

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, April 14, 2022 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 24, 2022
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consent
 - A. FP22021
The Final Plat for Wolf Hollow Plat Three located next to Interstate 55 just south of Imperial Main Street Exit, Imperial, in Imperial Township and Council District 7.
 2. Consideration
 - A. RS21103
A Request for a Zone Change for parcel 13-6.0-23.0-1-001-001., located at 8850 Old Morse Mill Spur, Morse Mill, in Big River Township and Council District #7, from Non-Planned Community Commercial (CC-2) Zone District to Single-Family Residential (R-10) Zone District.
 - B. CC221106
A Request for a Zone Change for parcel 09-3.0-05.0-1-001-014., located at 3619 Telegraph Road, Arnold, in Windsor Township and Council District #3, from Single-Family Residential (R-20) Zone District to Non-Planned Community Commercial (CC-2) Zone District.
 - C. CU22013
A Request for a Conditional Use Permit for parcel 19-9.0-30.0-0-000-011., located at 2526 Platin Road, Festus in Platin Township and Council District #5, for a Telecommunications Tower in a Large Lot Residential (LR-2) Zone District.
 - D. PR220015
A Request for a Revised Development Plan Approval for Twin Rivers RV Park Expansion for parcels 03-5.0-16.0-0-000-025., 03-5.0-16.0-0-000-027., located at 1 Joachim Drive, Eureka, in High Ridge Township and Council #1.
 - E. PR122016
A Request for a Zone Change and Development Plan for parcels 09-4.0-18.0-4-005-007., 09-4.0-18.0-4-005-007.01, located at 6017 Old Antonia Road, Imperial, in Imperial Township and Council #4, from Single-Family Residential (R-20) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan for Antonia Villas.
- 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.

Due to COVID-19, seating in the room will be limited in an effort to maintain proper social distancing practices. In the event of large crowds, attendees may be asked to wait outside until the case they wish to participate in or observe is called for hearing. Temperatures will be screened at the door.

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"

County of Jefferson
PLANNING DIVISION
PO Box 100
HILLSBORO, MO 63050
(636) 797-5580

**Staff Report to the Jefferson County
Planning and Zoning Commission**
Meeting Date: April 14, 2022

General Information:

Petition Number:	FP22021
Petition Name:	Wolf Hollow Phase III
Surveyor Name:	Govero Land Services
Street Address:	5929 Old State Rd.
City, State:	Imperial, MO 63052
Developer Name:	G'Sell Homes
Street Address:	6539 Old Highway 21
City, State:	Barnhart, MO 63012
Location of Site:	The subject property is located off Old State Rd., next to Interstate 55 just south of the Imperial Main St. Exit.
Requested Action:	Approval of the Final Plat for Wolf Hollow Estates Phase III.
Lot Count:	71
Size of Tract:	20.15
Parcel Numbers:	09-4.0-19.0-1-001-002.01, 09-4.0-19.0-4-001-001
Existing Zone District :	R7
Township:	Windsor
Prepared By:	Josh Jump, Planner II
Date:	March 29, 2022
Recommend:	Approval, subject to conditions
Attachments:	Final Plat

Regulatory Requirements

Permitted Uses

Single-family residential detached dwellings

Floor Area, Height, and other Building Requirements

Minimum Lot Size: 7,000 Square Feet

Minimum Lot Width: 50 Feet

Maximum Structure Height: 40 Feet

Improvement Plan / Site Development

Required Yards

Front Yard: 25' (on Privately Maintained Roads)/ 35' (on county-maintained Roads)

Side Yard: 6'

Rear Yard 30'

Design Standards

The development shall comply with 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.

Street Improvements

All streets located in the proposed subdivision shall comply with Article VII and Article XVI of the Jefferson County Unified Development Order.

Parking

Parking for the single-family residences shall be 2 per dwelling unit, excluding garage

Signs

Signs shall comply with Article XIII of the Jefferson County Unified Development Order. The developer shall provide all regulatory signs, including stop signs, speed limit, etc. The developer shall provide a sign at appropriate location in the subdivision, which states "Private Maintenance Begins". This will be reviewed at the improvement plan stage if a preliminary plat is approved.

Landscaping

Landscaping shall comply with landscaping requirements as outlined in Article XIII of the Jefferson County Unified Development Order.

Stormwater

Stormwater management shall comply with Chapter 505 of the Jefferson County Code of Ordinances

Erosion and Sediment Control

Erosion and sediment control shall comply with Chapter 505 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 are more than 5 feet of cut or 5 feet of fill and any slopes steeper than 3:1.

Staff Recommendations

Approval of this petition shall be subject to the conditions outlined below:

General Conditions:

1. All improvements must be installed and/or escrowed for.
2. Proof of 911 approval for the street name shall be provided to the Planning Division prior to recording the final plat.
3. All easements shall appear on the final plat and shall correspond to the location of utilities on the approved improvement plan and in accordance with the Jefferson County Unified Development Order.
4. The covenants and restrictions for the Wolf Hollow Estates II subdivision shall be submitted when the Final Plat is submitted.
5. Proof that the covenants and restrictions have been recorded with the record plat in the Jefferson County Recorder of Deeds shall be provided to the Planning Division.
6. This plat will cause the total the total number of lots to exceed 90. The second point of access, the requirements of MODOT and of the traffic study will be required including installation of the required traffic signal. Developer has entered into a guarantee agreement with the County that requires installation of the signal on or before June 18, 2023.
7. Per improvement plan approval, prior to recording of the final plat, the engineer shall submit sight distance profiles for Grey Wolf Drive at Wolf Hollow Road showing that the required sight distance has been achieved.
8. Per improvement plan approval, the street sign and stop sign for Grey Wolf Drive at Wolf Hollow Road shall be installed prior to recording the final plat.
9. Plat shall be titled Wolf Hollow II, Plat 3 (or phase 3).
10. All improvements installed, approved and/or escrow must be established.
11. County roads (where applicable):
 - a) A note shall be added to the plat that no lot shall have direct access to the County Road.
12. Easements:
 - a) Stormwater maintenance easements shall be provided at the rear of lots 120 through 128, 99 through 104, 78 and 35 through 40.
 - b) 5' sidewalk easements are missing (sidewalks are outside of the streets and within the lots).
 - c) A sight distance triangle easement is required at lots 109 and 161 along Wolf Hollow Road.

PLANNING AND ZONING CERTIFICATE
This is to certify that the plat of WOLF HOLLOW ESTATES PLAT THREE as shown herein, has been approved by the Director of County Services and Code Enforcement on the _____ day of _____, 2002.

State of Missouri _____
County of _____
On this _____ day of _____, 2002, before me, _____, a Notary Public in and for the State of Missouri, personally appeared _____, known to me to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as the free act and deed of said _____.

State of Missouri is in the North, Missouri Coordinate System of 1983 (State Plane), as Derived by GPS Vectors from NAD83 VRS Station MOFE.

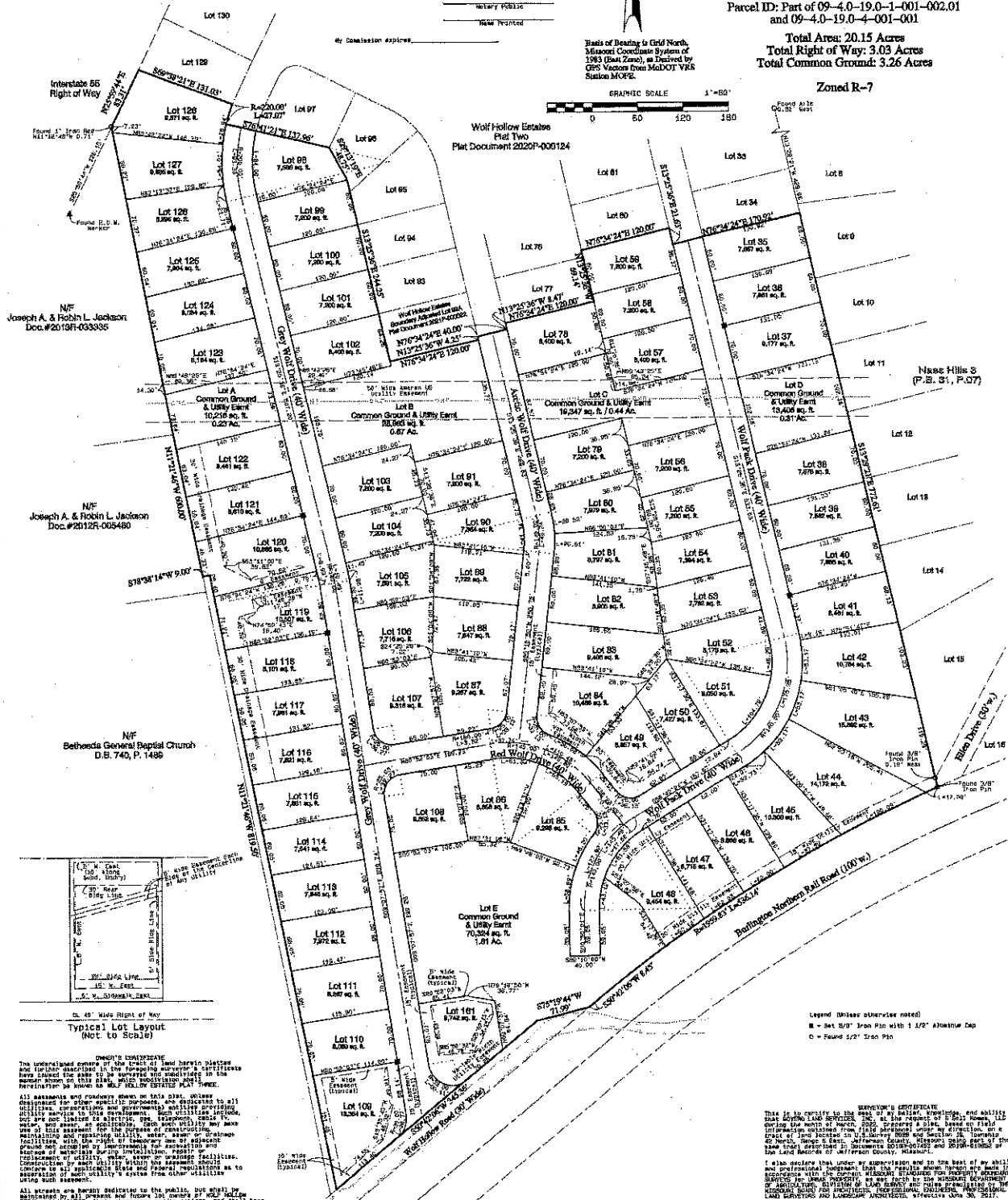
Wolf Hollow Estates Plat Three

A Tract of Land Being Part of U.S. Survey 2028 and Section 19, Township 42 North, Range 6 East, Jefferson County, Missouri.

Parcel ID: Part of 09-4.0-19.0-1-001-002.01 and 09-4.0-19.0-4-001-001

Total Area: 20.15 Acres
Total Right of Way: 3.03 Acres
Total Common Ground: 3.26 Acres

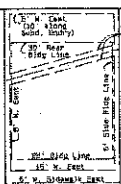
Zoned R-7



N/E
Joseph A. & Robin L. Jackson
Doc. #2012F-033335

N/E
Joseph A. & Robin L. Jackson
Doc. #2012F-008480

N/E
Bethesda General Baptist Church
D.B. 740, P. 1486



Typical Lot Layout
(Not to Scale)

OWNER'S WARRANTIES
The undersigned owner of the land herein platified and further described in the foregoing survey and certificate hereby warrants to the owner of the land herein platified and further described in the foregoing survey and certificate that the same is free from all claims, liens, mortgages, judgments, and other encumbrances, except as may be shown on the plat of record.

ALL easements and covenants shown on this plat, whether created by deed, contract, or otherwise, are hereby acknowledged and agreed to by the undersigned owner of the land herein platified and further described in the foregoing survey and certificate. The undersigned owner of the land herein platified and further described in the foregoing survey and certificate agrees to execute and record all necessary instruments to carry out the intent and purpose of the foregoing survey and certificate.

ALL streets are hereby dedicated to the public, and shall be subject to all laws, ordinances, and regulations of the public authorities having jurisdiction over the same. The undersigned owner of the land herein platified and further described in the foregoing survey and certificate agrees to execute and record all necessary instruments to carry out the intent and purpose of the foregoing survey and certificate.

ALL common ground, easements, and other interests shown on this plat, whether created by deed, contract, or otherwise, are hereby acknowledged and agreed to by the undersigned owner of the land herein platified and further described in the foregoing survey and certificate.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our seal this _____ day of _____, 2002.

Signature: _____
Notary Public: _____

PROPERTY TAX STATUS

We find from the collector of Revenue's records that there are no outstanding delinquent taxes on the following property:

Parcel numbers 09-4.0-19.0-1-001-002.01 and 09-4.0-19.0-4-001-001 and land covered in the name of G.W. H. H. H. H.

PLANNING TECHNICIAN

DATE: _____

This is to certify that the survey and platification, and ability to carry out the intent and purpose of the foregoing survey and certificate, was made in accordance with the provisions of the Missouri Surveying and Mapping Act, Chapter 240, RSMo, and the rules and regulations of the Missouri Board of Surveying and Mapping, Chapter 240, RSMo, and the rules and regulations of the Missouri Board of Surveying and Mapping, Chapter 240, RSMo.

I, _____, a Notary Public in and for the State of Missouri, do hereby certify that the foregoing survey and certificate was made in accordance with the provisions of the Missouri Surveying and Mapping Act, Chapter 240, RSMo, and the rules and regulations of the Missouri Board of Surveying and Mapping, Chapter 240, RSMo.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our seal this _____ day of _____, 2002.

Signature: _____
Notary Public: _____

Signature: _____
Notary Public: _____

Signature: _____
Notary Public: _____

Signature: _____
Notary Public: _____

Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580
<www.jeffcomo.org>

Jefferson County, Missouri
Planning and Zoning Commission
Meeting Date: April 14, 2022

Staff Report

General Information:

Petition Number:	RS21103
Petition Name:	Morse Mill Hotel
Petitioner Name:	John Patrick Sheehan
Street Address:	8850 Old Morse Mill Spur
City, State:	Hillsboro, MO 63050
Owner Name:	Morse Mill Hotel LLC
Street Address:	PO Box 124
City, State:	Morse Mill, MO 63066
Location of Site:	8850 Old Morse Mill Spur
Requested Action:	Rezone a portion of the subject property from "CC2" – Non-Planned Community Commercial to "R10" – Single Family Residential.
Size of Tract:	1.6 acres (Per the Assessor's records)
Parcel Number:	13-6.0-23.0-1-001-001
Existing Zone District:	"CC2" – Non-Planned Community Commercial and "R-10" – Single-Family Residential
Township:	Big River
Council District	#7
School District:	Grandview
Fire District:	Cedar Hill
Water District:	N/A
Sewer District:	Jefferson County PSD
Prepared By:	Rachel Krispin, Planner I
Date:	February 14, 2022
Recommend:	Approval
Attachments:	1. Aerial Map 2. Zoning Map

Subject Property

The subject property is located at 8850 Old Morse Mill Spur. The site is currently split zoned Non-Planned Community Commercial (CC2) zone district and Single-Family Residential (R10) zone district. The petitioner is seeking to rezone the "CC2" zone district to "R10" zone district in order to have one zone district throughout the property. The parcel in its entirety is 1.6 acres in size. It appears that roughly half of the property is zoned commercially. The site is currently occupied by the Morse Mill Hotel.

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

Surrounding Area

The surrounding zone districts and land uses are as follows:

To the North:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Undeveloped Residential
To the East:	<u>Zoning:</u>	R10
	<u>Land Use:</u>	Undeveloped Residential
To the South:	<u>Zoning:</u>	R10
	<u>Land Use:</u>	Developed Residential
To the West:	<u>Zoning:</u>	R10
	<u>Land Use:</u>	Developed Residential

Petitioner's Request

The petitioner is requesting a zone change from "CC2" – Non-Planned Community Commercial to "R10" – Single Family Residential.

Official Master Plan Growth Area

The subject property is located in a Reserve Growth Area in the Official Master Plan. In the Reserve, the Rural and Rural Cluster Development Patterns are applicable.

Rural Development Pattern: In the Reserve, the Rural Development Pattern is appropriate throughout the Reserve.

Rural Cluster Development Pattern: *In the Reserve, the Rural Cluster Development Pattern is appropriate in -*

- Areas served by existing or newly created public service infrastructure. They may be clustered with a maximum net density of 1 unit to 2 acres.
- Areas not served by public service infrastructure should be clustered to maintain a maximum net density of 1 unit to 5 acres.

Rural Development Pattern

Rural Development Patterns are characterized by large expanses of open space. Buildings are far removed from public streets and from other buildings on adjacent lots. Vegetation typically remains in a natural state. Land uses require and expect lower infrastructure service levels.

Land Uses	Primarily single family residential, with occasional small-scale commercial development at intersections to serve the rural residential base. A wider range of accessory land uses is acceptable due to the remoteness of most structures from adjacent landowners.
Edges / Transitions	Edges of rural areas can be defined by a sharp transition from rural to urban – particularly if the adjacent development pattern is a “Mixed-use.” Alternatively, edges of rural areas may be more ambiguous with increasing levels of density or intensity of development, as in the case of adjacent Large Lot or Suburban Development Patterns.
Open Space	Due to the openness of this Development Pattern and the dispersed population, formal open space is generally not needed. Open space is primarily under private ownership, unless significant natural resources warrant public acquisitions or protection.
Street network / Transportation	The street network is primarily major county roads and private lanes serving as access to very few lots. Connectivity is provided only by major county roads. Automobiles are needed for most trips and transit or para-transit service is not practical.
Service Infrastructure	Water is provided by wells, and sewer is provided by individual septic systems
Community Infrastructure	Fire, police, schools, parks and other community infrastructure is typically supplied by existing, although remote facilities.
Lot sizes	Lots range in size, generally no smaller than 5 acres.
Criteria for Implementation	♦ Planned or future expansion of public infrastructure (streets, water, sewer) is practically difficult or costly, at least in the short-term. ♦ Land uses require and expect lower infrastructure service levels. ♦ Areas lack proximity (either in distance or physical connection) to existing employment or shopping areas. ♦ Areas maintain proximity to many natural assets, such as rugged topography, significant tree stands or bodies of water. ♦ Can be used as a holding zone for future development if long range infrastructure investment is feasible.

