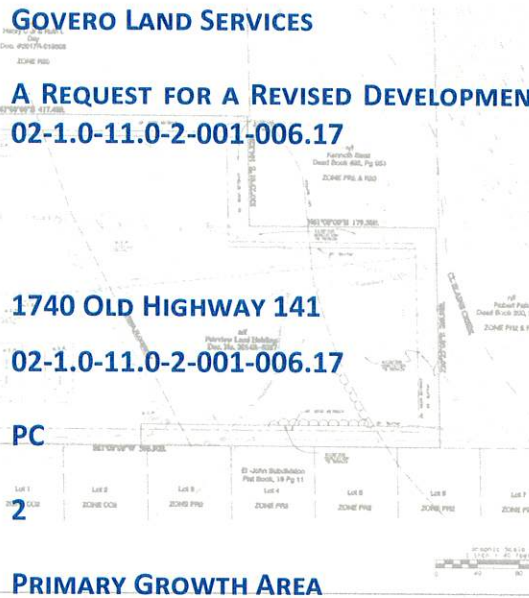
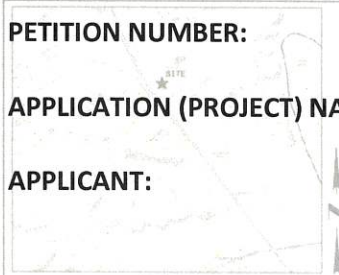
JOSH JUMP/PLANNER II

MEETING DATE:

MARCH 28, 2024

RECOMMENDATION:

APPROVAL W/CONDITIONS



UTILITIES & DISTRICTS LIST

UTILITIES	DISTRICTS
WATER	JEFFERSON COUNTY
SEWER	JEFFERSON COUNTY
ELECTRIC	JEFFERSON COUNTY
TELEPHONE	JEFFERSON COUNTY
POSTAL	JEFFERSON COUNTY
ROADS	JEFFERSON COUNTY
RAILROADS	JEFFERSON COUNTY
WATERWAYS	JEFFERSON COUNTY
LAND	JEFFERSON COUNTY
MINES	JEFFERSON COUNTY
FOREST	JEFFERSON COUNTY
WILDLIFE	JEFFERSON COUNTY
PLANT	JEFFERSON COUNTY
ANIMAL	JEFFERSON COUNTY
PEOPLE	JEFFERSON COUNTY
PROPERTY	JEFFERSON COUNTY

