

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 June 24, 2021 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
June 10, 2021
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consent
 - A. FP21035
The Final Plat for O'Brien Place Plat Four, parcel 07-4.0-18.0-0-002-162., located at the intersection of Cedar Hill Road and Pete O'Brien Road, Cedar Hill. in Cedar Hill Township and Council District #7.
 2. Consideration
 - A. PC21039
A Request for Revised Development Plan Approval for Nationwide Turf Installations, parcel 23-9.0-32.0-0-000-041., located at 3157 State Road V, DeSoto, in Valle Township and Council District #6.
 - B. PM21050
A Request for a Zone Change and Development Plan Approval for parcel 05-7.0-25.0-0-000-001., located at 10761 Dittmer Catawissa Road, Cedar Hill, in Meramec Township and Council District #7, from Large Lot Residential (LR-2) Zone District to Planned Mixed Use (PM) Zone District and Development Plan for 10761 Dittmer Catawissa Road.
 - C. RS21051
A Request for a Zone Change for parcel 16-2.0-10.0-0-000-013.06, located at Lot 1 of Eagle Wood #3, Dittmer, in Big River Township and Council District #7, from Non-Planned Community Commercial (CC-2) Zone District to Large Lot Residential (LR-2) Zone District.
- VIII. REPORTS TO THE COMMISSION
- IX. ELECTION OF OFFICERS
- X. CITIZENS TO BE HEARD
- XI. 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: June 24, 2021

General Information:

Petition Number:	FP21040
Petition Name:	O'Brien Place Plat Four
Surveyor Name:	The Sterling Company
Street Address:	5055 New Baumgartner Road
City, State:	St. Louis, MO 63129
Developer Name:	Steve Gower – O'Brien Place LLC
Street Address:	10328 Lake Bluff Drive
City, State:	St. Louis, MO 63123
Location of Site:	Intersection of Cedar Hill and Pete O'Brien Road
Requested Action:	Approval of the Final Plat for O'Brien Place Plat Four
Lot Count:	15
Size of Tract:	12.867 Acres (Plat Four Only)
Parcel Numbers:	07-4.0-18.0-0-002-162
Existing Zone District :	R10 - Single Family Residential
Township:	Meramec
Prepared By:	Rachel Krispin, Planner I
Date:	June 14, 2021
Recommend:	Approval, subject to regulatory requirements and general conditions
Attachments:	1. Final Plat

Regulatory Requirements

Permitted Uses

Single-family residential per the approved development plan.

Floor Area, Height, and other Building Requirements

Maximum Density: 4 units per acre
Minimum Lot Size: 8,000 square feet (at current 37.7% density bonus)
Minimum Lot Width: 50 feet
Maximum Structure Height: 40 feet

Improvement Plans

Required Yards

The required yards shall comply with the approved setbacks shown on the development plan. These are as follows:

Front Yard: 25' (on privately maintained roads) / 35' (on county-maintained roads)

Side Yard: 6'

Rear Yard 30'.

Access

Access shall be provided in accordance with the Jefferson County Unified Development Order and the approved improvement plans.

Street Improvements

All streets located in the proposed subdivision shall comply with the Jefferson County Unified Development Order and the approved plans.

Signs

1. Signs shall comply with Article XIII of the Jefferson County Unified Development Order.
2. 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".

Landscaping

Landscaping shall comply with Article XIV of the Jefferson County Unified Development Order and the approved plans.

Stormwater

Stormwater management shall comply with Chapter 505 of the Code of Ordinances of Jefferson County in accordance with the approved preliminary plat and the approved improvement plans.

Erosion and Sedimentation Control

Erosion and sedimentation control structures shall be installed concurrent with street construction and grading. Erosion and sedimentation control shall be in accordance with the approved land disturbance permit.