Analysis

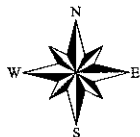
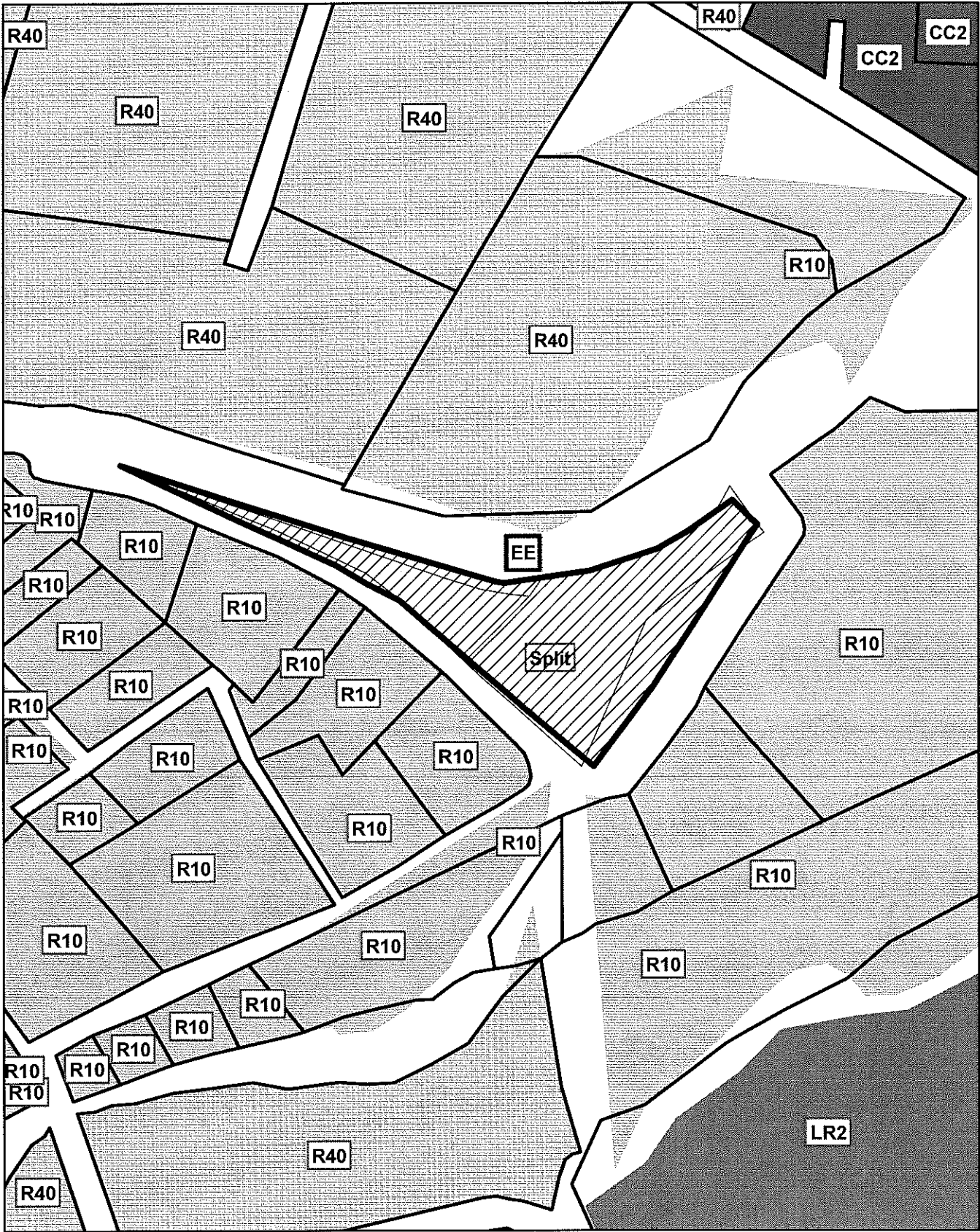
The subject property is located within the Reserve Growth Area. The proposed residential zoning has a minimum lot size requirement of 10,000 square feet. With the property being 1.6 acres in size, the minimum requirement would be exceeded. Roughly half of the property is already zoned Single-Family Residential (R10). In addition, surrounding properties are zoned the proposed zone district (R10).

The property is developed as the Morse Mill Hotel. Located on the subject property is the hotel structure and a shed. The petitioner is aware that if approved, no commercial operations will be allowed to be conducted on the subject property- which includes operating as a hotel. Because the subject property is already split zoned “CC2” and “R10”, as well as surrounding properties zoned “R10”, staff sees no issue with the requesting rezoning. Since the petitioner has stated that all commercial operations will end, “CC2” zoning may no longer be appropriate for the area given that the property is entirely surrounded by residential zoning.

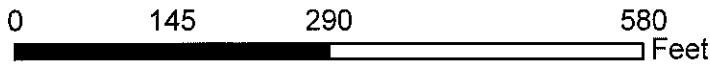
Staff Recommendation

Based on the above analysis, staff recommends Approval of RS21103, a request for a change in zoning from "CC2" – Non-Planned Community Commercial to "R10" – Single Family Residential.

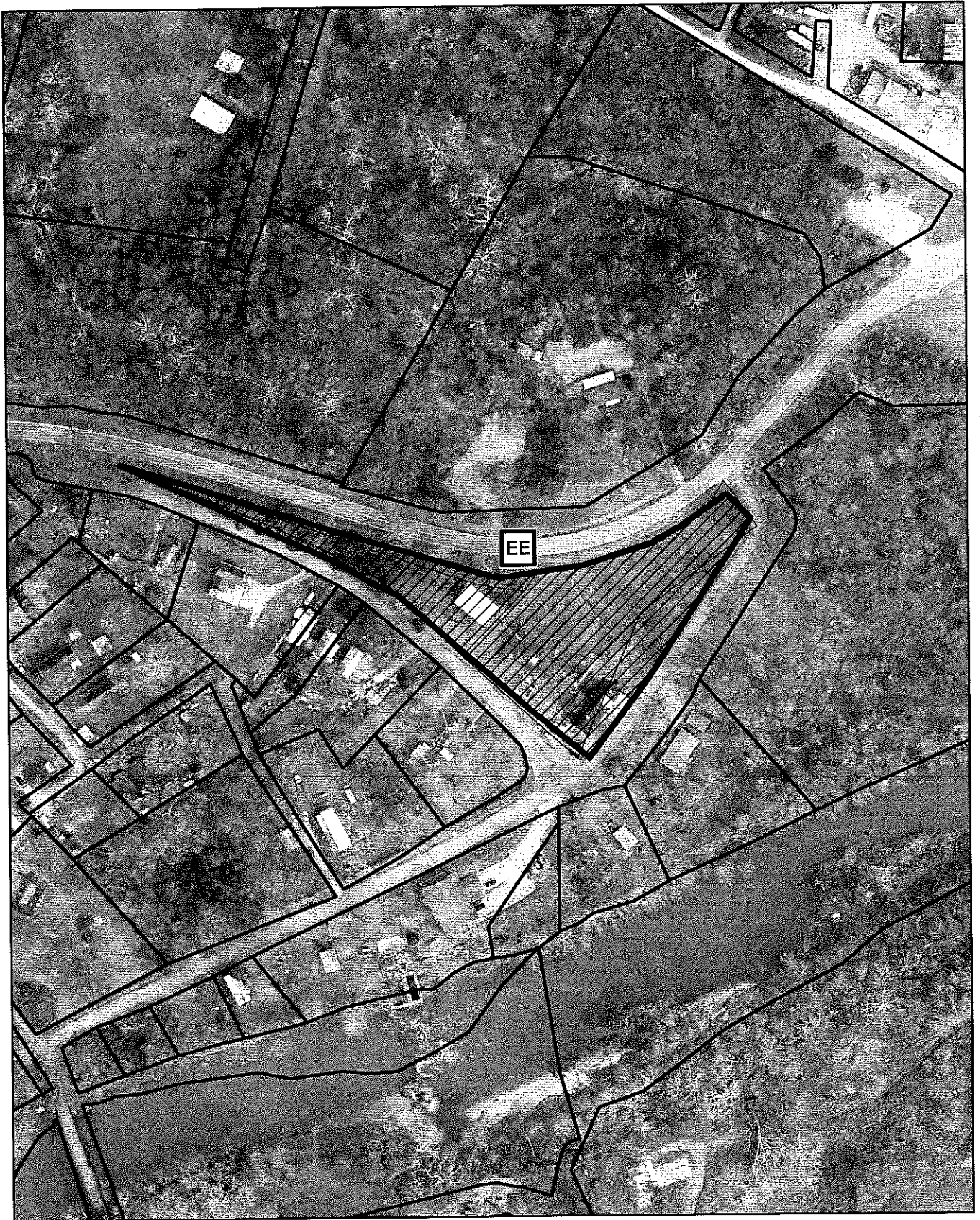
RS21103- Morse Mill Hotel



Subject Property



RS21103- Morse Mill Hotel



Subject Property

0 145 290 580 Feet

Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580
<www.jeffcomo.org>

Jefferson County, Missouri
Planning and Zoning Commission
Meeting Date: April 14, 2022

Staff Report

General Information:

Petition Number: CC221106
Petition Name: Jam Enterprises

Petitioner Name: Jam Enterprises LLC
Street Address: 3947 Oak Crest
City, State: Barnhart, MO 63012

Owner Name: Same
Street Address:
City, State:

Location of Site: The property is located on the north side of Telegraph (State Highway 231) at 3619 Telegraph just west of the Arnold city limits.

Requested Action: To rezone from Single-Family Residential (R20) to Non-Planned Community Commercial (CC2)

Size of Tract: 0.31 acres (per the Assessor's records)
Parcel Number: 09-3.0-05.0-1-001-014
Existing Zone District: R20
Township: Windsor
Council District: #3

School District: Fox
Fire District: Rock Community
Water District: PWSD 10
Sewer District: Rock Creek PSD

Prepared By: Josh Jump, Planner II
Date: February 15, 2022
Recommend: Approval

Attachments: 1. Aerial Map
2. Zoning Map

Subject Property

The property is located on the north side of Telegraph (State Highway 231) at 3619 Telegraph just west of the Arnold city limits. The property is currently developed with an unoccupied single-family residence

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

Surrounding Area

The surrounding zone districts and land uses are as follows:

To the North:	<u>Zoning:</u>	City of Arnold
	<u>Land Use:</u>	N/A
To the East:	<u>Zoning:</u>	CC2/City of Arnold
	<u>Land Use:</u>	Developed Commercial / N/A
To the South:	<u>Zoning:</u>	R20
	<u>Land Use:</u>	Developed Residential, Non-residential use in a residential zone district (Day Care)
To the West:	<u>Zoning:</u>	R20
	<u>Land Use:</u>	Developed Residential, Non-Residential use in a residential zone district (Church)

Petitioner's Request

The petitioner is requesting a zone change from Single-Family Residential (R20) to Non-Planned Community Commercial (CC2).

Official Master Plan Growth Area

The subject property is located within the Primary Growth Area of the Official Master Plan. The growth policies for this area include the following:

1. Development will be one of the eight development patterns as defined by this plan.
2. 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.

Suburban Development Pattern

The Suburban Development Pattern is the most appropriate pattern of development for the proposed development. The Suburban Development Pattern is appropriate in areas with access to services, with characteristics of access being adjacency and strong transportation connections. This pattern is characterized by non-residential development located along high-traffic roads.

Land Uses	A variety of land uses exist in the Suburban pattern spanning all categories (residential, commercial, industrial). These land uses are separated based on broad classifications of uses. Non-residential development tends to occur in large strips along major roads.
Edges / Transitions	Generally within Suburban patterns, buffers or berms further separate each individual site. These areas may be either natural or manicured. Edges between Suburban patterns and other Development Patterns are generally difficult to define, because this pattern attempts to assimilate qualities of different Development Patterns (urban and rural) into one pattern.
Open Space	Open space is more formal, often designed as part of individual site landscape plans. Private open space consists of medium or large yards, common subdivision grounds or landscape areas as part of non-residential site plans. Private open space can be disjointed, due to its individualized design and purposes – (i.e.: designed to serve specific lots or developments). Public open space may exist as part of a formal community-wide planning effort, typically removed from commercial sites and occasionally incorporated in residential subdivisions.
Street network /Transportation	The street network is hierarchical, including local, collector and arterial streets, with county roads functioning as arterial streets. Arterial streets carry the majority of traffic, requiring detailed engineering (width, turning lanes, etc.). Connectivity is generally only provided by collector or arterial streets. This factor, combined with the separation of uses on functional classes make pedestrian, transit or para-transit access impractical. Most trips require an automobile.
Service Infrastructure	Sewer and water service may be common systems – typically municipal extensions but they also may involve development of private systems. Larger lots, however, (over 1 acre) may be able to support well or septic use if state standards are met.
Community Infrastructure	Fire, police, schools, parks and other community infrastructure can be supplied by existing, but remote facilities, if sufficient capacity exists. New facilities must be phased in as subdivisions increase, but may be difficult to provide efficiently.
Lot sizes	Lot sizes are variable. Overall density typically remains between 3 and 6 units / acre.
Criteria for Implementation	♦ Traffic impact is a major determinant of development, as vehicle miles traveled and congestion increase with this pattern. ♦ Typically triggered by immediate availability or short-term practicality of service infrastructure investments. ♦ Community infrastructure (fire, schools, parks) must be provided by existing remote facilities or developed over time as subdivisions increase. ♦ Generally, not appropriate for areas with significant natural features worthy of preservation.

Relation to Unified Development Order Proposed Zone District

The Non-Planned Community Commercial District established by this Order is designed to promote commercial development that provides for service oriented commercial activities. The purposes and intent include the following:

1. To provide sufficient space in appropriate locations that have appropriate levels of accessibility for service oriented commercial activities.
2. To provide for non-residential areas where traffic generation and the size of the use may be appropriate for locations near residential uses.
3. To protect adjoining uses from fire, noise, glare, and other similar impacts.
4. To protect logical commercial services areas from adverse impacts such as noise, vibration, and traffic associated with general retail, warehousing, and industrial uses.
5. To provide for a district designation appropriate for limited commercial uses in accordance with the Jefferson County Official Master Plan.

Analysis

The subject property is located in the Primary Growth Area of the Official Master Plan of Jefferson County. The property to be rezoned is currently developed with a single-family residence that does appear now to be unoccupied. While there is residentially zoned property surrounding most of the property, there is adjoining commercially developed property as well as some non-residential uses in residential zone districts. The property has direct access to a state maintained road.

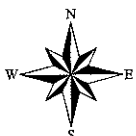
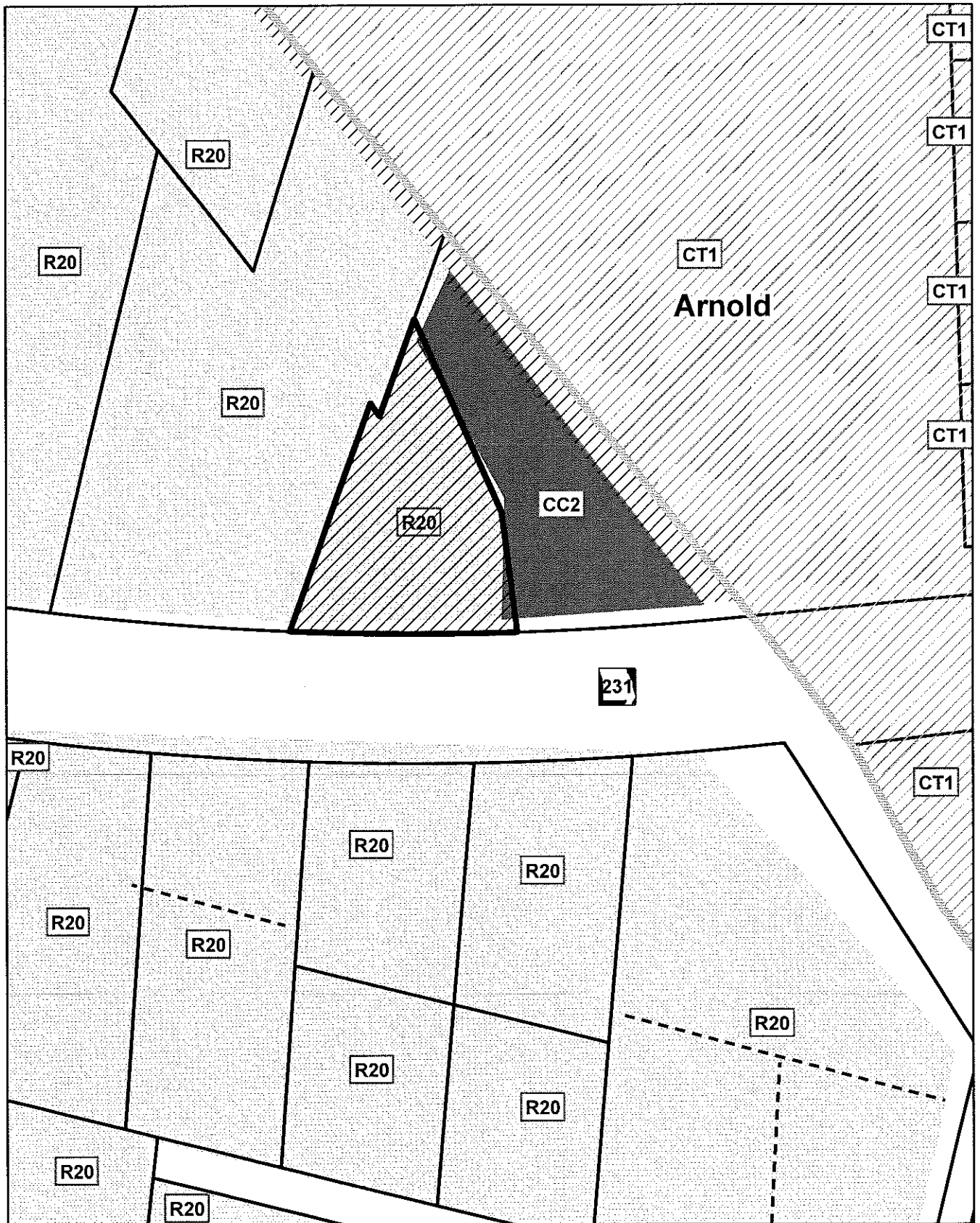
The proposed "CC2" zoning fits the character of the surrounding area. There is a range of existing uses including established commercial zoning to the east as well as non-residential uses in residential zone districts. This wide array of zoning as well as direct access to the county road system make the proposed commercial zoning viable.

The commercial use of the property, if approved, would need to go through the county's site development process to ensure all requirements of the UDO are met for the commercial use, as well as combining the existing commercial lot to the east with the one proposed.

Staff Recommendation

Based on the analysis above, staff recommends Approval of CC221106, a request for a change in zoning from Single-Family Residential (R20) to Non-Planned Community Commercial (CC2).