PARCEL	LOCATOR	AREA	ZONE	STATUS
02-1.0-11.0-2-001-006.17	02-1.0-11.0-2-001-006.17	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.18	02-1.0-11.0-2-001-006.18	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.19	02-1.0-11.0-2-001-006.19	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.20	02-1.0-11.0-2-001-006.20	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.21	02-1.0-11.0-2-001-006.21	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.22	02-1.0-11.0-2-001-006.22	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.23	02-1.0-11.0-2-001-006.23	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.24	02-1.0-11.0-2-001-006.24	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.25	02-1.0-11.0-2-001-006.25	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.26	02-1.0-11.0-2-001-006.26	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.27	02-1.0-11.0-2-001-006.27	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.28	02-1.0-11.0-2-001-006.28	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.29	02-1.0-11.0-2-001-006.29	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.30	02-1.0-11.0-2-001-006.30	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.31	02-1.0-11.0-2-001-006.31	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.32	02-1.0-11.0-2-001-006.32	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.33	02-1.0-11.0-2-001-006.33	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.34	02-1.0-11.0-2-001-006.34	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.35	02-1.0-11.0-2-001-006.35	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.36	02-1.0-11.0-2-001-006.36	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.37	02-1.0-11.0-2-001-006.37	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.38	02-1.0-11.0-2-001-006.38	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.39	02-1.0-11.0-2-001-006.39	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.40	02-1.0-11.0-2-001-006.40	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.41	02-1.0-11.0-2-001-006.41	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.42	02-1.0-11.0-2-001-006.42	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.43	02-1.0-11.0-2-001-006.43	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.44	02-1.0-11.0-2-001-006.44	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.45	02-1.0-11.0-2-001-006.45	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.46	02-1.0-11.0-2-001-006.46	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.47	02-1.0-11.0-2-001-006.47	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.48	02-1.0-11.0-2-001-006.48	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.49	02-1.0-11.0-2-001-006.49	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.50	02-1.0-11.0-2-001-006.50	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.51	02-1.0-11.0-2-001-006.51	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.52	02-1.0-11.0-2-001-006.52	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.53	02-1.0-11.0-2-001-006.53	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.54	02-1.0-11.0-2-001-006.54	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.55	02-1.0-11.0-2-001-006.55	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.56	02-1.0-11.0-2-001-006.56	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.57	02-1.0-11.0-2-001-006.57	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.58	02-1.0-11.0-2-001-006.58	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.59	02-1.0-11.0-2-001-006.59	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.60	02-1.0-11.0-2-001-006.60	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.61	02-1.0-11.0-2-001-006.61	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.62	02-1.0-11.0-2-001-006.62	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.63	02-1.0-11.0-2-001-006.63	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.64	02-1.0-11.0-2-001-006.64	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.65	02-1.0-11.0-2-001-006.65	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.66	02-1.0-11.0-2-001-006.66	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.67	02-1.0-11.0-2-001-006.67	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.68	02-1.0-11.0-2-001-006.68	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.69	02-1.0-11.0-2-001-006.69	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.70	02-1.0-11.0-2-001-006.70	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.71	02-1.0-11.0-2-001-006.71	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.72	02-1.0-11.0-2-001-006.72	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.73	02-1.0-11.0-2-001-006.73	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.74	02-1.0-11.0-2-001-006.74	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.75	02-1.0-11.0-2-001-006.75	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.76	02-1.0-11.0-2-001-006.76	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.77	02-1.0-11.0-2-001-006.77	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.78	02-1.0-11.0-2-001-006.78	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.79	02-1.0-11.0-2-001-006.79	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.80	02-1.0-11.0-2-001-006.80	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.81	02-1.0-11.0-2-001-006.81	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.82	02-1.0-11.0-2-001-006.82	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.83	02-1.0-11.0-2-001-006.83	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.84	02-1.0-11.0-2-001-006.84	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.85	02-1.0-11.0-2-001-006.85	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.86	02-1.0-11.0-2-001-006.86	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.87	02-1.0-11.0-2-001-006.87	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.88	02-1.0-11.0-2-001-006.88	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.89	02-1.0-11.0-2-001-006.89	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.90	02-1.0-11.0-2-001-006.90	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.91	02-1.0-11.0-2-001-006.91	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.92	02-1.0-11.0-2-001-006.92	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.93	02-1.0-11.0-2-001-006.93	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.94	02-1.0-11.0-2-001-006.94	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.95	02-1.0-11.0-2-001-006.95	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.96	02-1.0-11.0-2-001-006.96	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.97	02-1.0-11.0-2-001-006.97	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.98	02-1.0-11.0-2-001-006.98	3.86	PC	APPROVED
02-1.0-11.0-2-001-006.99	02-1.0-11.0-2-001-006.99	3.86	PC	APPROVED
02-1.0-11.0-2-001-007.00	02-1.0-11.0-2-001-007.00	3.86	PC	APPROVED

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PROJECT & SITE LOCATION & EXISTING CONDITIONS

LOCATION:

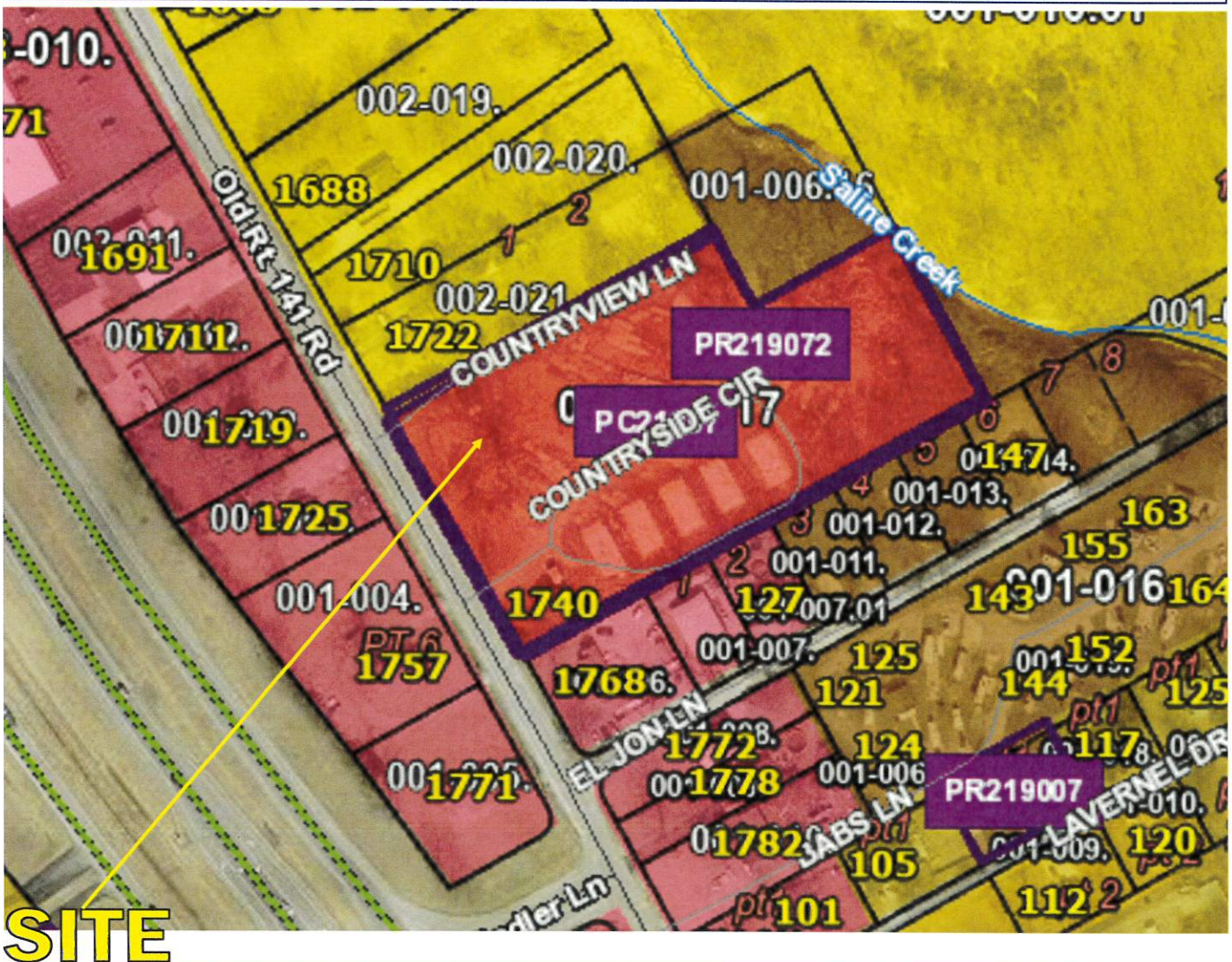
The subject property is located at 1740 Old Hwy 141 in Fenton. The property was rezoned to Planned Commercial and a development plan was in 2021 (PC21097) to take a vacant single-family house, as well as vacant mobile home pad sites and repurpose it as a commercial site. The petitioner would like to utilize the subject property as an office and construction contractor (w/ machinery, equipment, and storage) and add an additional building.

According to FEMA's Flood Rate Insurance Map, the front portion of the property lies within the floodplain, while the rear half of the property lies within the floodway. Additionally, a Stream Order 3 traverses the rear of the property.

FRONTAGE:

The property in question only has frontage on Old Highway 141.

FIGURE 1 - SITE LOCATION



PROJECT & SITE LOCATION & EXISTING CONDITIONS

TOPOGRAPHY:

The parcel is fairly flat and clear of vegetation

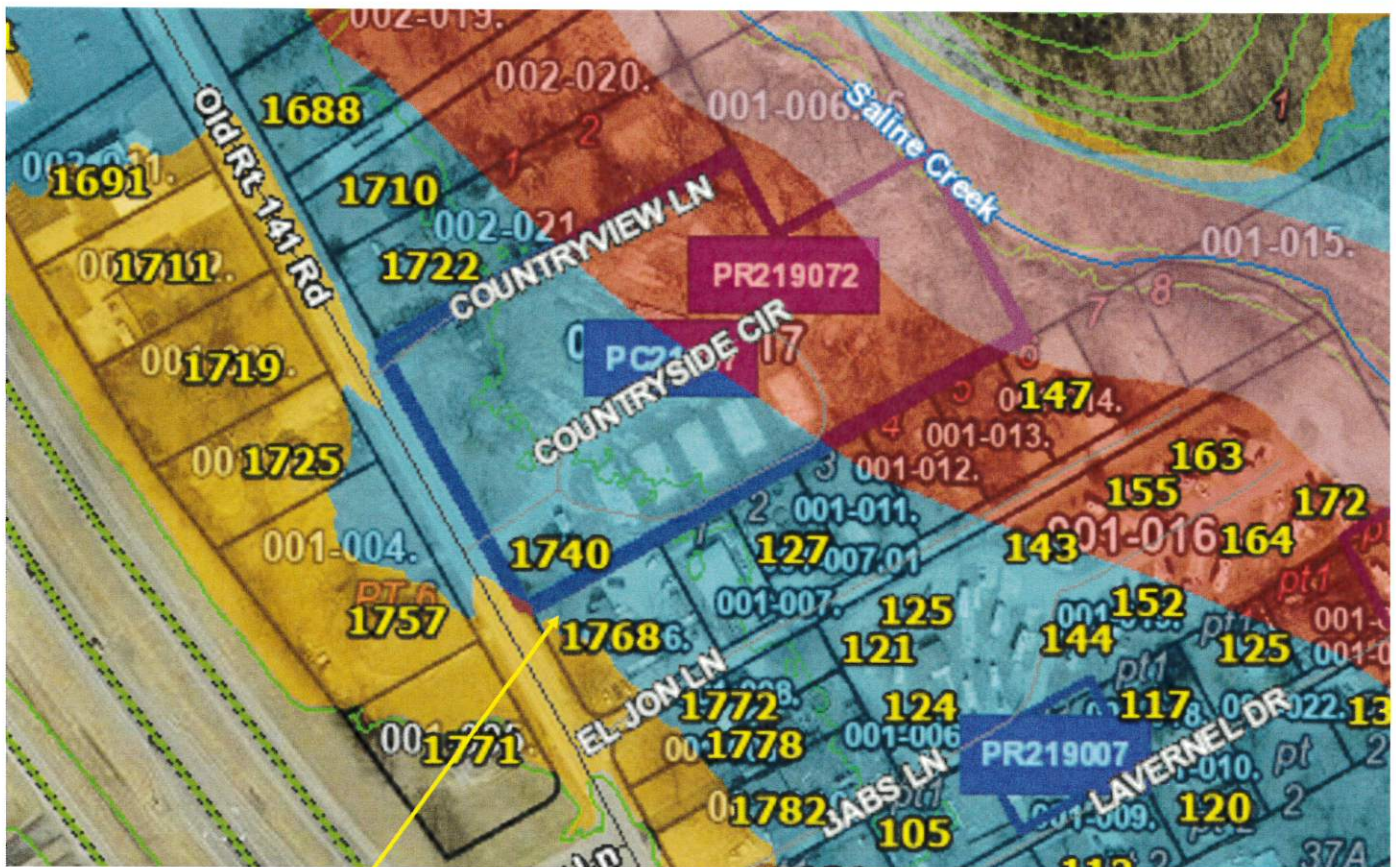
FLOODPLAIN ISSUES/STREAM ORDERS:

The eastern side of the property is heavily impacted by a stream order as well as floodplain and floodway

VEGETATIVE COVER/SCREENING:

The site is mainly cleared of vegetation, with the exception of an existing tree line along the eastern property line that appears to have some vegetation where the stream order traverses the property

FIGURE 2 - SITE TOPOGRAPHY



SITE

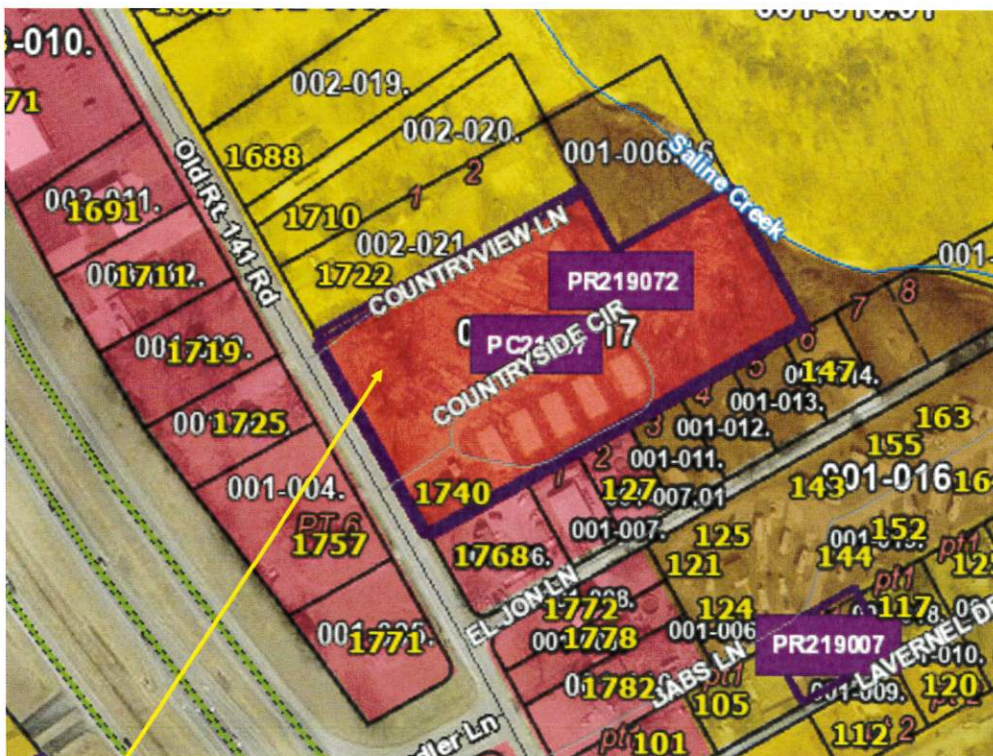
ADJOINING ZONING & LAND USES

ADJOINING ZONING & LAND USES:

The subject property is located off Old Route 141 in the Fenton area. There is a variety of zoning in proximity to the property, with a mixture of developed residential uses as well as some developed commercial uses.