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 following general conditions:

General Conditions:

1. Proof of 911 approval for the street name shall be provided to the Planning Division prior to recording the final plat.
2. 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.
3. The covenants and restrictions for the O'Brien Place subdivision shall be submitted when the Final Plat is submitted.
4. A recorded set of covenants and restrictions, which includes the provision for collection of the required \$300 yearly minimum assessment per lot to provide continued maintenance of roadways and drainage improvements shall be submitted with the final plat.
5. Prior to approval of the final plat, the subdivider shall agree in writing on a form provided by the County Counselor that the subdivider will install the minimum improvements provided herein as required by this UDO.
6. All improvements installed, approved and/or an escrow must be established.
7. FYI: A Jefferson County Land Disturbance Permit, a copy of the DNR Land Disturbance Permit and Corps of Engineer 404 permit shall be submitted to the Planning Division prior to any grading or construction activities. All conditions attached to these permits shall be followed.
8. FYI: Erosion and sedimentation controls shall be in place and approved by Jefferson County prior to recording the approved Final Plat.
9. No lot shall have direct access to the County Road.
10. The limits of the 100-year floodplain should be provided within a stormwater management easement.

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: June 24, 2021

Staff Report

General Information:

Petition Number: PC21039
Petition Name: Nation Wide Turf Installations

Petitioner Name: Sam Leigh Properties
Street Address: 13835 State Rd. JJ
City, State: DeSoto, MO 63020

Design Professional: Cochran Engineering/Joe Feldmann
Street Address: 530A East Independence Dr.
City, State: Union, MO 63084

Location of Site: 3157 State Road V, Valles Mines, MO 63087

Requested Action: 1. Revised development plan approval for Nation Wide Turf Installations

Size of Tract: 17.91 acres
Parcel Number: 23-9.0-32.0-0-000-041
Existing Zone District: PC – Planned Commercial

Township: Valle
Council District: #6
School District: DeSoto
Fire District: DeSoto Rural
Water District: N/A
Sewer District: N/A

Prepared By: Josh Jump, Planner II
Date: June 14, 2021
Recommendation: Approval, with conditions and regulatory requirements

Attachments:

1. Aerial Map
2. Zoning Map
3. Development Plan
4. Letter from Cochran

Subject Property

The subject property is located at 3157 State Road V. The subject property is currently zoned LR2 – Large Lot Residential. The subject property is 17.91 acres in size. The subject property is currently vacant and is located at the intersection of 2 major state highways.

According to FEMA's Flood Insurance Rate Map, there are no floodplain, floodway, or stream orders that traverse the property.

Surrounding Area

There is a mixture of commercial and residential land uses in the vicinity of the subject property.

To the North:	<u>Zoning:</u>	CC2 & LR2
	<u>Land Use:</u>	Undeveloped Commercial and Undeveloped Residential
To the East:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Undeveloped Residential
To the South:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed and Undeveloped Residential
To the West:	<u>Zoning:</u>	State Highway
	<u>Land Use:</u>	Developed Commercial and Residential

Background

The petitioner went through a zone change and development plan approval in 2019 for Nation Wide Turf. This zone change was approved by the Planning and Zoning Commission as well as the County Council. The petitioner has started to develop the property and would like to include an additional use to the permitted uses on the approved Development Plan. The petitioner met with the county and filed a revised development plan on May 20, 2021 to add the new land use to the property.

Official Master Plan

The subject property is located within the Secondary Growth Area on the Preferred Growth Alternative Map. 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. Development will be one of the eight development patterns as defined by this plan. Commercial and employment centers shall be located within 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 along US Highway 67. The Suburban Development Pattern is appropriate in areas with access to services, with characteristics of access being adjacency and strong transportation connections.

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.

Unified Development Order

PC – Planned Commercial District – Section 400.1570

The PC Planned Commercial District is established to provide a location for a full-range of retail and office development serving the general needs of the community. The PC Planned Commercial District is not considered appropriate for heavier commercial uses that border on being light industrial in nature, and thus more appropriate for the PB or PI District. It is the intent

of the PC Planned Commercial District to promote site design that improves the benefits derived from the required landscaping and the overall image of the commercial corridor.

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 (received May 20, 2021)

Uses & Access

The Development Plan for Nation Wide Turf Installations consists of an approximate 17.91-acre site. The following land uses are included in the development plan: Construction Contractor (w/machinery, equipment, and storage) and Automotive repair services major repairs.

The development plan proposes a new structure that is 12,640 sq. ft. (150' x 80') in size for the turf installation business and proposed auto repair service. There is an additional area 112,500 sq. ft. in size designated as a fenced-in storage area for the petitioner's equipment.

Parking

The development plan proposes to use the existing entrance with thirteen (13) distinct parking spaces. The original approval included six (6) spaces. The added land use triggered the need for the seven (7) new parking spaces.