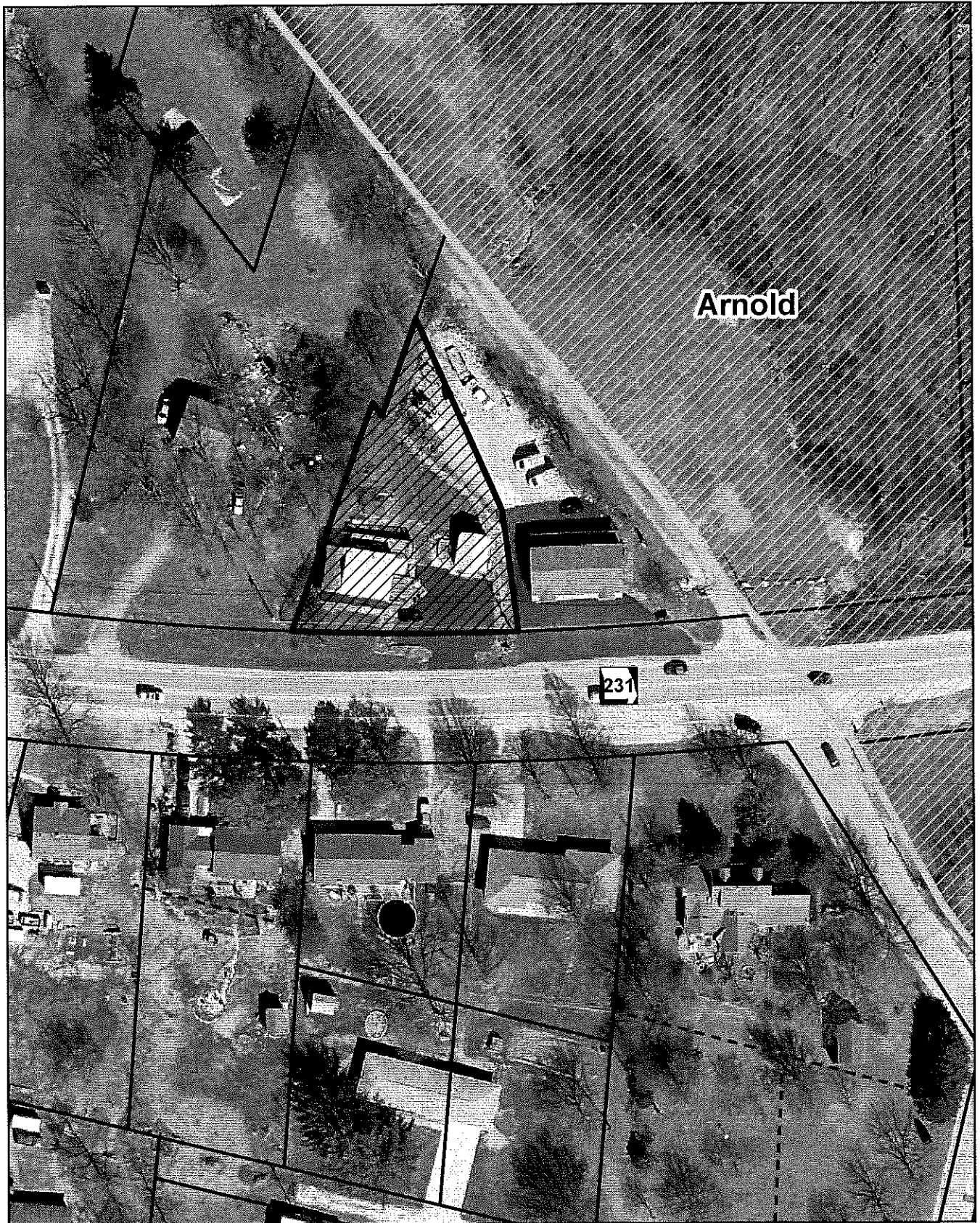
CC221106 - Jam Enterprises



Subject Property

0 70 140 280 Feet

CC221106 - Jam Enterprises



Subject Property

0 70 140 280 Feet

Jefferson County, Missouri

PLANNING DIVISION

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**Jefferson County, Missouri
Planning and Zoning Commission**

Meeting Date: April 14, 2022

Staff Report

General Information:

Petition Number: CU22013
Petition Name: Network Real Estate LLC

Petitioner Name: Network Real Estate LLC
Street Address: 5055 Hwy N, Suite 200
City, State: St. Charles, MO 63304

Owner Name: Nathan Null
Street Address: 2526 Plattin Rd.
City, State: Festus, MO 63028

Location of Site: 2526 Plattin Rd., Festus, MO 63028

Requested Action: Conditional Use Permit for a 195' Monopole Style Telecommunication Facility

Size of Tract: 14.85 acres/Lease Area (4,750 sq. ft.)
Parcel Numbers: 19-9.0-30.0-0-000-011
Existing Zone District: LR2
Township: Plattin
Council District: #5

School District: Jefferson R7
Fire District: Jefferson R7
Water District: PWSD12
Sewer District: Jefferson County PSD

Prepared By: Joshua Jump, Planner II
Date: March 29, 2022
Recommendation: Approval with conditions

Attachments:

1. Zoning Map
2. Aerial Map
3. Site Plan

Subject Property

The subject property is located at 2526 Platin Rd. The property is located directly off Platin Rd. in Festus and is currently zoned Large Lot Residential (LR2), with a single-family residence located on the Northwestern portion of the property. The tower is proposed to be located further to the southeast from the residence on the property.

According to FEMA's Flood Rate Insurance Map, no portion of the property is located within the floodplain and no portion of the property is located within the floodway. There are also no stream orders that traverse through the subject property.

Surrounding Area

The surrounding area consists of residential land uses.

To the North:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential
To the East:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential
To the South:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential
To the West:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential

Petitioner's Request

The petitioner is seeking approval of a Conditional Use Permit for a 195' Monopole Telecommunications Tower, requiring the use of .10 acres (4,750 sq ft) of the 14.85-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 195' 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 remain in a buffer of 20' minimum width around the outside the proposed lease area.

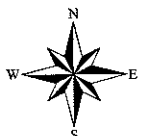
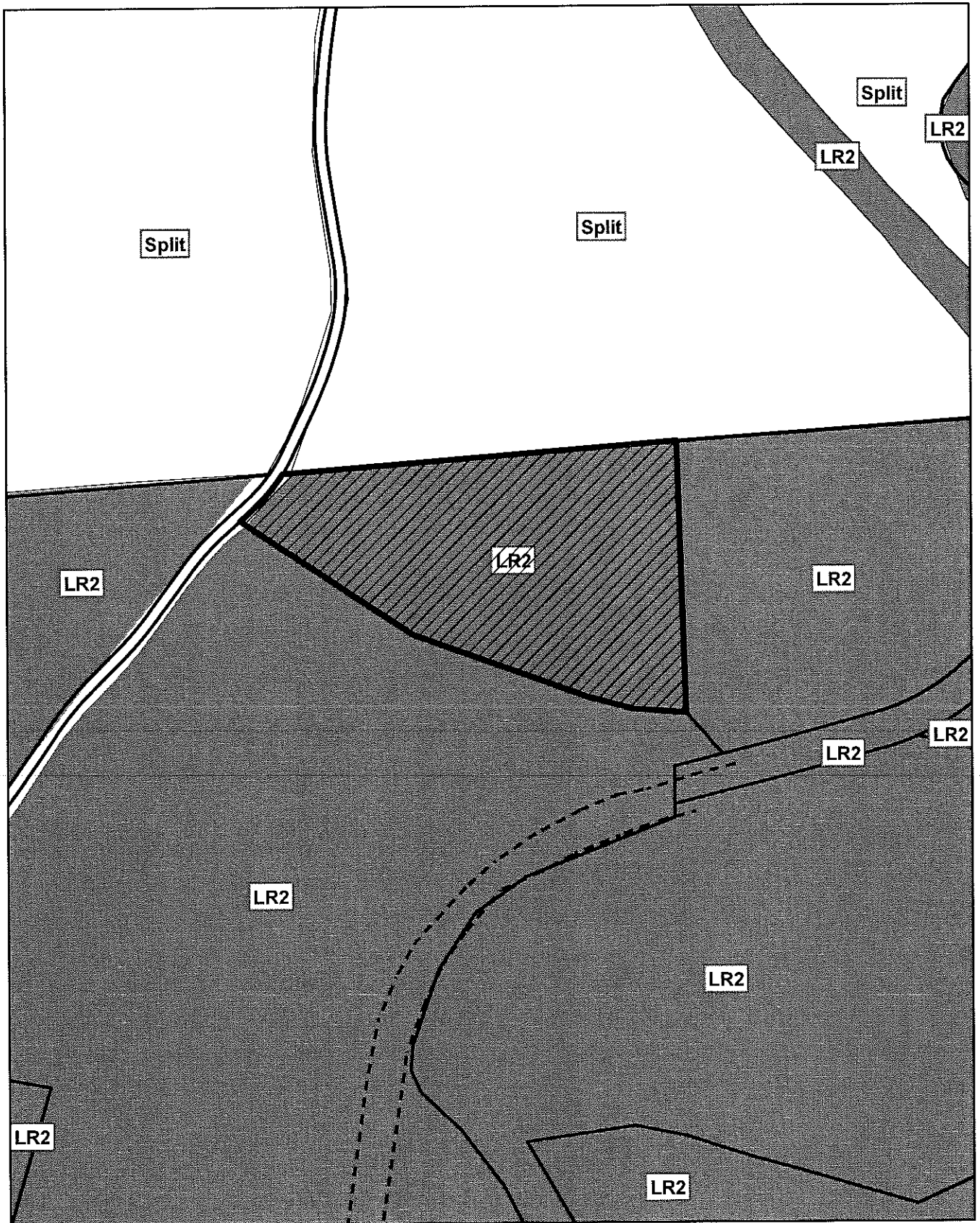
The UDO designates three separate setback requirements for any proposed tower. They are as follows: any tower must be setback the height of the tower from any dwellings not on the subject property and any adjoining properties zoned residentially, a tower must be setback from any property line the height 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. It is unclear however if the property line on the eastern side has been moved to accommodate the setback. If this has not been completed it will need to be completed through approval of a boundary adjustment prior to the issuance of a building permit.

Staff Recommendation

Staff recommends approval of CU22013 for a Telecommunications Tower 190-foot in height subject to the following conditions:

1. The tower must meet the setbacks set forth by the UDO. A boundary adjustment must be approved and recorded prior to issuance of a building permit.
2. The tower shall be designed, constructed, and placed in accordance with the application and the submitted development plan unless otherwise specified in these conditions.
3. The communications tower shall not exceed a height of 195 feet.
4. The tower shall be designed and constructed to accommodate no less than three (3) additional antennas.
5. 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.
6. Clearing shall be limited to the area shown indicated in the development plan submitted.
7. 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.
8. The existing wooded area shall remain in accordance with the site plan.
9. Evergreen trees shall be planted around the fence and shall be a minimum height of six (6) feet at planting along the south and east sides of the compound area.
10. 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.
11. No lighting shall be permitted except as required by the FAA.
12. 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.
13. 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.
14. The tower shall comply with all other local, state, and federal requirements.
15. Any generators installed at the tower site shall utilize sound attenuation equipment.

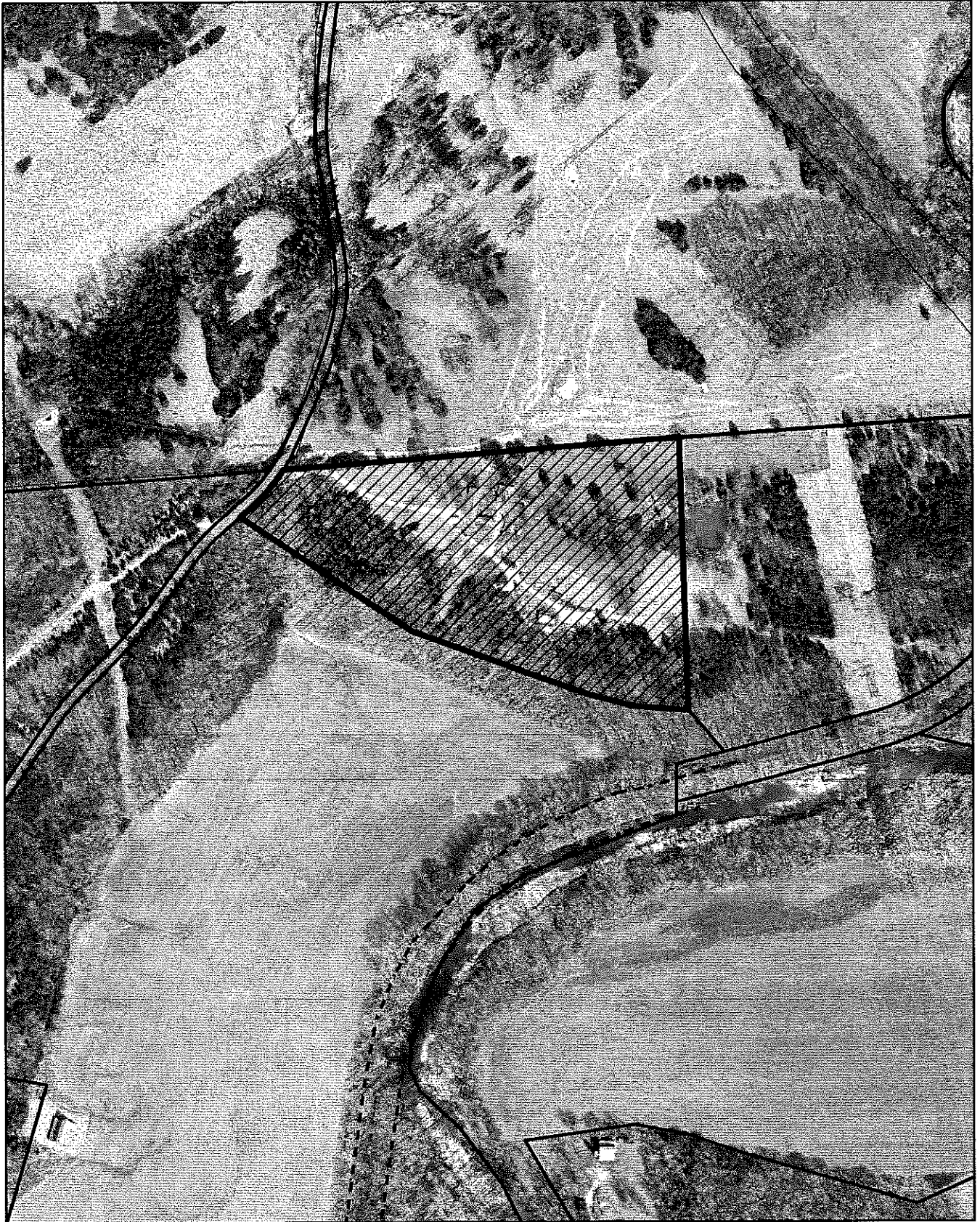
CU22013 - Network Real Estate



Subject Property

0 315 630 1,260 Feet

CU22013 - Network Real Estate



Subject Property

0 315 630 1,260 Feet

A horizontal scale bar with four segments, corresponding to the distances 0, 315, 630, and 1,260 feet.

SHEET INDEX

NO.	DESCRIPTION
T-1	TITLE SHEET
S-1	SITE PLAN
Z-1	ENLARGED SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	LANDSCAPING PLAN AND DETAILS
Z-4	TOWER ELEVATION



at&t

GREATER MIDWEST MARKET - MO
NSB

HWY 61 AND HOWE CROSSING

SITE NAME
MO2265FA LOCATION CODE:
12878642SITE ADDRESS
2526 PLATTIN ROAD
FESTUS, MO 63028STRUCTURE TYPE
195' - MONOPOLE

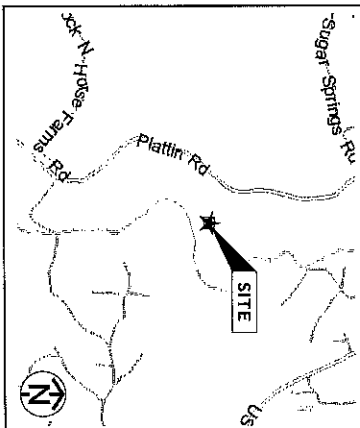
195' - MONOPOLE



SCAN QR CODE FOR LINK TO SITE LOCATION MAP

DRIVING DIRECTIONS

SITE LOCATION MAP



PROJECT SUMMARY

SITE NAME	HWY 61 AND HOWE CROSSING
SITE NO.	MO2265
FA LOCATION CODE	12878642
SITE ADDRESS	2526 PLATTIN ROAD FESTUS, MO 63028
COUNTY	ST. CHARLES
SITE COORDINATES	(FROM NEDS) LATITUDE 38° 09' 35.67" LONGITUDE 90° 27' 41.29" GROUND ELEVATION 507' (MNS)
STRUCTURE TYPE	195' - MONOPOLE
ZONING	N/A
OCCUPANCY	U - UTILITY
DISPOSITION	JEFFERSON COUNTY, MO
APPLICANT	AT&T 1390 OLIVE BLVD CREVE COEUR, MO 63141
PROPERTY OWNER	N/A
PARCEL NUMBER	N/A
BUILDING CODE	2015 INTERNATIONAL BUILDING CODE
ELECTRICAL CODE	2008 NATIONAL ELECTRICAL CODE
POWER COMPANY	T.B.D.
FIBER COMPANY	T.B.D.

ENGINEER'S LICENSE

CERTIFICATION STATEMENT:

I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.



APPROVALS

AT&T CONST.	DATE
AT&T RE	DATE
AT&T ORS	DATE
LANDLORD	DATE

DRAWING SCALED TO 11"x17"

1390 OLIVE BLVD
CREVE COEUR, MO 631415025 Hwy N, Suite 200
St. Charles, MO 63304

FULLERTON

1100 E. WOODFIELD ROAD, SUITE 500
SCALAPRUB, ILLINOIS 60173
TEL: 847.988.4400
CITY: 847.988.4400
www.fullertonengineering.com

#	DATE	DESCRIPTION	REV.
A	11/18/21	PRELIM ZONING	195
B	2/11/22	PRELIM ZONING	195
C	2/11/22	PRELIM ZONING	195
D	2/11/22	PRELIM ZONING	195

SITE NAME

HWY 61 AND
HOWE CROSSING

SITE NO.

MO2265

SITE ADDRESS

2526 PLATTIN ROAD

FESTUS, MO 63028

SHEET NAME

TITLE

SHEET

SHEET NUMBER

T-1

PROJECT# 2021.0005.0017



Network
Asia LLC

[illegible]

HWY 61 AND
OWE CROSSING

SITE NO.