EXISTING CONDITIONS MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential	R10	Developed Residential
East	Residential	PR2, R10	Developed Residential/Undeveloped Residential
South	Commercial, Residential	CC2, PR2	Developed Commercial, Developed Residential
West	Commercial	CC2	Developed Commercial

FIGURE 3 - EXISTING ZONING



SITE

DEVELOPMENT PLAN

The submitted development plan shows the following structures/features:

- ⇒ Gravel contractor storage yard
- ⇒ 70' x 120' (8400 sq ft)

The submitted development indicates the following infrastructure for the development:

- ⇒ Parking spaces (4 Spaces)
- ⇒ Entrances to the property
- ⇒ Remaining tree mass near eastern property line/ buffer locations.

MODIFICATIONS REQUESTED:

Request: Relief from UDO section 400.2620 Section 400.4100 (A) (3) (c)—Required 125' offset

Analysis:

The petitioner is requesting relief from the requirement to maintain a 125' offset between driveways.

The petitioner is proposing two (2) entrances from Old Hwy 141 to the subject property. There is no available location which will not create offset conflicts. An identical request was approved with PC21097.

Request: Relief from UDO section 400.4750—Relief from buffer screening.

Analysis:

The petitioner is requesting relief from the requirement of providing buffer screening due to flood hazards.

On the eastern and southern property lines, medium impact (privacy fencing or landscaping) screening is required. Staff finds it acceptable to receive relief from buffer requirements in areas within the stream buffer. However, staff would place the condition that the proposed remaining vegetation along properties as proposed remain undisturbed. An identical request was approved with PC21097.

Request: Relief from UDO Section 400.4100 (A) (5) (a) (1). Design and Improvement of Parking Lots.

Analysis:

The petitioner is requesting relief from the requirement to pave the required parking spaces and drive aisles. The 8,400 square foot building requires a minimum of 5 parking spaces and therefore is required to be paved. This would be only from the entrance at Old Highway 141 to the far end of the parking spaces. The petitioner has presented no evidence of any hardship which would justify granting the request.

ANALYSIS

Zone Change/Development :

Staff has incorporated conditions of approval to address the risks to public health, safety, and welfare from the development. The development does not appear to have any features that would impede the normal and orderly development and improvement of the surrounding properties.

Staff believes the proposed use of the property as an "Office and Construction Contractor (w/ machinery, equipment, and storage)" is appropriate. Due to the flooding issues, it is appropriate to utilize the property with materials that can be moved out in flooding events. The property is suitable for the proposed uses stated in the Development Plan. The Development Plan satisfies the requirements of the UDO applicable to the commercial uses proposed, and there should be no injurious effect or detriment to neighboring properties if all of the requirements of the UDO are met, with the exception of requested modifications.

RECOMMENDATION(S)

Zone Change /Development Plan:

Staff Recommends that the Planning & Zoning Commission forward a recommendation of **APPROVAL** of PC24009, a revised development plan for "Bommarito Storage", along with a recommendation of for the following modifications:

- ⇒ **APPROVAL OF:** *Relief from UDO section 400.2620 Section 400.4100 (A) (3) (c)—Required 125' offset as presented*
- ⇒ **APPROVAL OF:** *Relief from UDO section 400.4750—Relief from buffer screening with the condition the existing vegetation remain as shown on the submitted plan*
- ⇒ **DENIAL OF:** *Relief from UDO Section 400.4100 (A) (5) (a) (1). Design and Improvement of Parking Lots.*

REQUIRED CONDITIONS/COMMENTS IF APPROVED

UDO Required Conditions

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. The previously approved Floodplain Development Permit was for grading only. Numerous structures (containers, lights, storage tanks) have been placed within the floodplain/floodway in violation of the Flood Damage Prevention Ordinance.
7. Storage containers and other structures not shown on the development plan must be removed.

Applicant Requested Uses

Land uses shall be permitted per the approved Development Plan:

- ⇒ Construction contractor (w/machinery, equipment and storage)
- ⇒ Building contractor office

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:

- ⇒ Design Standards
- ⇒ The development shall comply with the Suburban 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, unless 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.

(Continued on page 10)

DEPARTMENTAL COMMENTS

(Continued from page 9)

Lighting

- ⇒ Lighting that by color, placement or design resembles or conflicts with traffic control signs is prohibited. No lighting shall be permitted to shine on adjoining property owners.

Landscaping

- ⇒ Landscaping, buffers, and tree protection shall comply with Article XIV of the UDO.

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.

Geotechnical

- ⇒ A geotechnical study prepared by an Engineer licensed in the State of Missouri shall be required where there is more than 5 feet of cut or 5 feet of fill or slopes greater than 3:1. Where grades are proposed at slopes than 3:1 slope stability must be addressed in the study.

