

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 13, 2023 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 23, 2023
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consideration
 - A. RS23007
A Request for a Zone Change for parcel 08-5.0-21.0-0-000-001., located on Old Highway M, west of Old Lemay Ferry Road, Imperial, in Imperial Township and Council District #7, from Non-Planned Community Commercial (CC-2) Zone District and Planned Industrial (PI) Zone District to Single-Family Residential (R-7) Zone District.
- VIII. REPORTS TO THE COMMISSION
- IX. CITIZENS TO BE HEARD
- X. ADJOURNMENT

Representatives of the media may obtain copies of this notice by contacting Elaine Roesch, Planning Clerk at 636-797-5580, Jefferson County Planning Division, PO Box 100, Hillsboro, Missouri 63050.

Any person requiring special accommodation under the Americans with Disabilities Act should contact Jefferson County Human Resources at 636-797-5071.

"Please be Advised: Members of the County Council May Be in Attendance at this Meeting"

Petition Number: RS23007

Meeting Date: April 13, 2023

Prepared by: Josh Jump/Planner II

Applicant Information

APPLICANT NAME: G'Sell Homes LLC

APPLICANT ADDRESS: 6539 Old Highway 21, House Springs, MO 63051

SITE ADDRESS: Old Highway M west of Old Lemay Ferry

PARCEL NUMBER: 08-5.0-21.0-0-000-001

NATURE OF REQUEST: Rezone the property from Planned Industrial (PI) and Non-Planned Community Commercial (CC2) zone districts to Single-Family Residential (R7) zone district.

Parcel and Site Information

CURRENT ZONE DISTRICT: Planned Industrial (PI), and Non-Planned Community Commercial (CC2)

COUNCIL DISTRICT: 7

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 17.18 Acres

FEET OF ROAD FRONTAGE: Old Highway M – Approx. 610 ft, Glensway Drive – Approx 950'

AVAILABLE SERVICES: N/A

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: Vacant

Parcel Conditions

TOPOGRAPHY: The subject property has some elevation changes with Old Highway M at the lowest points of the property

FLOODPLAIN ISSUES/STREAM ORDERS: There is floodway and floodplain near old Highway M and a stream order 2 that traverses the eastern edge of the property that flows to Glaize creek just south of Old Highway M

VEGETATIVE COVER/SCREENING: There is existing vegetation on the property as it is currently undeveloped

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING:

The subject property is located just west of the intersection of Old State Highway M and Old Lemay Ferry, which is fronted by a mixture of single-family residences and commercial developments adjoining the subject property and directly across the state highway in the vicinity of the subject property.

To the North:	<u>Zoning:</u> R40 <u>Land Use:</u> Developed Single Family Residential
To the East:	<u>Zoning:</u> R40, CC2, and R7 <u>Land Use:</u> Developed Residential and Commercial Uses
To the South:	<u>Zoning:</u> R7, LR2, and CC2 <u>Land Use:</u> Developed and Undeveloped Residential, Developed and Undeveloped Commercial
To the West:	<u>Zoning:</u> PI and PUD <u>Land Use:</u> Developed Commercial and Industrial uses

Development Pattern/Growth Area

Official Master Plan Growth Area

The subject property is located within the Primary Growth Area on the Preferred Growth Alternative Map. The growth policies for this area include the following:

1. Development shall be targeted to infill sites and sites adjacent to existing development, which are designated as "Primary Growth Areas".
2. Development within the "Primary and Secondary Growth Areas" shall be required to utilize or extend public infrastructure systems, including water, sewer and roads.
3. 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.
4. Development will be one of the eight development patterns as defined by this plan.
5. Residential development that has access to established transportation corridors shall be encouraged.

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. Old State Highway M and Old Lemay Ferry Rd are both heavily traveled roads within the County.

Unified Development Order Proposed Zone District

The R7 Zone District is established to provide single family residential development. The purposes and intent include the following:

1. To provide for residences that are served by urban type services.
2. To provide for a scale of development appropriate for areas where natural features such as steep slopes, stream corridors, wetlands or other unique natural resources do not exist.
3. To provide a housing resource for a variety of economic levels.
4. To promote an efficient pattern of development.