MO2265

SITE ADDRESS

16 PLATTIN ROAD
WESTLUS, MO 63028

SHEET NAME:

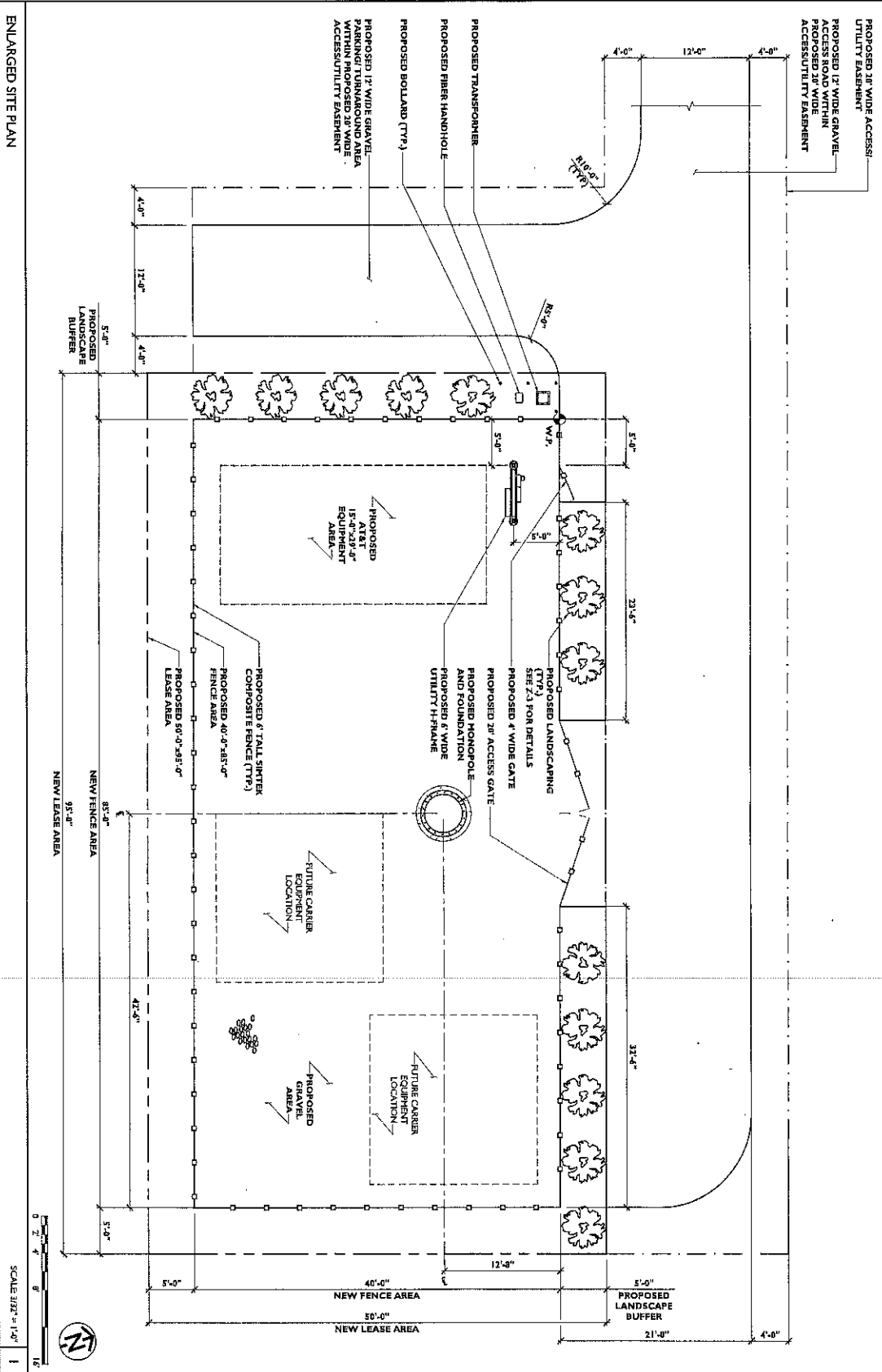
NILARGE

WHITE PL

SHEET NUMBER

Z-2

PROJECT# 2021.0005.0017

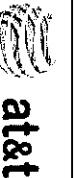


PLANTING NOTES:

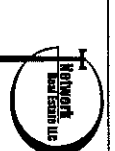
1. EXCAVATE PLANTING PIT TWICE THE DIAMETER OF THE PLANT. PLACE PLANT IN THE CENTER OF THE PIT. BACKFILL WITH SOIL TO ENSURE FIRMNESS. PLACE 6" BEST VIEWING ANGLE, LEFT STOCK BY BALL & PLACE IN PLANTING PIT. TAMP TOP HALF OF SOIL. BACKFILL WITH SOIL TO ENSURE FIRMNESS. TOP SOIL & TAMP. WRAP TRUNK WITH PAPER TAPE TO FIRST BRANCH & SECURE TO STAKE WITH RUBBER HOSE GUY WIRE. LAY IN PROPOSED FABRIC WEED BARRIER & FORM 12" BARRIER TO BLOCK STOCK. WATER IMMEDIATELY & WATER FREQUENTLY. FLOOD IMMEDIATELY & WATER FREQUENTLY.
2. PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE.

BMP NOTE:

PROJECT ADDS LESS THAN 3000 SQ FT OF IMPERVIOUS AREA. THEREFORE, WE HAVE PROVIDED SHRUBS AS A NOMINAL BMP.



1239 OLIVE BLVD
CRAFT CORNER, MO 63014



2025 Hwy N, Suite 200
St. Charles, MO 63041

FULLERTON

1100 E. WOODFIELD ROAD, SUITE 100
SCHAEFERSBURG, ILLINOIS 61773
TEL: 815.742.8400
CITY OF SCHAEFERSBURG, ILL.
www.fullertonengineering.com

#	DATE	DESCRIPTION	INT
1	11/18/21	PRELIM. ZONING	NY
2	2/10/22	PRELIM. ZONING	NY
3	2/27/22	FINAL	NY



SITE NAME:

HWY 61 AND
HOWE CROSSING

SITE NO.

MO2265

SITE ADDRESS

3324 MATTHEW ROAD
REHLS, MO 63078

SHEET NAME

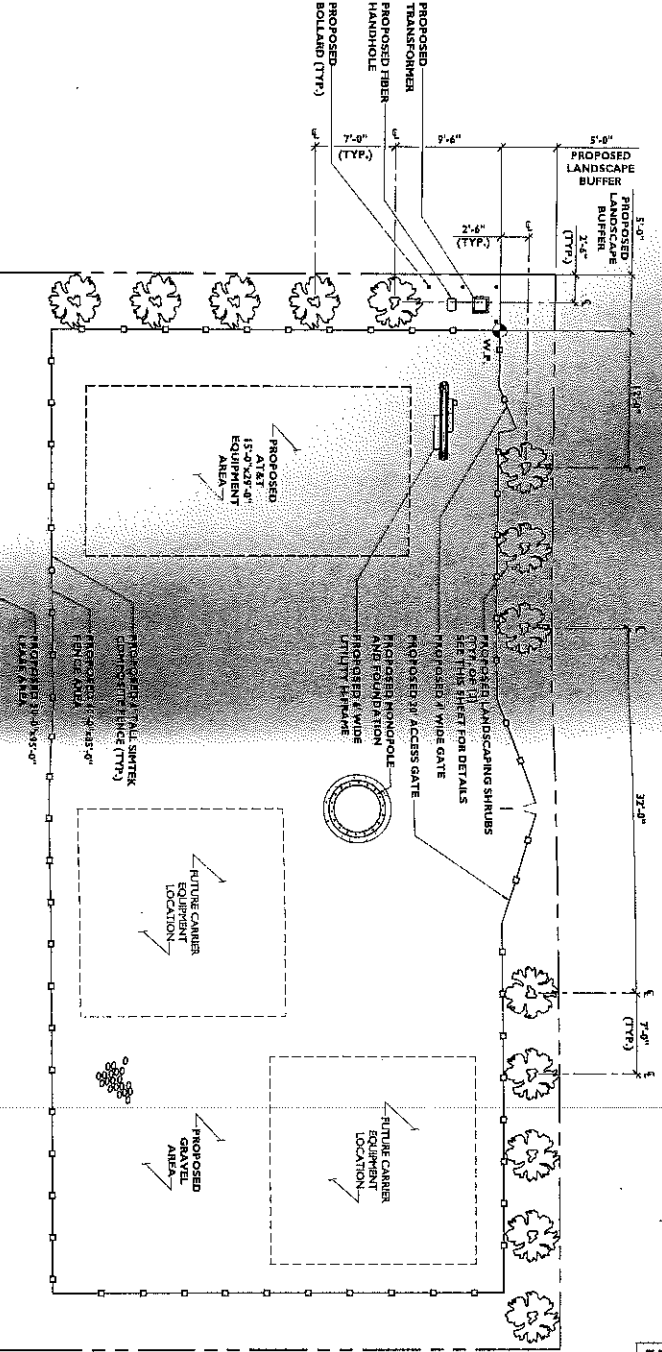
LANDSCAPING
PLAN AND
DETAILS

SHEET NUMBER

Z-3

PROJECT# 2021.0005.0017

LANDSCAPING PLAN AND NOTES



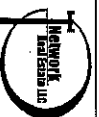
QUANTITY	COMMON NAME	NOTES	SIZE	PLANTING SIZE	PLANTING METHOD	SPREAD	HEIGHT
13	MANHATTAN	HYDRANGEA	4-6"	1-4"	B & B	5-6"	6-8" TO 8-10"



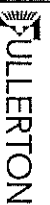
SCALE 3/32" = 1'-0"



1200 OLIVE BLVD.
CHRYE COBLER, MO 63141



2025 Hwy N, Suite 200
St. Charles, MO 63044



1100 E. WOODFIELD ROAD, SUITE 300
SCHALLBURG, ILLINOIS 60173
COAH E0119080261
www.fullertonengineering.com

#	DATE	REVISION	BY
1	11/18/21	PRELIM ZONING	HW
2	12/17/21	PRELIM ZONING	HW
3	12/17/21	PRELIM ZONING	HW
4	12/17/21	PRELIM ZONING	HW
5	12/17/21	PRELIM ZONING	HW
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16	12/17/21	PRELIM ZONING	HW
17	12/17/21	PRELIM ZONING	HW
18	12/17/21	PRELIM ZONING	HW
19	12/17/21	PRELIM ZONING	HW
20	12/17/21	PRELIM ZONING	HW



SITE NAME
HWY 61 AND
HOWE CROSSING

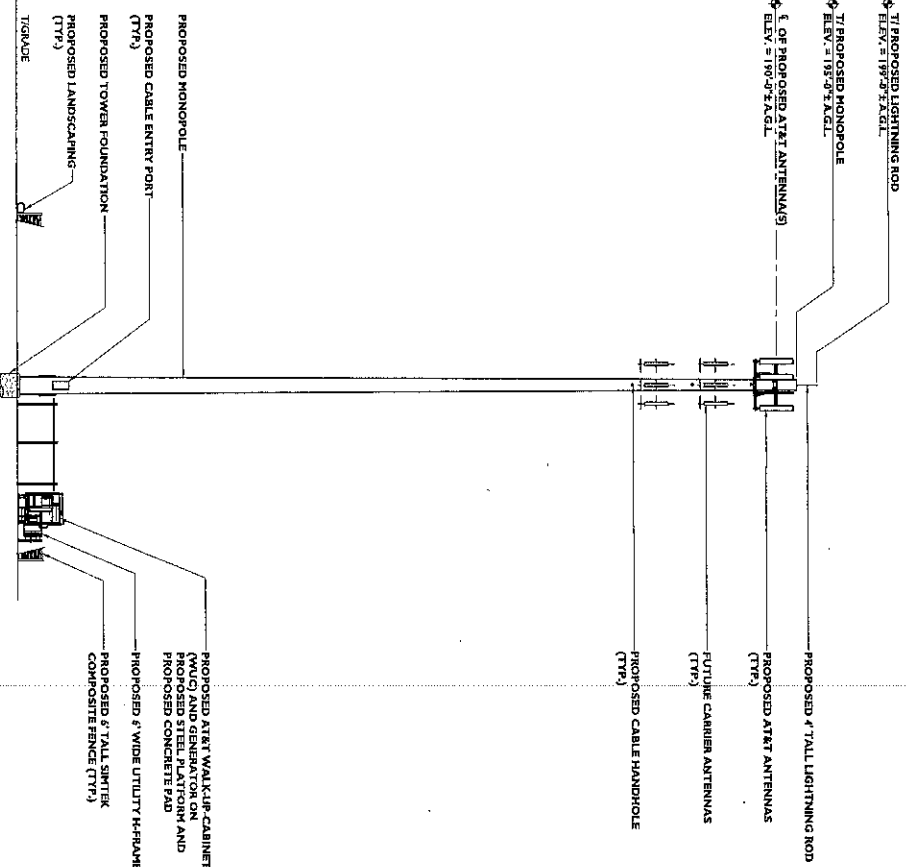
SITE NO.
MO2265

SITE ADDRESS
2326 PLATTIN ROAD
FESTINA, MO 63028

SHEET NAME
TOWER
ELEVATION

SHEET NUMBER
Z-4

TOWER ELEVATION



SCALE 1" = 30'-0"

PROJECT# 2021-0005-0017

Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580
<www.jeffcomo.org>

Jefferson County, Missouri
Planning and Zoning Commission
Meeting Date: April 14, 2022

Staff Report

General Information:

Petition Number: PR222015
Petition Name: Twin Rivers RV Park Expansion

Petitioner Name: Eureka MHP Land LLC/Larry Harrison
Street Address: 1324 Clarkson Clayton Center, Ste. 113
City, State: Ellisville, MO 63011

Design Professional: VonArx Engineering
Street Address: 10785 Business 21.
City, State: Hillsboro, MO 63050

Location of Site: 1 Joachim Dr in Eureka, MO.

Requested Action: Revised Development Plan approval for Twin Rivers RV Park

Size of Tract: 31.64 acres (Per the Applicant)
Parcel Numbers: 03-5.0-16.0-0-000-025 & 03-5.0-16.0-0-000-027
Existing Zone District: PR2
Township:
School District: Northwest
Fire District: High Ridge
Water District: PWSD 02
Sewer District: Northeast PSD
Council District: #1

Prepared By: Rachel Krispin, Planner I
Date: April 1, 2022
Recommendation: Approval with conditions

Attachments: Zoning Map
Aerial Map
Development Plan
Modification Letter
Letter from Stormwater Division

Subject Property

The property is located off Twin River Rd and Meramec Dr in Eureka. The subject properties, which encompass two (2) parcels (located north and south of Meramec Dr), are 31.64 acres in size and zoned Planned Mixed Residential Use (PR2) zone district. The property is currently developed as Riverbend MHP. The eastern portion of the northern parcel (area located on Joachim Dr) is not proposed to be altered as it exists today, which are pad sites for mobile homes.

According to FEMA's Flood Rate Insurance Map, almost the entirety of both subject parcels are located within the 100 and 500 year floodplain. Additionally, a Stream Order 1 traverses the southern subject property.

Surrounding Area

The subject property is surrounded by mainly two types of zoning districts. It should be noted that this is a heavily flood prone area of the county.

To the North:	<u>Zoning:</u> R7 <u>Land Use:</u> Undeveloped Residential
To the East:	<u>Zoning:</u> R7 & R40 <u>Land Use:</u> Developed and Undeveloped Residential
To the South:	<u>Zoning:</u> PR2 & R7 <u>Land Use:</u> Developed Residential
To the West:	<u>Zoning:</u> PR2 & R7 <u>Land Use:</u> Developed and Undeveloped Residential

Background

There were two meetings with the petitioner and designer before the development plan was submitted on February 23, 2022.

Official Master Plan

The subject property is located in the Primary Growth Area on the Preferred Growth Alternative Map. This area is potentially suitable for all development patterns including Industrial, Mixed-Use, Suburban, Large Lot, Rural Cluster, and Rural. The most appropriate development pattern in this case is the Mixed-Use 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:

1. Development within the "Primary and Secondary Growth Areas" shall be required to utilize or extend public infrastructure systems, including water, sewer and roads.
2. Septic or on-site wastewater treatment systems shall be discouraged in the "Primary and Secondary Growth Areas" and lots with existing systems in these areas should be connected to public sewer when physically and financially possible.
3. Residential development that has access to established transportation corridors shall be encouraged.

Mixed-Use Development Pattern

The Mixed-Use Development Pattern is the most appropriate pattern of development for the proposed Twin Rivers RV Park Expansion development. The Mixed-use represents a more

compact Development Pattern. It encourages a mix of land uses made compatible by design elements such as building forms, streetscape, and public spaces. The mix often features mutually supported uses, allowing the opportunity for the Mixed-use to be self-supporting, at least for typical daily needs of the residents.

Land Uses	Land uses in this pattern are mixed, although transitions among intensity of uses are established according to a master plan. Design compatibility of buildings, rather than of particular uses, generally controls how the land use mix is to occur. This pattern also enables a variety of residential styles, including single-family homes, townhouses, and apartments all in a variety of designs – often in close proximity to each other.
Edges / Transitions	Within this pattern, edges and transitions between the different areas of the Mixed-use area are established design elements that bring areas together through common designs, such as street designs, building locations, or landscape materials, rather than with buffers and separation. The edges on the outside of the Mixed-use area may be sharp, as in the case of the edge between a Mixed-use area and rural area or natural area – or they may be gradual, as in the case of a Mixed-use area adjacent to Large Lot or Suburban Development Patterns.
Open Space	A range of open space is necessary for this pattern, and it is integral to the plan design. It includes more compact and formal open space in the Mixed-use core, including plazas, court yards or small parks - and more expansive or natural open space at the edge or outlying areas, including natural areas, greenways or larger parks.
Street network / Transportation	The street network is interconnected with block sizes, approximately 1,500 feet in length, unless topography or other natural areas require interrupting this pattern. Central areas with the greatest diversity of uses, and representing the commercial core, have smaller block lengths in the 400 to 500 foot range to facilitate more connections and dispersion of traffic. Pedestrian access, transit and para-transit service may be efficiently implemented in this pattern.
Service Infrastructure	Water and sewer in the Mixed-use core is on a common system, either public or private. Although some of the edges maintain sufficient open space to allow individual systems, the compact nature of the overall Mixed-use pattern generally makes it economically beneficial and more practical to access the common system in these areas as well.
Community Infrastructure	If the Mixed-use area is at a scale that cannot rely on existing remote facilities, community infrastructure must be designed into the plan. Typically, it is phased in as the Mixed-use area matures, often requiring constructions in the later phases, where a critical mass of residents and businesses have become established.
Lot sizes	Lot sizes vary within the Mixed-use area and even on individual blocks. Generally they range from 2,000 square feet (townhouses in the Mixed-use core) to 2 acres (estates on edges of the Mixed-use area). Overall densities for Mixed-use areas generally vary from 4 to 8 dwelling units per acre (rural mixed-use), but can reach 8 to 24 units per acre (urban mixed-use).
Criteria for Implementation	♦ Generally must involve between 40 acres and 160 acres if it is a new mixed-use area. (See “Infill” or “Mixed-use Addition” for using this pattern in established areas.) ♦ Must be located in an approved location, capable of facilitating ultimate build out of the Mixed-use area, in terms of access for streets and utilities. ♦ Must occur according to an overall Mixed-use Master Plan that adapts to the

	terrain and natural features of the specific site. ♦ Must have access to or establish a common water and sewer system ♦ Typically phased over time (10 to 15 years) – allowing community infrastructure (i.e. fire, schools, parks) to be phased in as mixed-use area matures. ♦ Mixed-use area has a defined center and edge encompassing a radius of ¼ to 1 mile, facilitating potential pedestrian connections from all areas. ♦ Interconnected streets required, particularly in the central area. ♦ Commercial and civic activities are concentrated in the central area of the Mixed-use area. ♦ Non-residential square footage correlates to residential development. ♦ A variety of residential types and formats are provided in each phase of the Mixed-use area.
--	--

Unified Development Order

PR2 – Planned Mixed Residential Zone District Section 400.1540

The PR-2 Planned Mixed Residential Use District is established to provide opportunities for high-density mixed residential use development from single-family to multi-family dwellings units with a variety of formats and densities. The plan for this district should be designed to create a transition from more intense mixed uses to less intense mixed-uses. While providing for a wide range of dwelling types the PR-2 district may also be appropriate in large-scale mixed-use developments. This district is designed for areas served by centralized utilities.

Section 400.2300. Mixed Use Design Standards – Objectives

A. Residential Uses

1. Encourage developments with mixtures of densities, lot sizes, and housing types.
2. Foster neighborhood security with means for maintaining activity at all times of the day.
3. Encourage linking neighborhoods with safe, attractive pedestrian connections both along the street and on open space greenways.
4. Connect residences to each other and to neighborhood parks, schools, public facilities, and shops with direct pedestrian pathways.
5. Encourage interconnectivity among neighborhoods to distribute traffic evenly and avoid excessive traffic on any one street and limit traffic cutting-through from one neighborhood to another or from one County maintained road to another.
6. Minimize cut-through traffic within a neighborhood by providing a safe access configuration for internal and external traffic movement and design streets with appropriate speeds based upon the intended use, allowing for narrower widths and other traffic calming measures.
7. Encourage parks and community facilities.

Development Plans

A Development Plan is intended to establish regulations and restrictions that are in harmony with the general purpose and intent of the UDO, but in a manner that allows the regulations to differ in one or more respects from the zoning regulations that are generally applicable to the underlying zoning districts.