Noise

- ⇒ No operation shall be carried on that involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour of traffic volume. Noise shall be measured at the property line and when the level of this noise cannot be determined by observation with the natural senses, a suitable instrument may be used, and measurement may include breakdowns into a reasonable number of frequency ranges. All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness.
- ⇒ All improvements which were required by the original approval shall be installed prior to any occupancy or use of the proposed new building.

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).
- ⇒ Parking areas with 4 or less required parking spaces (and contractors storage yards) must provide an 8" rock base minimum.
- ⇒ The Code Enforcement Division requires a Floodplain Development Permit for any grading in the floodplain.
- ⇒ Additional low impact stormwater controls shall be installed with the building (i.e. rain barrels).

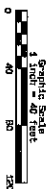
APPENDIX

SUPPLEMENTAL EXHIBITS



Located in Section 11,
Township 43 North, Range 5 East
Jefferson County, Missouri

Current Zoning: PC

[illegible]

COL DRAINAGE AREA (ACRES)	FT. SCAVENGE	Q
SITE		
0.35 IMPERVIOUS	3.54	1.84
2.79 GRAVEL	2.97	0.20
0.78 VEGETATION	1.70	1.22
TOTAL CATCHMENT		40.75

OWNER/ASBESTOS REMOVER
Brennan's Group LLC
403 Alexander Dr.
Plymouth, MA 01906
514-353-0104

SUPERVISOR - IN-OWNER
Green's Land Services, Inc. 2425D
5925 Oak Street Road
Lancaster, MA 01902
603-664-9280

SUPERVISOR - District, Green's L.S.-1778
SUPERVISOR - District 1778
SUPERVISOR - District 1778

PHYSICAL ITEMS 3 AND 4 ARE
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Bommarito Storage
1740 OLD HIGHWAY 141
FENTON, MO 63026

GOVERO
LAND SERVICES
SURVEYING • ENGINEERING
5959 OLD STATE RD.
INFERRAL, MD. 63032
Email: Info@goverolandservices.net
PH: (636) 454-9380 FAX: (636) 454-9325
Engineering Corporation License #081036
Surveying Corporation License #000020

**NOT FOR
CONSTRUCTION**

00048
1 OF 1

GOVERO

Land Services

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

DATE: January 23, 2024

TO: Jefferson County Planning

RE: Revised Development Plan
Bommarito Storage
GLS Job No. 00048B

FROM: Govero Land Services

Bommarito Construction is utilizing the property at 1740 Old Highway 141 in Fenton as a construction contractor storage area for machinery, equipment, and storage with office. The site was originally developed as a mobile home park and was rezoned for its current use in 2022 under application PC21097-Bommarito Storage. Ordinance 22-0156 approved modifications for Section 400.4100 for Corner Clearance for driveways and Section 400.4750 – Minimum Screen Requirements-to allow for relief from the requirement of buffer screening in certain areas of the subject property due to the stream buffer with the condition that shrubs be planted in areas where the subject property adjoins Planned Mixed Residential use (PR2) zone district and single-family residential zone district.

The original development plan provided for a 50' by 70' building and for an existing house to be used in place. The condition of the house was poorer than anticipated and it was demolished. The owner desires to increase the size of the proposed building to 70' x 100' for a more secure storage area.

The following deviations are requested to support the project:

Section 400.2560 Street Standards – Minimum Pavement Standards

Request to utilize the existing driveways and gravel storage area in place. The existing pavement and storage area was constructed after 2022 per current code requirements and is in excellent condition.

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 buffer screening requirements due to floodway and floodplain. Vegetation within the floodway will decrease conveyance capacity and vegetation within the floodplain

needs to be managed carefully to prevent the growth and spread of invasive species that result in excess sedimentation. The existing vegetation on the adjacent property to the north is well established and may prevent the growth of new plants.

PETITION NUMBER: VR24014

APPLICATION (PROJECT) NAME: SMITH

APPLICANT: TIM AND MICHELLE SMITH
14700 MAPLES HOLLER, DE SOTO MO 63020

PROPERTY OWNER NAME: SAME AS APPLICANT

DESIGN PROFESSIONAL: FRIBIS ENGINEERING

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 1 AND STREAM ORDER 2 FOR THE CONSTRUCTION OF A LAKE.