Analysis

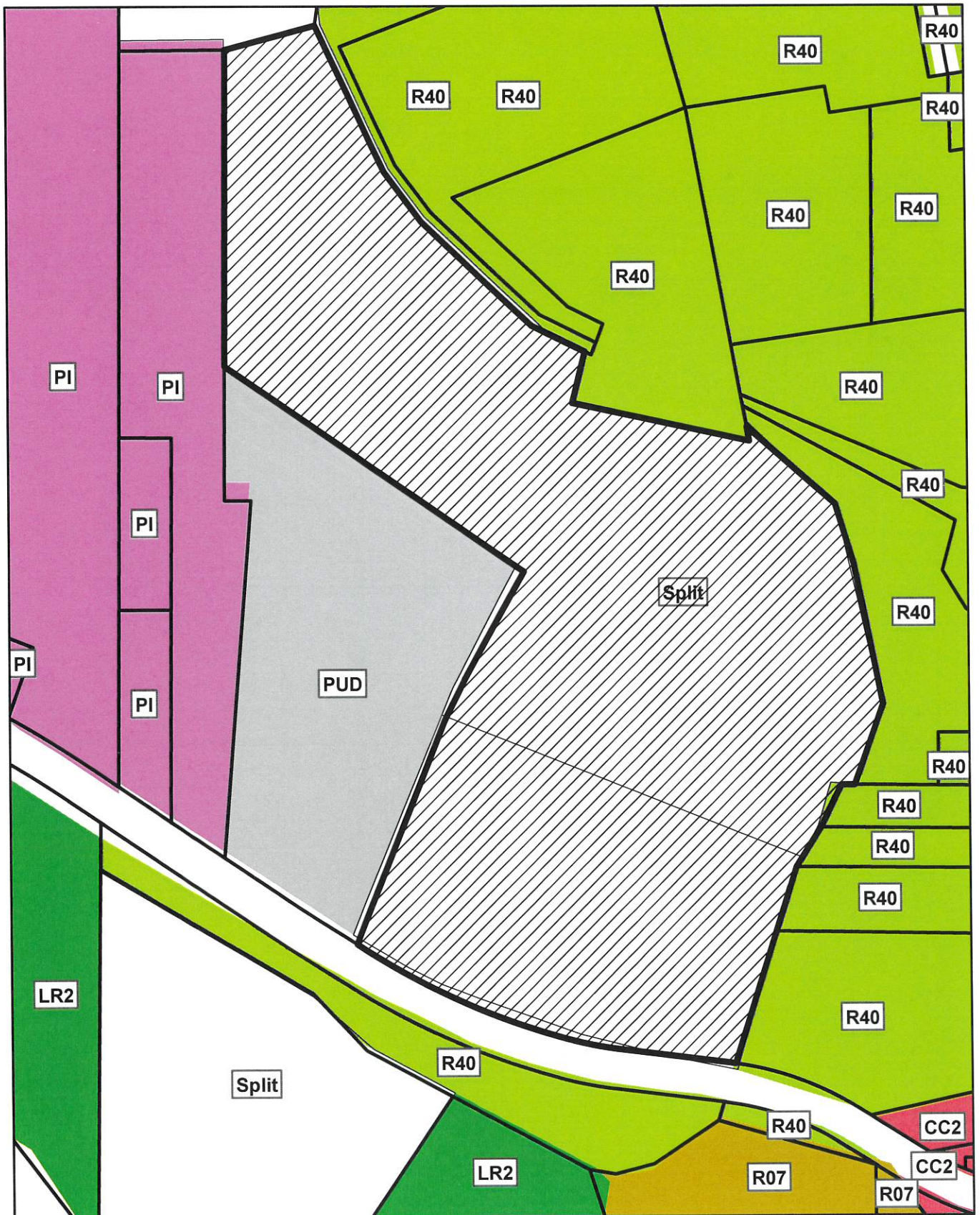
The subject property is located within the Primary Growth Area. The proposed residential zoning has a minimum lot size requirement of 7,000 square feet, the impact of which is greatly less than what is allowed under the current zoning of Planned Industrial (PI) and Non-Planned Community Commercial (CC2) . The property owner is requesting the zone change so that a property could be platted into a subdivision at a later date.

The site is in close proximity to a major state highway for transportation purposes. The site is also located in the primary growth area where a subdivision of this density with proximity to major transportation routes is encouraged. The maximum density permitted in the R7 district is 5 units per acre.

The zoning surrounding the site encompasses a wide variety of zone districts and uses that range from industrial to denser style residential to larger acreage residential. The directly adjacent zoning is all R40 to the east and Planned Industrial and a commercial PUD to the west. There is however a densely platted subdivision further east of the intersection of Old Lemay Ferry and Old Highway M that is fully developed. The property has remained vacant since 1996 when it was rezoned for Antonia Commercial Park. It appears there have not been any revisions or attempts to rezone the parcel in question since that 1996 rezoning petition.

Because the subject property partially adjoins residential uses to the north and east, some similar in density and size within close proximity, as well as being in close proximity to a major road connection, the zone change to R7 Single Family Residential, would remain consistent with the general character of the area and allow for a gradual transition to larger lots further away from Old State Highway M. It should be noted however, that there is commercial and industrial development to the west that could prove to be incompatible with dense residential development of the subject property.

RS23007 - G'Sell Homes



Subject Property

0 170 340 680 Feet

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Subject Property

0 170 340 680 Feet