Development Plan – Objectives – Section 400.1390

The objectives of the Development Plan process are:

1. To permit the use of more flexible land use regulations.
2. To provide latitude in the location of buildings, structures, open spaces, play areas, parking, roads, drives and variations in setbacks and yard requirements.
3. To facilitate use of the most advantageous techniques of land development.
4. To encourage the combination and coordination of architectural styles, building forms and relationships.
5. To encourage the conservation of existing natural resources and maintain the character of the County.
6. To limit specific uses within the underlying zoning district to a particular Development Plan when it is deemed more appropriate and/or compatible to surrounding, uses, proposed or future uses or when deemed to be in the best interest of the of the community to limit the uses, based on existing and / or proposed traffic conditions and / or concerns and other land use concerns.

Development Plan – Criteria for approval – Section 400.1230D

According to the UDO, the applicable zoning district regulations are to be used as a guide for the review of the Development Plan. Conditions or restrictions may be imposed. These conditions or restrictions may be required prior to submittal of a Preliminary Plat or Site Development Plan. The Planning Commission and County Council may consider the following criteria:

1. Whether the development is designed, located and proposed to be operated so that the health, safety, and welfare of the public will be protected.
2. Whether the development will impede the orderly development and improvement of surrounding property.
3. Whether the development incorporates adequate ingress and egress and an internal street network that provides for the efficient flow of traffic.
4. The criteria set forth in Section 400.1140D as follows:
 - 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.

In accordance with 400.1240, any substantial changes to an approved Development Plan may only be approved by the County Council after review and recommendation by the Planning and Zoning Commission.

Proposed Development Plan (February 23, 2022)

Uses & Access

The development plan for Twin Rivers RV Park Expansion consists of two (2) parcels, which is currently the site of the Riverbend Mobile Home Park. There are some pad sites that are occupied by mobile homes; however, a majority of the land is unoccupied. The development plan proposed to utilize former mobile home sites as sites for recreational vehicles (RV's). There are a proposed total of sixty-three (63) spaces for RVs.

The access to the proposed RV spaces is from Meramec Dr, which has access to Twin Rivers Rd (County maintained). Ivy Gate Dr (an existing internal drive within the MHP) is the street in which most of the new RV sites will be implemented. There is no access to the subject properties from River Bend Dr, as Meramec Dr dead-ends before the road reaches River Bend Dr.

Parking

A modification was sought for parking spaces on the development plan. The petitioner has proposed one (1) space per RV site, therefore, totaling sixty-five (65) parking spaces.

Landscaping

Street frontage landscaping is shown along Twin Rivers Rd, resulting in fourteen (14) trees and fifty-four (54) shrubs. There is no landscaping shown within the area of internal development. A modification was sought in regard to open space requirements.

Modifications

In accordance with Section 400.1230E the Planning Commission may recommend, and the County Council may approve modifications on the development plan when the petitioner requests to modify one or more of the restrictions or regulations of the UDO. Modifications should be consistent with the criteria for development plans, in the best interest of the County, incorporate sound planning principles and design elements that are compatible with surrounding properties, be consistent throughout the proposed project, effectively utilize the land upon which the development is proposed, and further the goals and intent of the UDO.

The petitioner is requesting the following modifications:

1. Article XII, Section 400.4050 – Vehicles Parking By Use.

The petitioner is seeking one (1) parking space per RV unit.

Given the fact that this MHP has been in existence for quite some time, Staff does not see an issue with one (1) parking space per RV unit. The development plan proposes sixty-five (65) RV parking spaces, therefore, sixty-five (65) parking spaces are provided.

Staff recommends approval of this request.

2. Article XIV, Section 400.4650 – Landscaping Minimum Requirements.

The petitioner is seeking relief from open space landscaping requirements.

While Staff recognizes that this development has existed before UDO requirements were enacted, there is little to no landscaping within the MHP as it exists today. The petitioner shows street frontage landscaping along Twin Rivers Rd, but that is the only location of proposed landscaping. Additionally, while the street frontage landscaping is required along Twin Rivers Rd as shown on the development plan, Staff believes there also needs to be landscaping within the area of the proposed development, which is further into the existing MHP.

Staff recommends denial of relief from open space requirements.

3. Article XII, Section 400.4130 – Parking, General.

The petitioner is seeking relief from paved parking pads.

This section of the UDO requires that parking spaces be paved. The developer is proposing that the RV spaces be paved but that parking for additional vehicles on each RV site be gravel. The UDO requires 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). The site is located in a floodplain making detention difficult. A porous gravel surface could be part of a low impact stormwater management system.

The Planning Division recommends approval of the request with the condition that the spaces be constructed of 8" of clean crushed stone or other absorptive stone as approved by the engineer.

4. Article XVI, Section 400.5560 – Drainage and Storm Sewers.

The petitioner is seeking relief from detention.

The site is located in the floodway/floodplain making water conveyance and detention design difficult or impossible. Additional land disturbance required to install detention is not desirable in the floodplain. While the cited section does provide relief if under 12,000 square feet of impervious is created, it is conditioned with the requirement for low impact stormwater management practices. The absorptive rock driveways and existing on-site pond which receives stormwater from the street would meet the low impact requirement.

Staff recommends approval of the request with the condition that the additional parking added per space be of porous granular material.

5. Article IV, Section 505.430 – Stream Orders.

The petitioner seeking relief from the Stream Order 1. The Stormwater Division has analyzed the request.

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

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

6. Article XVI, Section 400.5300, B.3.e – Access Road Shall Meet Street Standards.

The UDO requires a street width of 22' pavement within 28' ROW with curbs. Street thickness shall include 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base). The streets appear to meet UDO requirements for width, curvature etc., however the thickness which is unknown and the asphalt is deteriorated.

The Planning Division recommends approval of the request with the condition that the street be overlaid with a minimum of a 2" asphalt overlay.

7. Article VII, Section 400.2550 – Minimum Right of Way and Improved Surface Width.

The UDO requires a street width of 22' pavement within 28' ROW with curbs. Street thickness shall include 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base). The streets appear to meet UDO requirements for width, curvature etc., however the thickness which is unknown, and the asphalt is deteriorated.

The Planning Division recommends approval of the request with the condition that the street be overlaid with a minimum of a 2" asphalt overlay.

Analysis

Zoning

A total of sixty-five (65) recreational vehicle (RV) pads are proposed on the subject properties. The property is developed, and partially occupied. The northeastern portion of the property (Joachim Dr) and southern portions of the property (Meramec Dr) are occupied with mobile homes. There are a few mobile homes on Ivy Gate as well. The Planned Mixed Use Residential "PR2" zoning district, that exists there today, allows for a density of 18 units per acre. The proposed plan would have a density of approximately 8 per acre. "PR2" zone district allows for an RV park, however, because "recreational vehicle park" is not included within the existing plan, the petitioner is required to submit a development plan to the Planning and Zoning Commission.

Due to the subject property being almost entirely located within the 100-year and 500-year floodplain (with the exception of a very small piece of street frontage along Twin Rivers Rd not located in the floodplain), Staff feels the nature of the proposed use (recreational vehicle park) and the ease of removing said vehicles during a flood event, make the proposed use for the two (2) parcels of land ideal for the properties. Per the development plan, it appears that the area on Joachim Dr will remain as mobile home sites. Mobile homes do exist on Ivy Gate Dr and Meramec, but according to the development plan, those are to be RV sites.

The proposed development is located within the Primary Growth Area where all development patterns, including the Mixed-Use Development Pattern, can be used. Therefore, the proposed development and uses are consistent with the County's Official Master Plan.

Development Plan

The parcel is suitable for the proposed use as a recreational vehicle (RV) park. The plan satisfies the requirements of the UDO applicable to this use. There should be no injurious effect or detriment to neighboring properties if all the requirements of the UDO are met, with the exception of those which are requested modifications.

No additional major public facilities such as water, sewerage, schools, or parks are needed in conjunction with this development other than what will be provided by the developer. The development of the two (2) parcels appears to generally incorporate adequate existing ingress and egress from Twin Rivers Rd.

Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from the use of the property as proposed. The development does not appear to have any features that would impede the normal and orderly development and improvement of the surrounding properties. Approval of the proposed development plan would allow for a development consistent with the stated intent of the Planned Mixed Residential "PR2" zone district.

Staff Recommendation

Staff recommends **Approval** of the Development Plan for Twin Rivers RV Park Expansion, subject to the following conditions of approval, regulatory requirements, and departmental comments:

Modifications

1. Staff recommends **Approval** of the requested modification from Article XII, Section 400.4050 – Vehicles Parking By Use.

2. Staff recommends **Denial** of the requested modification from Article XIV, Section 400.4650 – Landscaping Minimum Requirements.
3. Staff recommends **Approval with Condition** that the spaces be constructed of 8" of clean crushed stone or other absorptive stone as approved by the engineer of the requested modification from Article XII, Section 400.4130 – Parking, General.
4. Staff recommends **Approval with Condition** that the additional parking added per space be of porous granular material of the requested modification from Article XVI, Section 400.5560 – Drainage and Storm Sewers.
5. Staff recommends **Approval with Condition** that (1) designated and approved concrete washout area as required by Jefferson County Stormwater codes 505, (2) No trash containers or construction material stored in the stream buffer, (3) Sediment and erosion control measures installed as required in Jefferson County Stormwater codes 505 (4) All vegetation be re-established after construction is completed, and (5) A required stormwater inspection to ensure all the requested conditions are being implemented throughout the project of the requested modification from Article IV, Section 505.430 – Stream Orders.
6. Staff recommends **Approval with Condition** that the street be overlayed with a minimum of a 2" asphalt overlay of the requested modification from Article XVI, Section 400.5300, B.3.e – Access Road Shall Meet Street Standards.
7. Staff recommends **Approval with Condition** that the street be overlayed with a minimum of a 2" asphalt overlay of the requested modification from Article VII, Section 400.2550 – Minimum Right of Way and Improved Surface Width.

Conditions of Approval

1. Recreational vehicles (RV's) shall not occupy a pad/site/space continuously for a period in excess of six (6) months in duration.
2. All mobile homes must be removed from lots 32-43 and 47-99 one (1) calendar year from the date of approval of the site development/improvement plans. No new mobile homes may be moved in or relocated to these specified lots upon passage of an ordinance approving the development plan.
3. The maximum number of recreational vehicle spaces allowed within the recreational vehicle park shall not be as depicted on the development plan. Expansion or creation of additional spaces will not be allowed without a revised development plan.
4. Mobile homes are not permitted within the area indicated for RVs, and RVs are not permitted within the area identified for mobile homes. These two uses must be kept wholly separate.
5. Minimum width of a trailer space shall be twenty-five (25) feet and it shall be so designed to provide space for parking both the trailer and towing vehicle off the roadway. No trailer shall be closer than twelve (12) feet to any other adjacent unit, structure or roadway and all spaces shall have direct access to the roadway.
6. All areas not used for roadways, parking or occupied by structures shall be maintained with ground cover.

Regulatory Requirements

Permitted Uses

Land uses shall be permitted per the approved Development Plan:
Recreational Vehicle Park (on RV lots only)
Manufactured Home Park (Lots 1-46 & 95-99 of existing mobile home park)

Floor Area, Height, and other Building Requirements

Maximum Density (recreational vehicles): 18 vehicles/acre
Maximum Structure Height: 50 feet

Site Development

Required Yards

Without lot lines: Front Yard – 15 feet; Side Yard – 12 feet; Rear Yard – 10 feet to structure directly behind an RV.
With lot lines: Front Yard – 15'; Side Yard – 6'; Rear Yard – 10'.

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, unless modified.

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.

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.

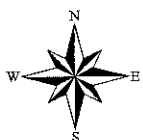
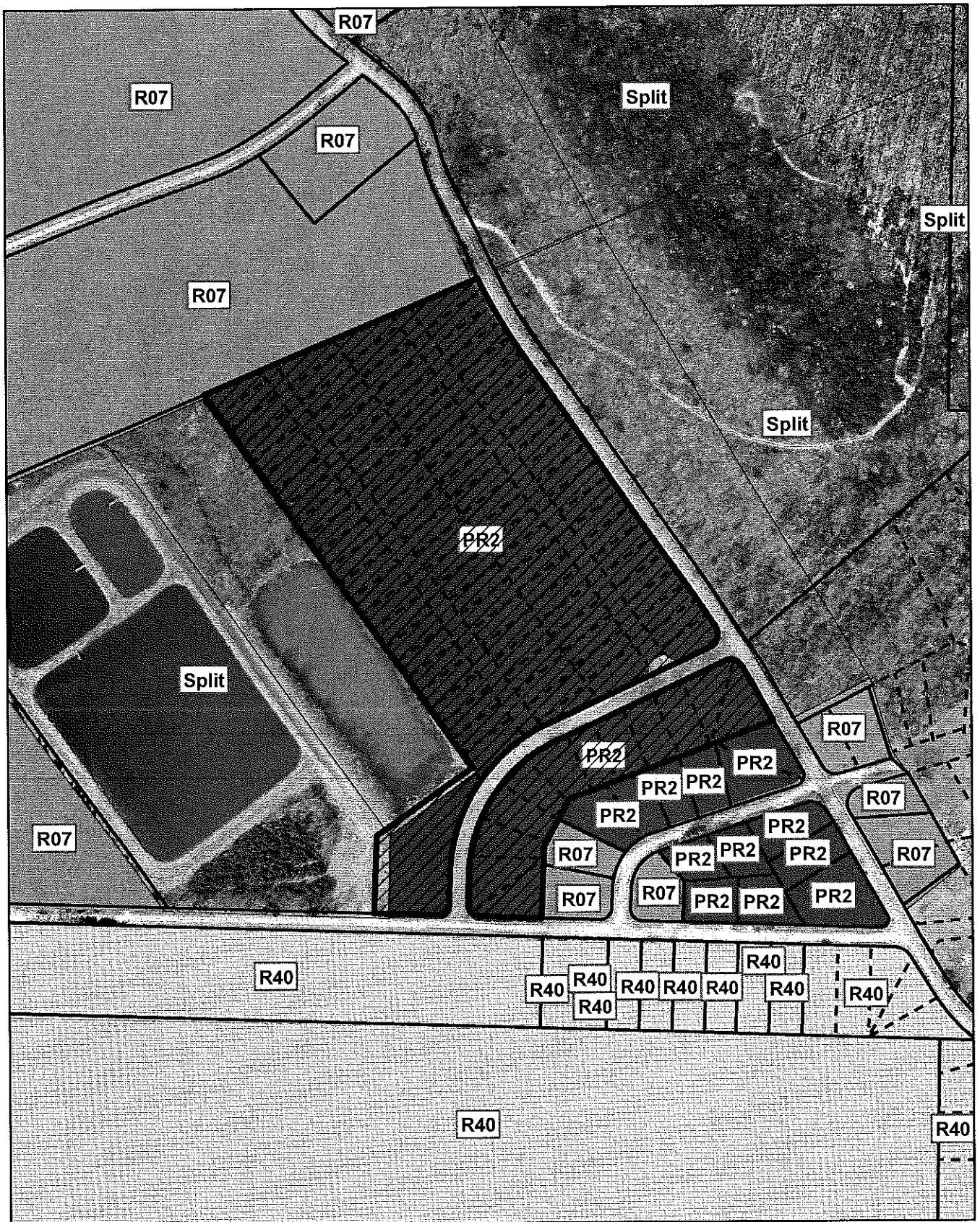
Geotechnical

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 greater than 3:1 slope stability must be addressed in the study.

Departmental Comments:

- 1) All existing lot lines shall be vacated. (It is recommended that lots 1-46 and 95-99 be vacated as well)
- 2) County Road:
 - a) 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).
 - b) The Engineer shall submit sight distance profiles showing that the required sight distance is met for Meramec drive at Twin Rivers County Road.
 - c) The engineer shall identify the clearance at the most restrictive point on the profiles.
 - d) Any vegetation or obstructions of any sort in the line of sight must be identified.
 - e) The access for the mobile home addressed as 121 onto Twin Rivers County Road shall be eliminated. All accesses in the project shall be from Meramec Drive, Joachim Drive and/or Ivy Gate Drive.
- 3) Access road (Meramec Drive from Twin Rivers County Road through Ivy Gate Drive):
 - a) Street width shall provide 22' pavement within 28' ROW with curbs. Street thickness shall include 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base). The streets appear to meet UDO requirements with the exception of thickness which is unknown and has deteriorated asphalt. See deviation request below.
 - b) Internal streets (Meramec Drive from Ivy Gate Drive to terminus and Ivy Gate Drive (entirety): Street width shall provide 22' pavement within 28' ROW with curbs. Street thickness shall include 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base). The streets appear to meet UDO requirements with the exception of thickness which is unknown and has deteriorated asphalt. See deviation request below.
- 4) Stormwater/detention:
 - a) Detention system shall detain and release stormwater at a rate not to exceed the release rate from the site under the existing (pre-developed) conditions for the 2-year and 10-year, 24-hour storm event. Provide soil types, CN's, etc. See deviation request below.
- 5) A stop sign is required at the internal intersections.
- 6) The Stormwater Division requires that stream buffers be maintained for stream orders 1, 2 and 3 as required by Section 505.170-B-3 of The Jefferson County Stormwater Design Manual.
- 7) FYI: There are existing lights at the intersection with the County Road and at the internal intersections.
- 8) The Code Enforcement Division requires a Floodplain Development Permit for any grading or improvements within a known floodplain.