SITE LOCATION: 14700 MAPLES HOLLER

PARCEL/LOCATOR NUMBER: 25-6.0-24.0-0-000-006

EXISTING ZONING DISTRICT: LARGE LOT RESIDENTIAL "LR2"

COUNCIL DISTRICT: 6

MASTER PLAN DESIGNATION: SECONDARY GROWTH AREA

DEVELOPMENT PATTERN: SUBURBAN DEVELOPMENT PATTERN

TOTAL SITE AREA: ROUGHLY 40.76 ACRES

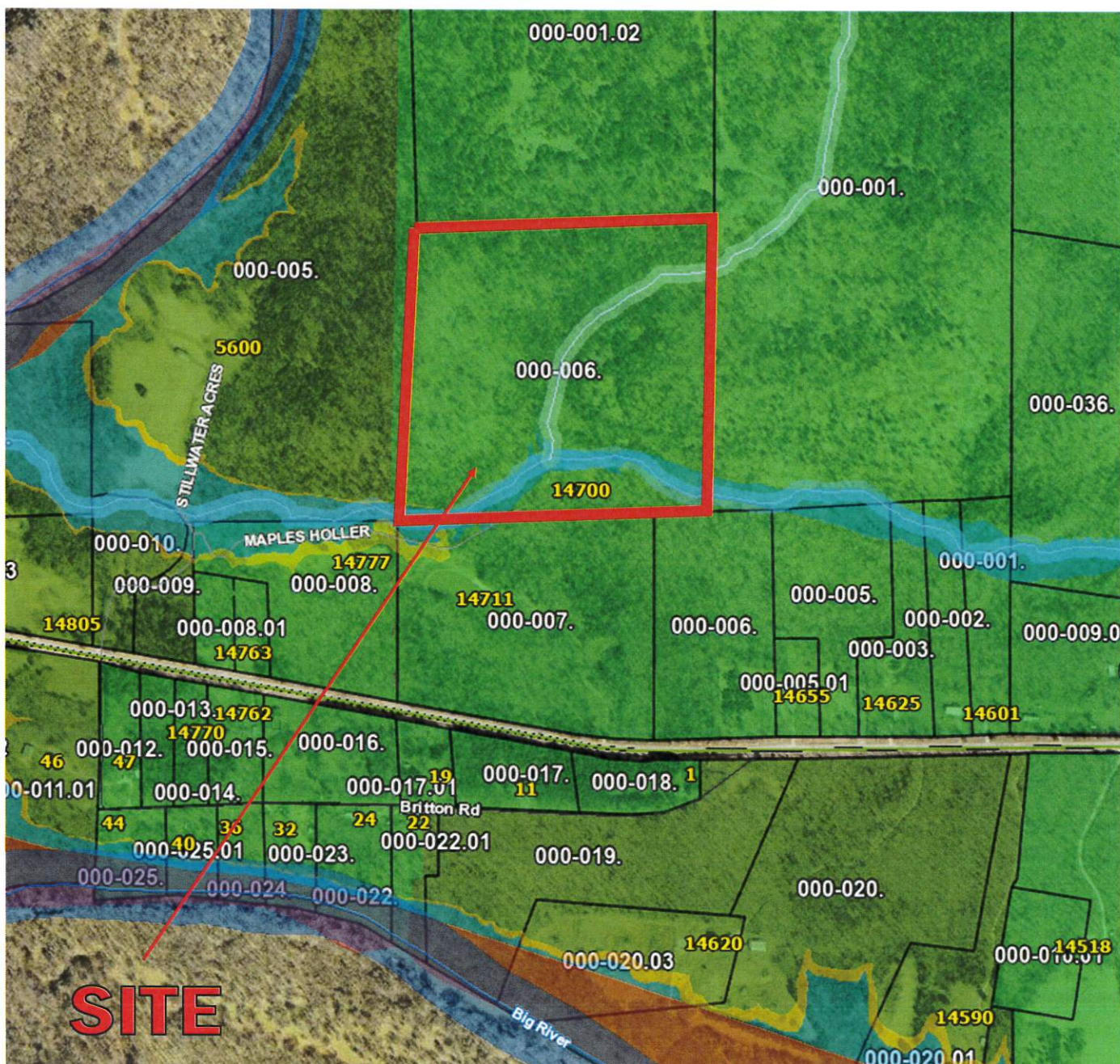
PUBLIC SERVICE AVAILABILITY: JEFFERSON COUNTY PSD, N/A

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

CASE MANAGER: RACHEL KRISPIN

FRONTAGE: The property in question is located off Maples Holler in De Soto.