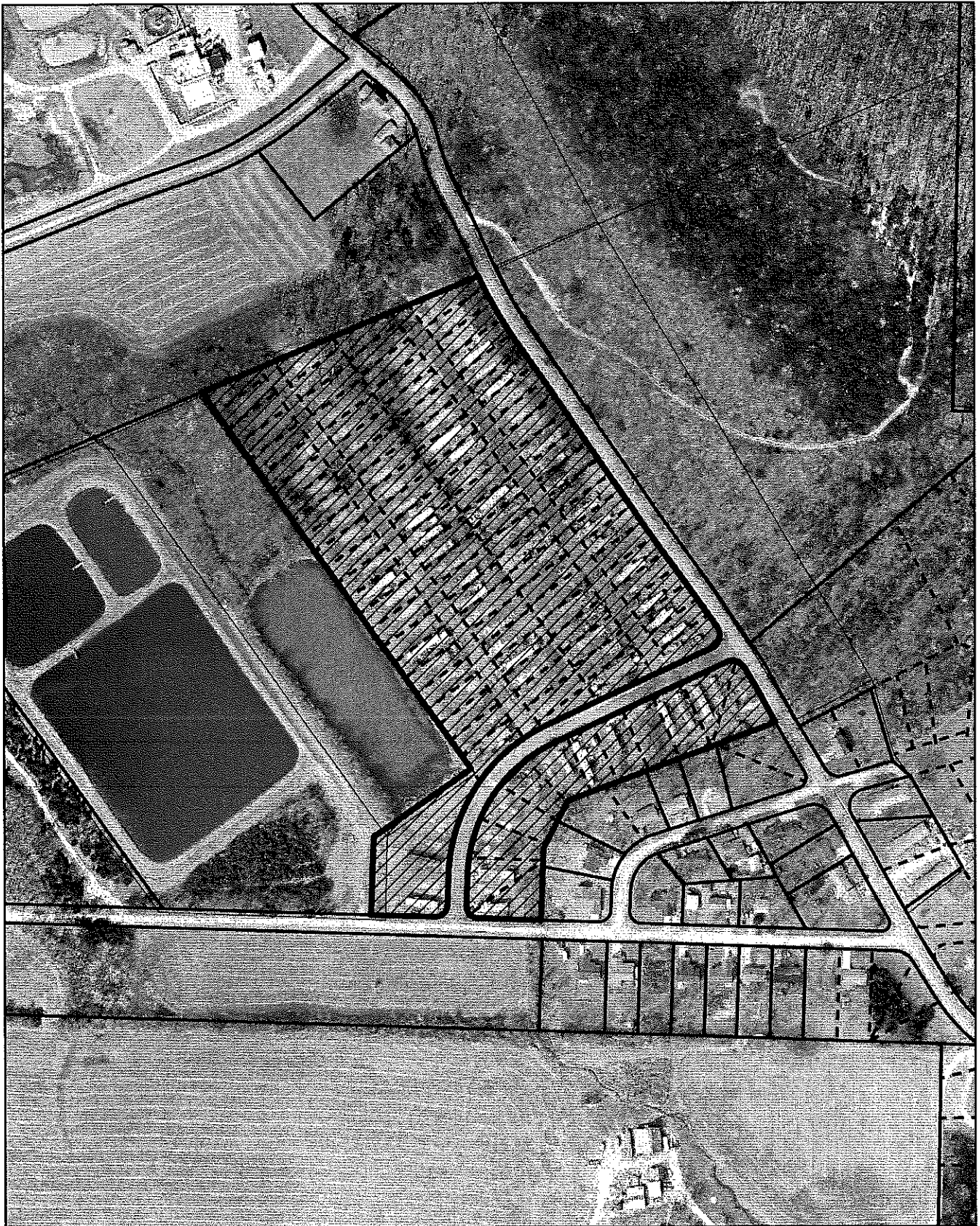
PR222015 - Twin Rivers RV Park Expansion



Subject Property

0 240 480 960 Feet

PR222015 - Twin Rivers RV Park Expansion



Subject Property

0 240 480 960 Feet

DEVIATION REQUESTS

SECTION 400.4050 – VEHICLE PARKING BY USE, TABLE 12-1

TABLE 12-1 STATES THAT SINGLE FAMILY DWELLINGS SHALL HAVE 2 PARKING SPACES PER UNIT. RECREATIONAL VEHICLES (RV'S) ARE NOT ADDRESSED IN THE TABLE. DUE TO THE NATURE OF RV'S AND THEIR USE, WE ARE REQUESTING 1 SPACE PER RV UNIT.

SECTION 400.4650 – LANDSCAPING-MINIMUM REQUIREMENTS

PARAGRAPH A. STATES THAT ROAD FRONTAGE SHALL HAVE 1 TREE/75' OF FRONTAGE AND 1 SHRUB/20' OF FRONTAGE. PARAGRAPH B. REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. IN OPEN SPACES.

WE ARE REQUESTING RELIEF FROM THE OPEN SPACE REQUIREMENT BECAUSE THIS IS AN OLDER, ESTABLISHED DEVELOPMENT THAT WAS DEVELOPED LONG BEFORE THE UDO WAS ENACTED.

SECTION 400.4130 PARKING, GENERAL

THIS SECTION STATES THAT "PARKING ON OTHER THAN ASPHALT/CONCRETE DRIVEWAYS OR PADS IS EXPRESSLY PROHIBITED....".

WE ARE PROVIDING CONCRETE PADS FOR THE RV'S, HOWEVER WE ARE REQUESTING THAT THE SINGLE PARKING PAD FOR EACH RV LOT BE COMPACTED GRAVEL.

SECTION 400.5560 – DRAINAGE AND STORM SEWERS

PARAGRAPH D.4 STATES THAT DETENTION IS NOT REQUIRED "WHERE THE ADDITIONAL IMPERVIOUS COVERAGE TO BE CREATED DOES NOT EXCEED TWELVE THOUSAND (12,000) SQUARE FEET IN SIZE...."

WE ARE REMOVING EXISTING IMPERVIOUS AREAS (I.E. OLD CONCRETE PADS AND STREETS) AND REPLACING WITH NEW PAVEMENT. WE ARE NOT ADDING IMPERVIOUS AREA.

SECTION 505.430 – STREAM ORDERS

THE SECTION ON STREAM ORDERS DOES NOT SPECIFICALLY PROHIBIT DEVELOPMENT IN THOSE AREAS, HOWEVER IN OUR CASE, THE LIMITS OF THE STREAM ORDER ALMOST ENTIRELY COVER LOT 36 ON MERAMEC DRIVE. EVIDENTLY THE DEVELOPMENT WAS IN PLACE PRIOR TO ENACTMENT OF THE JEFFERSON COUNTY STREAM ORDERS, AND THEREFORE WE WANT TO VERIFY THAT LOT 36 IS STILL A VIABLE LOT.

TWIN RIVERS RV PARK EXPANSION

PART OF LOTS 11 + 12 OF SECTION 16: SEVEN SPRINGS 1-A,
LOTS 1 TO 94 AND SEVEN SPRINGS 1, LOTS 32 TO 43

TOWNSHIP 43 NORTH, RANGE 4 EAST
JEFFERSON COUNTY, MISSOURI

GENERAL NOTES

1. THE LATTER PART OF THE MAP IS PLATTED FROM AVAILABLE INFORMATION AND DOES NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY CHANGES TO THE INFORMATION SHOWN ON THIS MAP SHALL BE MADE BY THE CONTRACTOR AT HIS OWN RISK AND WITHOUT LIABILITY TO THE ENGINEER.
2. ALL ELEVATIONS ARE BASED ON JEFFERSON COUNTY LEAD CONTROLS.
3. BOUNDARY SURVEY PROVIDED BY ALTA ENGINEERING & SURVEYING, INC.
4. ALL UTILITIES AND JEFFERSON COUNTY RECORDS TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE JEFFERSON COUNTY ENGINEERING DEPARTMENT.
5. ALL GRAVITY AREAS SHALL BE PROTECTED FROM EXCESSIVE EROSION CONTROL DEVICES AND/OR SEDIMENT AND MOUNDING AS REQUIRED BY JEFFERSON COUNTY, MO & MISSOURI DNR.
6. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE DEVELOPER SHALL HAVE A PRELIMINARY CONSTRUCTION CONFERENCE WITH JEFFERSON COUNTY, MO PRIOR TO ANY CLEARING, GRADING, OR INSTALLATION OF IMPROVEMENTS.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL DEVICES TO PROTECT THE DRAINAGE AND SITUATION CONTROL DEVICES SHALL BE INSTALLED PER JEFFERSON COUNTY, MO STANDARDS.
8. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN BRICKS, ROCK, FROZEN EARTH, RUBBER, ORGANIC MATERIAL AND DEBRIS.
9. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
10. PROPOSED CONTIGUOUS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
11. NO GRADE SHALL EXCEED 3:1 SLOPE.
12. A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERSHEDS SHALL BE PERMITTED.
13. INTERNAL STORMWATER DRAINAGE CONTROL IN THE FORM OF SITUATION CONTROL MEASURES ARE REQUIRED.
14. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH JEFFERSON COUNTY, MO STANDARDS.
15. ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
16. ADEQUATE PROTECTION SHALL BE PROVIDED TO PROTECT EXISTING UTILITIES AND STRUCTURES FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRAPPED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL NOT CONSTITUTE A CAUSE TO DELAY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
18. THE OWNER SHALL AT ALL TIMES, OBTAIN MUD AND OTHER SPILLS ON THIS SITE. NO VEHICLE, TRAILER OR CONSTRUCTION EQUIPMENT IS TO BE OPERATED ON MUD OR ANY OTHER MATERIAL ON PUBLIC HIGHWAYS OR STATE HIGHWAYS.
19. TWIN RIVERS ROAD, JACKSON DRIVE, I-74, STATE DRIVE AND MARIETTA DRIVE SHALL BE KEPT OPEN TO TRAFFIC DURING ALL PHASES OF CONSTRUCTION OF IMPROVEMENTS IN THE RIGHT-OF-WAY. NO DRIVEWAYS SHALL BE CLOSED WITHOUT PRIOR WRITTEN PERMISSION FROM JEFFERSON COUNTY, MO.
20. THE CONTRACTOR SHALL FURNISH, MAINTAIN, AND PROTECT TRAFFIC CONTROL DEVICES FOR THE ENTIRE DURATION OF THE PROJECT. ALL FLAGMEN, BARRICADES, WARNING SIGNS, ETC. SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.



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1-800-DIG-RITE

ABBREVIATIONS

- | | |
|-------|---------------------|
| N/F | NEW OR FORMERLY |
| W | WIDE |
| PE | PIPE |
| PC | FLAT BOOK |
| PAE | PAVE |
| CONG. | CONCRETE |
| SAN. | SANITARY |
| W | WATER |
| R | RADIUS |
| L | LENGTH |
| DELTA | DELTA |
| D | DEPT |
| UP | TO BE USED IN PLACE |
| D.S. | ROOF DOWNSLOUT |

LEGEND

- | | |
|--------------------------|--------------------------|
| UTILITY POLE | UTILITY POLE |
| FREE HYDRANT | FREE HYDRANT |
| DAG VALVE | DAG VALVE |
| SANITARY REVER | SANITARY REVER |
| GAS LINE | GAS LINE |
| WATER LINE | WATER LINE |
| OVERHEAD ELECTRIC LINE | OVERHEAD ELECTRIC LINE |
| PROPOSED SANITARY SEWERS | PROPOSED SANITARY SEWERS |
| PROPOSED STORM SEWERS | PROPOSED STORM SEWERS |
| PROPOSED LIGHT STANDARD | PROPOSED LIGHT STANDARD |

SITE DATA

1340 E. TWIN RIVERS RD. AND LUG
CLARENCE CLAYTON CENTER, 113
EASTWELL, MISSOURI 63041
EXISTING ZONING: PR2
SITE AREA: 31.67 AC.
FACEL NUMBER: 03-4-1-16-0-000-025
03-5-1-16-0-000-026-01
STREAM ORDER: 1
COUNCIL DISTRICT: 1
MOBILE HOMES (48 EXISTING LOTS)
LOTS 1-48 JACKSON DRIVE
WATER, WELL
ELECTRIC
POST OFFICE
103 WALNUT ST.
EASTWELL, MO 63029
630-255-1977

SERVICE DISTRICTS

FIRE: HIGH RISE FIRE DEPARTMENT
1340 E. TWIN RIVERS RD.
HIGH RISE, MO 63048
636.677.1371
AMBULANCE: NORTH-JEFFERSON AMBULANCE DISTRICT
1340 E. TWIN RIVERS RD.
HIGH RIDE, MO 63048
636.677.1399
SCHOOL: NORTHWEST R-1 SCHOOL DISTRICT
HIGH RIDE, MO 63041
636.677.3473
SEWER: ON-SITE SEWAGE TREATMENT
WELL
WATER: AVEREN UT
RESIDENTIAL
630-852-7863
ELECTRIC: ELECTRIC
630-852-7863
POST OFFICE: U.S. POST OFFICE
103 WALNUT ST.
EASTWELL, MO 63029
630-255-1977

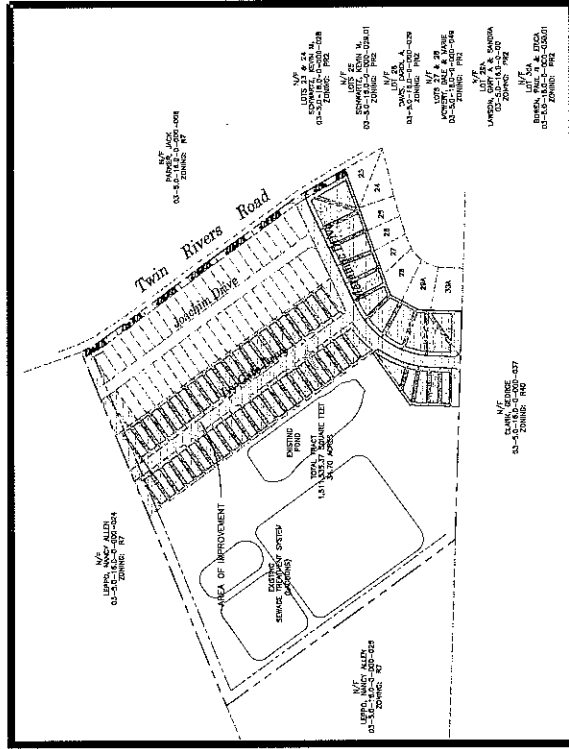
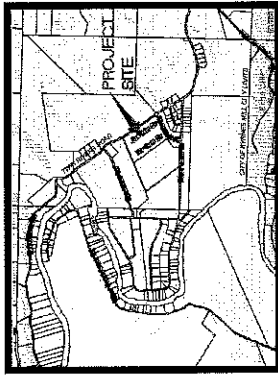
LANDSCAPING SUMMARY

TWIN RIVERS ROAD
1 TREE/75' FRONTAGE
1 SHRUB/25' FRONTAGE
1 LOT/75' = 14 TREES
1 LOT/25' = 34 SHRUBS
REQUIRED:

LANDSCAPING LEGEND

- 1. TREE: 2.5' CALIPER MEASURED
8' ABOVE GROUND
- 2. SHRUB: 18" BALLED OR BURLAPED OR TWO
GALLEN CONTAINER
- 3. ORNAMENTAL TREE: SHAGBARK WHITE BARK
- 4. SHRUB: 18" BALLED OR BURLAPED OR TWO
GALLEN CONTAINER

LOCATION MAP

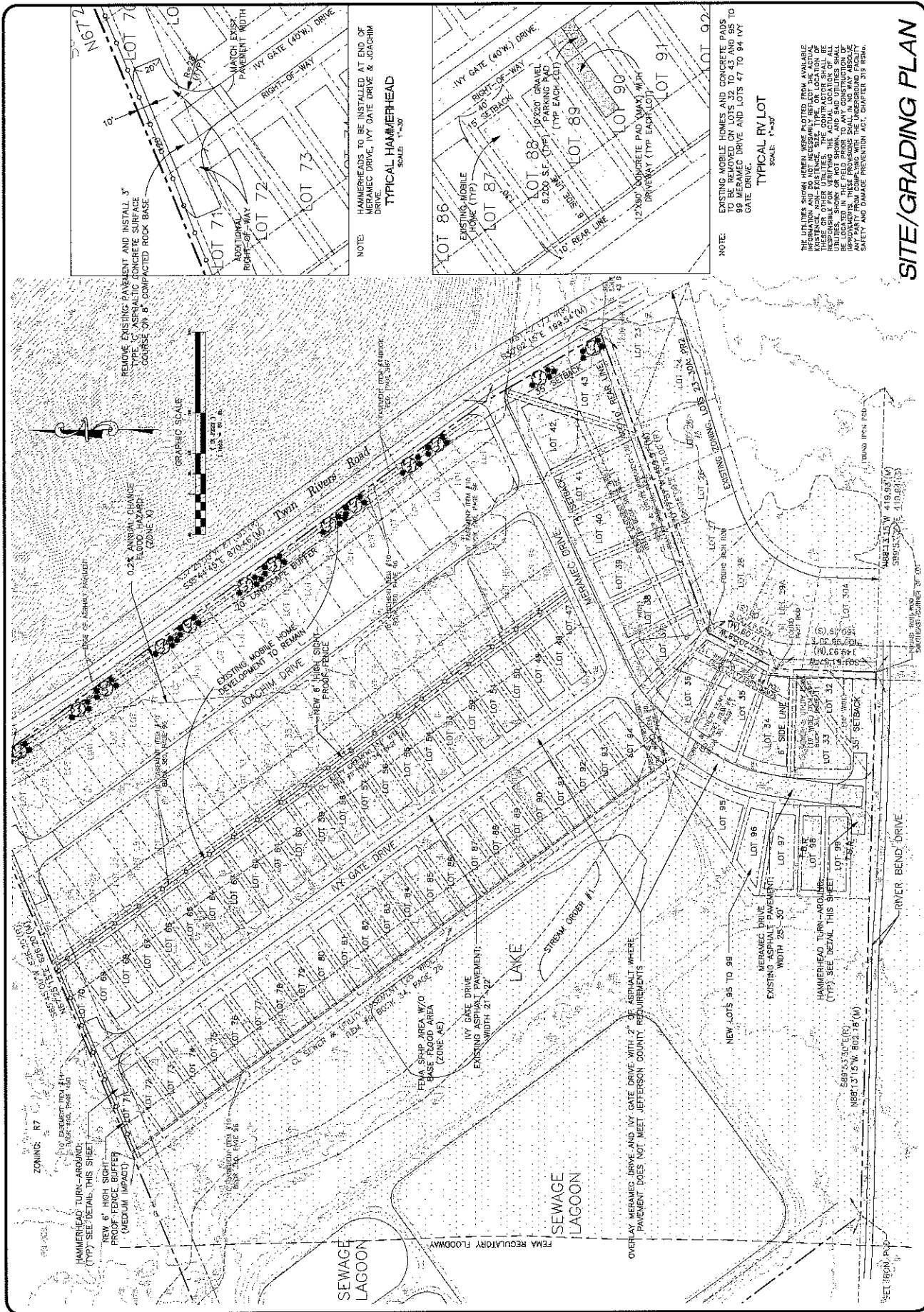


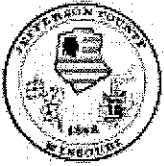
OVERALL SITE MAP
SCALE: 1"=200'

DEMATION REQUESTS

SECTION 400.4000 - VEHICLE PARKING BY USE, TABLE 12-1
TABLE 12-1 STATES THAT SINCE FAMILY DWELLINGS SHALL HAVE 2 PARKING SPACES PER UNIT, RESIDENTIAL VEHICLES (RV'S) ARE NOT ADDRESSED IN THE TABLE. DUE TO THE NATURE OF RV'S AND THEIR USE, WE ARE REQUESTING 1 SPACE PER RV UNIT.
SECTION 400.4500 - LANDSCAPING-MINIMUM REQUIREMENTS
PARAGRAPH A STATES THAT ROAD FRONTAGE SHALL HAVE 1 TREE/75' OF FRONTAGE AND 1 SHRUB/25' OF FRONTAGE. PARAGRAPH B, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH C, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH D, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH E, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH F, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH G, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH H, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH I, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH J, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH K, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH L, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH M, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH N, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH O, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH P, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH Q, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH R, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH S, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH T, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH U, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH V, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH W, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH X, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH Y, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH Z, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AA, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AB, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AC, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AD, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AE, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AF, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AG, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AH, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AI, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AJ, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AK, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AL, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AM, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AN, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AO, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AP, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AQ, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AR, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AS, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AT, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AU, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AV, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AW, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AX, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AY, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH AZ, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BA, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BB, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BC, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BD, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BE, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BF, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BG, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BH, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BI, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BJ, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BK, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BL, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BM, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BN, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BO, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BP, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BQ, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BR, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BS, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BT, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BU, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BV, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BW, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BX, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BY, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH BZ, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CA, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CB, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CC, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CD, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CE, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CF, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CG, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CH, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CI, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CJ, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CK, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CL, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CM, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CN, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CO, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CP, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CQ, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CR, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CS, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CT, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CU, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CV, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CW, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CX, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CY, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH CZ, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. 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PARAGRAPH FN, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH FO, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH FP, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH FQ, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH FR, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH FS, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH FT, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH FU, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH FV, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH FW, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH FX, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH FY, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. PARAGRAPH FZ, REQUIRES 1 TREE/5000 S.F. AND 2 SHRUBS/5000 S.F. OF FRONTAGE. 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TWIN RIVERS RV PARK EXPANSION DEVELOPMENT PLAN BRYNES MILL, MISSOURI JEFFERSON COUNTY	ISSUE DATE 2/24/2022 SCALE N.T.S. JOB NUMBER 15345 Sheet Number	C2
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Memo

TO: Rachel Krispin
FROM: Mike Cook, Stormwater Division
DATE: April 1, 2022
RE: Variance Request
LOCAT: Twin Rivers RV Expansion

Rachel,

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

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

Thank you,

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

Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580
<www.jeffcomo.org>

Jefferson County, Missouri
Planning and Zoning Commission
Meeting Date: April 14, 2022

Staff Report

General Information:

Petition Number: PR122016
Petition Name: Antonia Villas

Petitioner Name: William Mooney
Street Address: 201 Harvest Grove
City, State: Imperial, MO 63052

Design Professional: VonArx Engineering
Street Address: 10785 Business 21
City, State: Hillsboro, MO 63050

Location of Site: At the intersection of Old Antonia and Imperial Main

Requested Actions: 1. Request to rezone from a Single-Family Residential (R20) zone district to a Planned Single-Family Residential (PR1) zone district; and,
2. Request for Development Plan approval for Antonia Villas

Size of Tract: 3.79
Parcel Number: 09-4.0-18.0-4-005-007
09-4.0-18.0-4-005-007.01
Existing Zone District: Single-Family Residential (R20)

Township: Imperial
School District: Windsor
Fire District: Rock Community
Water District: PWSD C1
Sewer District: Rock Creek Public Sewer
Council District: #4

Prepared By: Josh Jump, Planner II
Date: April 4, 2022
Recommendation: Approval of both requests, with conditions

Attachments: Zoning Map
Aerial Photo
Development Plan
Modification Letter
Stormwater Memo

Subject Property

The subject property is at the intersection of Imperial Main and Old Antonia (both county-maintained roads). The subject property consists of 3.79 acres and is situated near commercial, residential, and non-residential structures (at the intersection of Imperial Main and Old Antonia).

The subject property does have severe topography. According to FEMA's Flood Insurance Rate Map, no portion of the property lies within the floodway or floodplain. Additionally, there is a Stream Order 1 that traverses the rear of the property.

Surrounding Area

The subject property is located at the intersection of Imperial Main and Old Antonia and is surrounded by various land uses. These uses include a combination of community uses (a church and fire station), residential uses, and commercial uses. The surrounding commercial uses show to have a number of vacancies. Surrounding land uses and zoning are as follows:

To the North:	<u>Zoning:</u>	R20
	<u>Land Use:</u>	Developed residential
To the East:	<u>Zoning:</u>	CC2 and R20, PR2
	<u>Land Use:</u>	Developed Commercial, Developed Residential, Developing Multi-Family Development
To the South:	<u>Zoning:</u>	R20
	<u>Land Use:</u>	Developed Residential as well as developed Non-Residential uses in a residential zone district (St. Joseph's Church
To the West:	<u>Zoning:</u>	R20
	<u>Land Use:</u>	Developed Residential

Background

The subject property currently has a home on it. The petitioner is seeking to develop the property with attached villa style housing. These would include several 2-unit buildings on the property. The petitioner met with county staff and determined the zoning district based upon the proposed plans.

The petitioner filed the plans and application for rezoning on 2/28/2022.

Official Master Plan

The subject property is located in the Primary Growth Area on the Preferred Growth Alternative Map. This area is potentially suitable for all development patterns including Infill, Industrial, Mixed-Use, Suburban, Large Lot, Rural Cluster, and Rural. The most appropriate development pattern in this case is the Mixed-Use 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:

1. Development within the "Primary and Secondary Growth Areas" shall be required to utilize or extend public infrastructure systems, including water, sewer and roads.

2. Septic or on-site wastewater treatment systems shall be discouraged in the "Primary and Secondary Growth Areas" and lots with existing systems in these areas should be connected to public sewer when physically and financially possible.
3. Residential development that has access to established transportation corridors shall be encouraged.

Mixed-Use Development Pattern

The Mixed-Use Development Pattern is the most appropriate pattern of development for the proposed Antonia Villas development. The mixed-use represents a more compact Development Pattern. It encourages a mix of land uses made compatible by design elements such as building forms, streetscape, and public spaces. The mix often features mutually supported uses, allowing the opportunity for the Mixed-use to be self-supporting, at least for typical daily needs of the residents.

Land Uses	Land uses in this pattern are mixed, although transitions among intensity of uses are established according to a master plan. Design compatibility of buildings, rather than of particular uses, generally controls how the land use mix is to occur. This pattern also enables a variety of residential styles, including single-family homes, townhouses, and apartments all in a variety of designs – often in close proximity to each other.
Edges / Transitions	Within this pattern, edges and transitions between the different areas of the Mixed-use area are established design elements that bring areas together through common designs, such as street designs, building locations, or landscape materials, rather than with buffers and separation. The edges on the outside of the Mixed-use area may be sharp, as in the case of the edge between a Mixed-use area and rural area or natural area – or they may be gradual, as in the case of a Mixed-use area adjacent to Large Lot or Suburban Development Patterns.
Open Space	A range of open space is necessary for this pattern, and it is integral to the plan design. It includes more compact and formal open space in the Mixed-use core, including plazas, court yards or small parks - and more expansive or natural open space at the edge or outlying areas, including natural areas, greenways or larger parks.
Street network / Transportation	The street network is interconnected with block sizes, approximately 1,500 feet in length, unless topography or other natural areas require interrupting this pattern. Central areas with the greatest diversity of uses, and representing the commercial core, have smaller block lengths in the 400- to 500-foot range to facilitate more connections and dispersion of traffic. Pedestrian access, transit and para-transit service may be efficiently implemented in this pattern.
Service Infrastructure	Water and sewer in the Mixed-use core is on a common system, either public or private. Although some of the edges maintain sufficient open space to allow individual systems, the compact nature of the overall Mixed-use pattern generally makes it economically beneficial and more practical to access the common system in these areas as well.
Community Infrastructure	If the Mixed-use area is at a scale that cannot rely on existing remote facilities, community infrastructure must be designed into the plan. Typically, it is phased in as the Mixed-use area matures, often requiring constructions in the later phases, where a critical mass of residents and businesses have become established.

Lot sizes	Lot sizes vary within the Mixed-use area and even on individual blocks. Generally, they range from 2,000 square feet (townhouses in the Mixed-use core) to 2 acres (estates on edges of the Mixed-use area). Overall densities for Mixed-use areas generally vary from 4 to 8 dwelling units per acre (rural mixed-use), but can reach 8 to 24 units per acre (urban mixed-use).
Criteria for Implementation	♦ Generally, must involve between 40 acres and 160 acres if it is a new mixed-use area. (See "Infill" or "Mixed-use Addition" for using this pattern in established areas.) ♦ Must be located in an approved location, capable of facilitating ultimate build out of the Mixed-use area, in terms of access for streets and utilities. ♦ Must occur according to an overall Mixed-use Master Plan that adapts to the terrain and natural features of the specific site. ♦ Must have access to or establish a common water and sewer system ♦ Typically phased over time (10 to 15 years) – allowing community infrastructure (i.e. fire, schools, parks) to be phased in as mixed-use area matures. ♦ Mixed-use area has a defined center and edge encompassing a radius of ¼ to 1 mile, facilitating potential pedestrian connections from all areas. ♦ Interconnected streets required, particularly in the central area. ♦ Commercial and civic activities are concentrated in the central area of the Mixed-use area. ♦ Non-residential square footage correlates to residential development. ♦ A variety of residential types and formats are provided in each phase of the Mixed-use area.

Unified Development Order

PR1 – Planned Single-Family Residential District

It is the intent and purpose of the PR1 – Planned Single-Family Residential District to provide single-family detached dwellings at higher densities than R-7 will allow in consideration of providing more usable open space or specific amenities. The PR1 District is intended to promote variations to the standard single-family environment (i.e., patio homes, cluster homes and zero lot line placement) all in keeping with the detached dwelling environment through the establishment of more common ground/open areas. This district is designed for areas served by centralized utilities.

Development Plans

A development plan is intended to establish regulations and restrictions that are in harmony with the general purpose and intent of the UDO, but in a manner that allows the regulations to differ in one or more respects from the zoning regulations that are generally applicable to the underlying zoning districts.

The objectives of the development plan process are:

1. To permit the use of more flexible land use regulations.
2. To provide latitude in the location of buildings, structures, open spaces, play areas, parking, roads, drives and variations in setbacks and yard requirements.
3. To facilitate use of the most advantageous techniques of land development.

4. To encourage the combination and coordination of architectural styles, building forms and relationships.
5. To encourage the conservation of existing natural resources and maintain the character of the County.
6. To limit specific uses within the underlying zoning district to a particular development plan when it is deemed more appropriate and/or compatible to surrounding, uses, proposed or future uses or when deemed to be in the best interest of the of the community to limit the uses, based on existing and / or proposed traffic conditions and / or concerns and other land use concerns.

According to the UDO, the applicable zoning district regulations are to be used as a guide for the review of the development plan. Conditions or restrictions may be imposed. These conditions or restrictions may be required prior to submittal of a preliminary plat or site development plan. The Planning Commission and County Council may consider the following criteria.

1. Whether the development is designed, located and proposed to be operated so that the health, safety, and welfare of the public will be protected.
2. Whether the development will impede the orderly development and improvement of surrounding property.
3. Whether the development incorporates adequate ingress and egress and an internal street network that provides for the efficient flow of traffic.
4. The criteria set forth for rezoning and conditional use permit applications in Section 4.230, D.

In accordance with Section 4.330, any substantial changes to an approved development plan may only be approved by the County Council after review and recommendation by the Planning and Zoning Commission.

Development Plan – Objectives – Section 400.1390

The objectives of the Development Plan process are:

1. To permit the use of more flexible land use regulations.
2. To provide latitude in the location of buildings, structures, open spaces, play areas, parking, roads, drives and variations in setbacks and yard requirements.
3. To facilitate use of the most advantageous techniques of land development.
4. To encourage the combination and coordination of architectural styles, building forms and relationships.
5. To encourage the conservation of existing natural resources and maintain the character of the County.
6. To limit specific uses within the underlying zoning district to a particular Development Plan when it is deemed more appropriate and/or compatible to surrounding uses, proposed or future uses or when deemed to be in the best interest of the community to

limit the uses, based on existing and/or proposed traffic conditions and/or concerns and other land use concerns.

Development Plan – Criteria for approval – Section 400.1230D

According to the UDO, the applicable zoning district regulations are to be used as a guide for the review of the Development Plan. Conditions or restrictions may be imposed. These conditions or restrictions may be required prior to submittal of a Preliminary Plat or Site Development Plan. The Planning Commission and County Council may consider the following criteria:

1. Whether the development is designed, located and proposed to be operated so that the health, safety, and welfare of the public will be protected.
2. Whether the development will impede the orderly development and improvement of surrounding property.
3. Whether the development incorporates adequate ingress and egress and an internal street network that provides for the efficient flow of traffic.
4. The criteria set forth in Section 400.1140D as follows:
 - 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.

In accordance with 400.1240, any substantial changes to an approved Development Plan may only be approved by the County Council after review and recommendation by the Planning and Zoning Commission.

Proposed Development Plan (received February 28, 2022)

The following has been concluded from the submitted development plan for the proposed Park West Apartment homes:

Uses & Access

The subject property is proposed to be used for the development of attached dwellings. There are a total of 14 proposed units. The 14 units are proposed to be 7 attached single family dwellings. These are proposed on lots ranging from 7500 sq ft to 14960 sq ft. These lot sizes are for each individual unit making the lots for both units slightly larger. The density for the entirety of the proposed development is 14 units across 3.79 acres or 3.69 units per acre.

Parking

There are no parking calculations shown on the drawings. There appears to be garage parking however it is unclear if that is the proposed method of parking vehicles. The parking will need to meet the standards put for by the UDO if approved.

Landscaping

There is no street frontage landscaping. The landscaping will need to meet the standards set forth by the UDO if approved.

Buffers and Screening:

The plan does show medium impact screening on the front parcel where the property adjoins R20 zoned properties. This satisfies the UDO screening requirements. However, the petitioner has requested a modification on part of the back parcel that adjoins R20 zoning.

Modification Requests

In accordance with Section 4.320D, the Planning Commission may recommend, and the County Council may approve modifications on the development plan when the petitioner requests to modify one or more of the restrictions or regulations of the UDO. Modifications should be consistent with the criteria for development plans, in the best interest of the County, incorporate sound planning principles and design elements that are compatible with surrounding properties, be consistent throughout the proposed project, effectively utilize the land, upon which the development is proposed, and further the goals and intents of the UDO.

The petitioner has requested one modification at this time.

1. Section 505.430 – Stream Orders - Relief from encroaching on the stream buffer in the area of grading.

The stormwater department has analyzed this request and has stated the following:

The Jefferson County Engineer recommends that the Planning and Zoning Commission deny the above variance request for stream buffer relief for Antonia Villas. The Stormwater Division has concerns about the grading and construction of a retaining wall in the stream buffer.

2. Section 400.2530 – Street Standards - Relief from the 125' offset requirement.

125' separation/offset is required between driveways and entrances. This condition is not met with the proposed site entrance and an adjoining driveway on Old Antonia Road. There is no alternate location available which meets the requirement.

3. Section 400.4730 – Buffer/Screening Requirements – Relief from the screening requirements as proposed by the development plan.

The petitioner has requested to leave mature trees and plants for screening on the back parcel of the development. Staff doesn't see an issue with this request provided the petitioner can show that existing plants meet the minimums established by the UDO for screening on that property line. They will also need to designate as an area of non-disturbance if approved. Based on the topography of the site, it appears that extensive grading and retaining walls will be required. Any trees or vegetation removed will need to be replaced in order to satisfy screening and buffering standards.

4. Section 400.1670 – Minimum Building Standards – Relief from the building setbacks on two structures on the front parcel.

The petitioner is requesting a setback reduction from 25' to 15' in the front and 30' to 10' in the rear of lot 1 (A and B) and lot 7 (A and B). There is no clear need for a reduction in setbacks other than the placement of the proposed units on the front parcel. The reason for the setbacks as provided by the Petitioner is that "This request is based on the unusual shape of those two lots". It is the Petitioner that has created the unusual shape of these lots in an attempt to maximize density on the site. Reducing the setbacks to allow for the creation of these odd lots and the placement of structures closer to adjacent residential properties does not adequately protect adjacent properties and merely allows the petitioner the benefit of maximizing density. Staff feels that the request should be denied, and the lots should be eliminated.

Analysis

Zoning

The PR1, Planned Mixed Residential zone district and its associated permitted uses are designed to create a transition between uses of different intensity. The location of a duplex style residential development serves as a transitional buffer in the area between less intensive residential uses and commercial uses that currently exist in the area and that are projected to exist in the area in the future. The proposed zoning of the subject property and the proposed multi-family residential use are located in a neighborhood featuring Single Family Residential (R20) properties and Non-Planned Community Commercial (CC2) properties. The proposed zoning would help to create a more clearly defined transitional buffer between the zone districts of the areas surrounding the subject property.

Density/Uses

The overall density of the development is 3.69 acres per unit. This is higher than allowed by the existing R20 zoning (2 units per acre), but less dense than what is allowed by the R10 single family zoning (4 units per acre). The development mirrors something similar to what would be allowed in the R10 zoning. All the lots the duplexes are on are close to 20,000 sq ft minimums for both units with some exceeding them. The land use of a duplex is allowed as permitted with

conditions in the current zone district (R20) however the lots would need to be doubled to accommodate the 2 units, making the lot size under the current zoning at least 40,000 sq ft for both units. Staff does feel that the units on the front parcel are out of place given the need for a setback reduction. The elimination of both of these units would eliminate the need for the modification as well as decrease the density to be closer to current zoning.

Growth Area

The proposed development is located in the Primary Growth Area where all development patterns including the Mixed-Use Development Pattern are appropriate. The proposed rezoning promotes higher density residential development and is well-situated near a major thoroughfare, I-55. Higher density is encouraged near major transportation corridors as part of the Primary Growth Area. Therefore, the proposed development and uses are consistent with the County's Official Master Plan. There are a number of goals and objectives within the County's Official Master Plan which serve as a guide to the future physical growth and development of the county.

The subject property is currently zoned single-family (R20) and appears to have a structure located on it. The plan does provide for some different housing alternatives and if both of the units on the front parcel were to be removed it would bring the density down back closer to that allowed by the R20 district and allow for the structures to meet the proper setbacks defined by the UDO.

Development Plan

The property is suitable for the proposed uses stated in the development plan. Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from use of the property as proposed. The proposed development does not appear to have any features that would impede the normal and orderly development and improvement of the surrounding property. Approval of the proposed development plan would allow for a development consistent with the stated intent of the PR1-Planned Single Family Residential zone district. Additionally, approval of the proposed development plan would allow for a development consistent with the intentions of the Primary Growth Area in promoting infill development, higher density, and easy access to major transportation corridors.

Staff Recommendation

Staff recommends **approval** of PR122016:

1. Rezoning request from a Single-Family Residential (R20) zone district to a Planned Single Family Residential (PR1) zone district; and,
2. Development Plan approval, subject to the following regulatory requirements and department comments:

Modifications:

1. **Stormwater Division recommends denial of Section 505.430 – Stream Orders** - Relief from encroaching on the stream buffer for the purpose of grading and constructing a retaining wall.
2. **Staff recommends approval of Section 400.2530 – Street Standards** - Relief from the 125' offset requirement as proposed by the plan.
3. **Staff recommends approval of Section 400.4730 – Buffer/Screening Requirements** – Relief from the screening requirements as proposed by the development plan, with the condition that the buffer meet those standards set forth by the UDO and be labeled as

an area of non-disturbance. In addition, any trees or vegetation removed during grading or retaining wall construction will need to be replaced in order to satisfy screening and buffering standards.

- 4. Staff recommends denial of Section 400. 1670 – Minimum Building Standards – Relief from the building setbacks.**

Regulatory Requirements

Permitted Uses

Land uses shall be permitted per the approved Development Plan:
Dwelling, two-family

Floor Area, Height, and other Building Requirements

Maximum Density: 3.69 Units per acre (per submitted plan)
Maximum Height: 50 feet

Site Development

Required Yards

Front Yard Setback: 35' (County Rd)/25' (Private Rd.)
Side Yard Setbacks: 6' feet
Rear Yard Setback: 30' feet
*Buffers are required per section 400.4740 of 20 and 10 feet based on adjoining zoning

Design Standards

The development shall comply with the Mixed-Use Design Standards in accordance with Article VII of the Jefferson County UDO.

Access

Access shall be provided in accordance with the Jefferson County UDO.

Parking

Parking and loading shall be provided per the regulation of Article XII of the Jefferson County UDO.

Signs

Signs shall comply with Article XIII of the Jefferson County UDO. All regulatory signs, including stop signs, speed limit, etc. shall be provided by the developer.