FIGURE 1 - SITE LOCATION



PROJECT & SITE LOCATION & EXISTING CONDITIONS

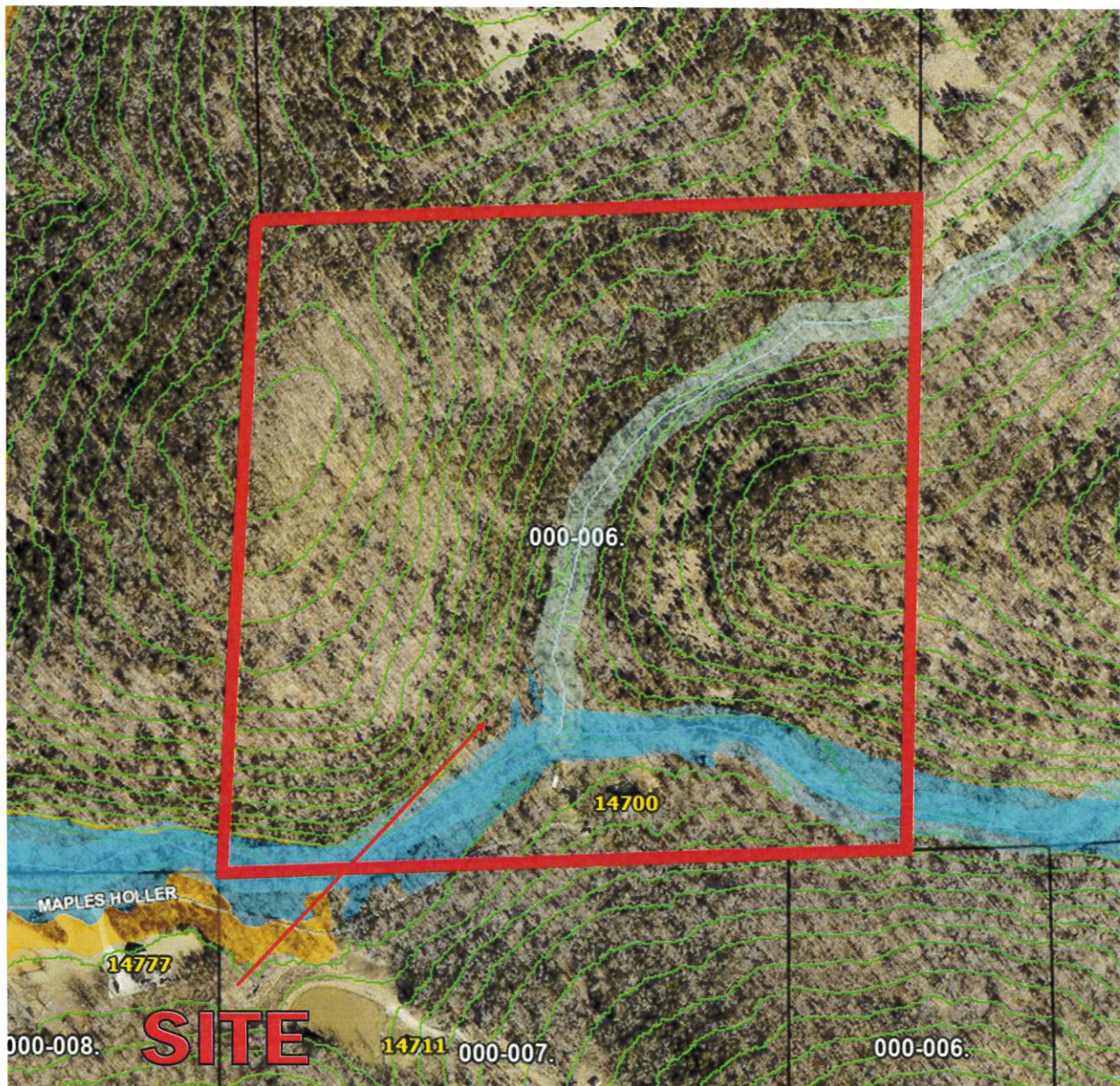
TOPOGRAPHY: The site exhibits some very extreme topography.

FLOODPLAIN & STORMWATER: Floodplain traverses the southern portion of the subject property. There are two (2) stream orders located on the property—a Stream Order 1 and a Stream Order 2 (Perkins Creek). The Stream Order 1 traverses the eastern and middle portions of the property, while the Stream Order 2 traverses the southern portion of the property (the Stream Order 2 and 100-year floodplain are located within the same area).

VEGETATION: The site is heavily vegetated.

SURROUNDING ZONING: LR2 and RA5.

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 with the Stormwater Division is recommending that the Planning and Zoning Commission temporarily deny or continue the above variance request for the reasons listed below.

1. The Floodplain Permit hasn't been applied for or issued.
2. Jefferson County Stormwater does not have a complete land disturbance permit application submission.

APPENDIX

SUPPLEMENTAL EXHIBITS

MULCHING SPECIFICATIONS:

Sprinkle mulch immediately after grading or regrading (if required). Spread mulch and anchor it by initially pushing it into the ground using rakes, poles and wheels, or trampling with liquid binders. Stems should be applied by hand or machine at the rate of 2 to 2.5 tons per acre and must be worked or tamped down. Wood Fiber Mulch should be applied at the rate of ½-1 ton per acre with hydroseeder.