Lighting

Lighting shall comply with Article VII of the Jefferson County UDO. 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 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

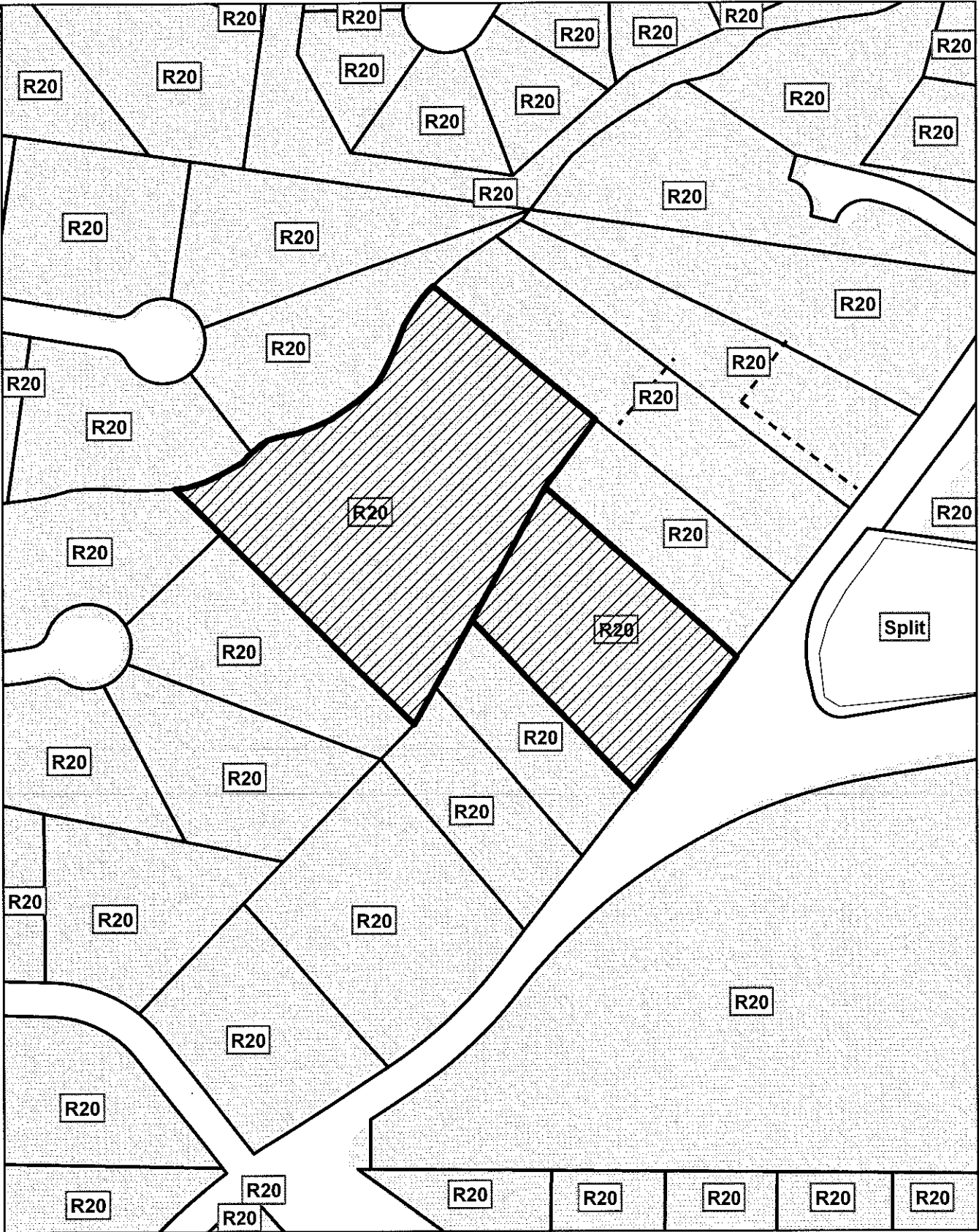
A geotechnical study prepared by an Engineer licensed in the State of Missouri shall be required where there is more than 5 feet of cut or 5 feet of fill or slopes greater than 3:1. Where grades are proposed at slopes greater than 3:1 slope stability must be addressed in the study.

Departmental Comments

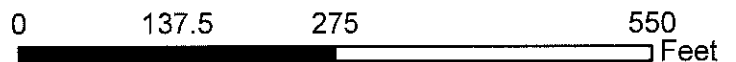
- 1) Site Development plans will be required.
- 2) County Road:
 - a) Access onto a county road shall require 300' of stopping sight distance at 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance between line of sight and surface/top of grass).
 - b) The Engineer shall submit sight distance profiles showing that the required sight distance is met.
 - c) The engineer shall identify the clearance at the most restrictive point on the profiles.
 - d) Any vegetation or obstructions of any sort in the line of sight must be identified.
 - e) As constructed sight distance profiles will be required prior to escrow release.
 - f) Corner clearance is required for any driveway along a street that accesses a county road. The required 125' clearance is not met. See deviation.
 - g) Streets shown with 22' pavement within 28' ROW with curbs are acceptable if posted for no parking on both sides. Street thickness shall include 6" PCC or 2" Type C Asphaltic Concrete/3" Type X Asphaltic Concrete/4" rock base.
 - h) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.
- 3) Sidewalks:
 - a) Sidewalks shall consist of 5' width.
 - b) Sidewalks required on both sides of road and around cul-de-sac.
- 4) Stormwater/detention:
 - a) 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. This will require a larger volume of stormwater to be maintained onsite and released at a slower rate for major frequency storms. Detention/retention basins must be located in common ground that is not located in the floodway area. Detention/retention basins must also contain an overflow structure capable of passing a 100-year, 20-minute design storm.
 - b) Channel Protection is required. Requiring channel protection volume control will treat the high-frequency, low-severity storm runoff events within the detention basins by metering it out slowly over 24-48 hours.
 - c) Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.
- 5) Stream Buffers:
 - a) The Stormwater Division requires that stream buffers be maintained for stream orders 1, 2 and 3 as required by Section 505.170-B-3 of The Jefferson County Stormwater Design Manual. See deviation.
- 6) 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.
- 7) Lots 1 (A and B) and 7 (A and B) shall be removed and the overall number of units shall be capped at 10 total units.

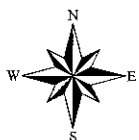
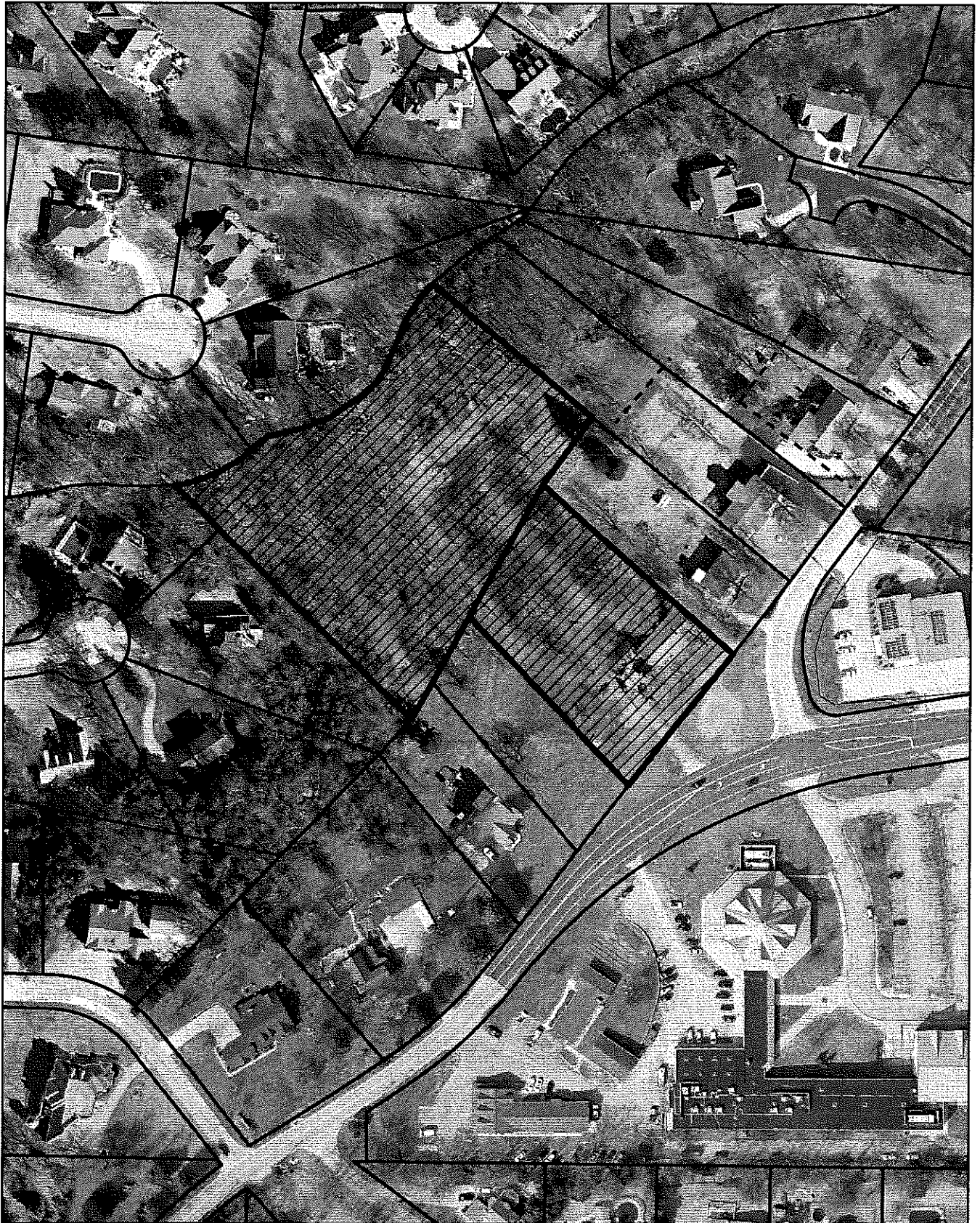
PR122016 - Antonia Villas



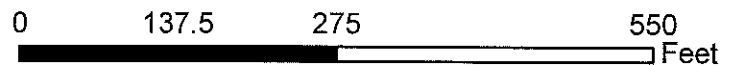
Subject Property



PR122016 - Antonia Villas



Subject Property



ANTONIA VILLAS

HI-LO ACRES 3, LOT 2 + HI-LO ACRES 4, LOT A
SECTION 18, TOWNSHIP 42 NORTH, RANGE 6 EAST
JEFFERSON COUNTY, MISSOURI

ANTONIA VILLAS

H-I-LO ACRES 3, LOT 2 + H-I-LO ACRES 4, LOT A
SECTION 18, TOWNSHIP 42 NORTH, RANGE 6 EAST
JEFFERSON COUNTY, MISSOURI

SECTION 505.430 - STREAM ORDERS

THE SECTION ON STREAM ORDERS DOES NOT SPECIFICALLY PROHIBIT DEVELOPMENT IN THE STREAM ORDER AREA, HOWEVER IN THIS CASE, THE LIMITS OF THE STREAM ORDER ENDOCK ON AN AREA CLOSE TO PROPOSED BUILDINGS AND WHERE WE WILL NEED CONSTRUCT RETAINING WALLS.

SECTION 400.2530 - STREET STANDARDS-GENERAL

PARAGRAPH 4 STATES THAT THERE SHALL BE A 125' OFF-SET BETWEEN DRIVEWAYS. IN THIS PARTICULAR INSTANCE, IF WE ACCESS OUR SITE FROM OLD ANTIUM ROAD TO THE EAST, WE CANNOT ACHIEVE A 125' SEPARATION. IF WE ACCESS FROM OLD ANTIUM/PEREGRAL MAIN TO THE SOUTH, WE MAY BE ABLE TO ACHIEVE 125' SEPARATION WITH THE DRIVE SET AS FAR WEST AS POSSIBLE. HOWEVER, IT CREATES A SITUATION WHERE WE HAVE A MUCH STEEPER GRADE OVER THE PROPOSED DRIVE. ADDITIONALLY, WE FEEL IT IS MORE PRUDENT TO PLACE THE ENTRANCE

SECTION 400.4730 -- BUFFER/SCREENING--WHERE REQUIRED

TABLE 14-1 SHOWS THAT A BUFFER IS REQUIRED WHERE RD2 AND PR2 ZONE DISTRICTS ARE ADJACENT. OUR ENTIRE PARCEL IS SURROUNDED BY RD2 ZONING. WE ARE PROPOSING TO ADD THE MEDIAN DENSITY BUFFER ON THE FRONT PARCEL. (R1-0 ACRES & LOT A) AND ELIMINATE IT FROM THE REAR PARCEL. (M-1-0 & LOT 2). THIS IS DUE TO EXISTING VEGETATION AROUND THE REAR PARCEL.

IN TABLE 5-3, PRE ZONING SETBACK REQUIREMENTS ARE 30' COUNTY ROAD/25' LOCAL ACCESS ROAD/5' SIDE AND 10' REAR. ON LOTS II AND IV ONLY, WE ARE REQUESTING A REDUCTION OF THE FRONT (LOCAL ACCESS ROAD) FROM 25' TO 15' AND THE REAR SETBACK FROM 30' TO 10'. THIS REQUEST IS BASED ON THE UNUSUAL SHAPE OF THOSE TWO LOTS.

	SHADE TREE, 2" CALIPER MEASURED 6' ABOVE GROUND
	EVERGREEN TREE, 6' MIN. IN HEIGHT
	ORNAMENTAL TREE, SIMILAR TO SHADE TREE
	SHRUB, 18" BALLED OR BILAPED OR TWO GALLON CONTAINER



CALL BEFORE
YOU DIG!
1-800-DIG-RITE

PROPERTY OWNER:
211 MARKET STREET
IMPERIAL, MISSOURI 63052

PROPERTY ADDRESS:
IMPERIAL, MISSOURI 63052

EXISTING ZONING: R-20

PROPOSED ZONING: PRT

SITE AREA: 3.79 AC.

PARCELS NUMBER:
09-4-0-14-0-023-007
29-4-0-18-0-005-027.0

STREAM ORDER: 1

COUNCIL DISTRICT: 4

PROPERTY OWNER:
211 MARKET STREET
IMPERIAL, MISSOURI 63052

PROPERTY ADDRESS:
IMPERIAL, MISSOURI 63052

EXISTING ZONING: R-20

PROPOSED ZONING: PRT

SITE AREA: 3.79 AC.

PARCELS NUMBER:
09-4-0-14-0-023-007
29-4-0-18-0-005-027.0

STREAM ORDER: 1

COUNCIL DISTRICT: 4

FIRE:
ROCK COUNTRY FIRE PROTECTION DISTRICT
3740 37TH STREET NW BOZEMAN

FIRE:
ROCK COUNTRY FIRE PROTECTION DISTRICT
3740 37TH STREET NW BOZEMAN

6707 ST. LUKE'S CHURCH ROAD
DANVILLE, VA 22018

6707 ST. LUKE'S CHURCH ROAD
DANVILLE, VA 22018

IMPERIAL, MO 63052
638 484 4400IMPERIAL, MO 63052
638 484 4400

835,484.3305

835,484.3305

RESIDENTIAL: 600.
COMMERCIAL: 400

RESIDENTIAL: 600.
COMMERCIAL: 400

RONITAGE.

RONITAGE.

1 TREE/75' FRONTAGE
1 SHRUB/20' FRONTAGE

EQU/RED: 200'/75' = 3 TREES
200/20' = 10 SHRUBS

UPPER (WEST) - MEDIUM DENSITY - SCREEN
MADE TREES: 3560 S.F./1000

FRANKENFAL TREES:	3560 S.F./300
VERGREENS:	3560 S.F./300
HERBES:	3560 S.F./200

C1	TITLE SHEET
C2	SITE PLAN
C3	GRADING PLAN

CG1 Sheet Number	15298 Job Number	N.J.S. State	2/24/2022 Issue Date	ANTONIA VILLAS DEVELOPMENT PLAN BYRNES MILL, MISSOURI JEFFERSON COUNTY	SITE ENGINEER VonArx III Engineering Plans • Survey • Erosion and Storm Control 1310 N. 210 Ave. Suite 100 Olathe, MO 64662 816.666.6666	SEAL  DATE	OWNER William Mooney 201 Harvest Grove Imperial, MO 63052 (314) 852-7853 brmooney@bhhsall.com	Date 3/1/2022	Remarks CHANGE 22010 REQUEST TO PH1

DEVIATION REQUESTS

SECTION 505.430 - STREAM ORDERS

THE SECTION ON STREAM ORDERS DOES NOT SPECIFICALLY PROHIBIT DEVELOPMENT IN THE STREAM ORDER AREA, HOWEVER IN THIS CASE, THE LIMITS OF THE STREAM ORDER ENCR OACH ON AN AREA CLOSE TO PROPOSED BUILDINGS AND WHERE WE WILL NEED CONSTRUCT RETAINING WALLS.

SECTION 400.2530 - STREET STANDARDS--GENERAL

PARAGRAPH C STATES THAT THERE SHALL BE A 125' OFF-SET BETWEEN DRIVEWAYS. IN THIS PARTICULAR INSTANCE, IF WE ACCESS OUR SITE FROM OLD ANTONIA ROAD TO THE EAST , WE CANNOT ACHIEVE A 125' SEPARATION. IF WE ACCESS FROM OLD ANTONIA/IMPERIAL MAIN TO THE SOUTH, WE MAY BE ABLE TO ACHIEVE 125' SEPARATION WITH THE DRIVE SET AS FAR WEST AS POSSIBLE, HOWEVER IT CREATES A SITUATION WHERE WE HAVE A MUCH STEEPER GRADE ON THE PROPOSED DRIVE. ADDITIONALLY, WE FEEL IT IS MORE PRUDENT TO PLACE THE ENTRANCE ON THE EAST SIDE ON A LOWER VOLUME ROAD.

SECTION 400.4730 - BUFFER/SCREENING--WHERE REQUIRED

TABLE 14--1 SHOWS THAT A BUFFER IS REQUIRED WHERE R20 AND PR2 ZONE DISTRICTS ARE ADJACENT. OUR ENTIRE PARCEL IS SURROUNDED BY R20 ZONING. WE ARE PROPOSING TO ADD THE MEDIUM DENSITY BUFFER ON THE FRONT PARCEL (HI--LO ACRES 4 LOT A) AND ELIMINATE IT FROM THE REAR PARCEL (HI--LO 3 LOT 2). THIS IS DUE TO EXISTING VEGETATION AROUND THE REAR PARCEL.

SECTION 400.1670 - MINIMUM BUILDING SETBACKS

IN TABLE 5--3, PR1 ZONING SETBACK REQUIREMENTS ARE 35' COUNTY ROAD/25' LOCAL ACCESS ROAD/6' SIDE AND 30' REAR. ON LOTS #1 AND #7 ONLY, WE ARE REQUESTING A REDUCTION OF THE FRONT (LOCAL ACCESS ROAD) FROM 25' TO 15' AND THE REAR SETBACK FROM 30' TO 10'. THIS REQUEST IS BASED ON THE UNUSUAL SHAPE OF THOSE TWO LOTS.



Memo

TO: Josh Jump
FROM: Mike Cook, Stormwater Division
DATE: April 5, 2022
RE: Variance Request
LOCAT: Antonia Villas

Josh,

The Jefferson County Engineer recommends that the Planning and Zoning Commission deny, the above variance request for stream buffer relief for Antonia Villas. The Stormwater Division has concerns about the grading and construction of a retaining wall in the stream buffer.

Thank you,

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