Landscaping

The development plan shows street frontage landscaping along US Highway 67. There is significant mature vegetation that buffers the northern and eastern property line. There are ample amounts of mature vegetation on site to account for any landscaping, if the existing vegetation remains undisturbed.

Other Design Elements

There is no detention basin proposed, but stormwater detention will be required during site development if this application is approved.

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 XIV Section 400.4760 – Relief from required High Impact Screening.

Analysis – Development Plan

Staff has incorporated conditions of approval to address the risks to public health, safety, and welfare from the development. The development does not appear to have any features that would impede the normal and orderly development and improvement of the surrounding property. The area of the proposed development has commercial land uses throughout the corridor, specifically those properties with highway frontage. The Official Master Plan, the Unified Development Order, and planning principles suggest that commercial development occur at intersections and corridors of major transportation routes and then reduce in intensity farther from the intersection or corridor.

The property is suitable for the proposed uses stated in the Development Plan. The Development Plan satisfies the requirements of the UDO applicable to the commercial use proposed. There should be no injurious effect or detriment to neighboring properties if all of the requirements of the UDO are met.

Analysis - Modifications

1. Article XIV Section 400.4760 – Impact Screens

Petitioner is requesting relief from providing a high impact screen, which requires landscaping and site proof fencing where adjoining residentially zoned property. The site has significant mature wooded areas along the eastern part of the site. According to the plan large portions of the completely undisturbed wooded area will remain. This still gives surrounding residential home owners substantial buffer zones and produces a better landscaping solution.

Staff Recommendation on Modifications:

1. Staff recommends approval of relief from Article XIV Section 400.4760 – Impact Screens, with the condition that the mature vegetation remain as shown on the plan.

Staff Recommendation for Zone Change and Development Plan

Staff recommends approval of PC21039,

1. A request for Revised development plan approval for Nation Wide Turf Installations in accordance with the following conditions of approval, staff recommendations for the requested modifications, regulatory requirements and departmental comments:

Departmental Comments:

- 1) Pavement:
 - a) An entrance permit is required for access onto a state road from MODOT.
 - b) Driveway entrances (within state ROW):
 - i) Thickness shall provide 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base).
 - ii) Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 26'–42'.
 - iii) The entrance width shall be provided from the street into the site for a throat length of 40'.
- 2) Parking areas:
 - a) Parking areas with 5 or more required parking spaces must provide a paved surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
 - b) Contractors storage yards must provide an 8" rock base minimum.
 - c) Drive aisles width (boc):
 - i) Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-way).
 - ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
 - iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both sides).
 - iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one side).
 - d) Setbacks:
 - i) Commercial and Industrial districts, any parking or loading area visible from a street shall be separated from the street ROW with a 20' landscape strip.
 - e) Straight back curbing (concrete or asphalt) is required around parking areas.
 - f) Pavement shall slope between 1% and 6%.
- 3) Stormwater/detention:
 - a) Detention system (required for this development) 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.
 - b) Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.
- 4) Any outdoor storage for the Automotive repair services (major repairs) will need to be fully screened with sight proof fencing.

Regulatory Requirements

Permitted Uses

1. Construction Contractor (w/machinery, equipment, and storage)
2. Automotive repair services (major repairs)

Floor Area, Height, and other Building Requirements

Maximum Area Ratio: 0.55 FAR

Maximum Structure Height: 70 feet

Site Development

Required Setbacks:

Front Yard: 20 feet

Side Yard: 15 feet

Rear Yard: 20 feet

Design Standards

The development shall comply with the Suburban Design Standards in accordance with Article VII of the Jefferson County Unified Development Order.

Access

Access shall be provided in accordance with the Jefferson County Unified Development Order.

Parking

Parking and loading shall be provided per the regulation of Article XII of the Jefferson County Unified Development Order.

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 be permitted to shine on adjoining property owners.

Landscaping

Landscaping, buffers, and tree protection shall comply with Article XIV of the UDO, unless modified.

Stormwater and Erosion and Sediment Control

Stormwater management and Erosion and sediment control shall comply with Chapter 505: Erosion and Sediment Control / Stormwater Management Design Manual of the Jefferson County Code of Ordinances.

Geotechnical

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

Noise

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

PC21039 - Nationwide Turf



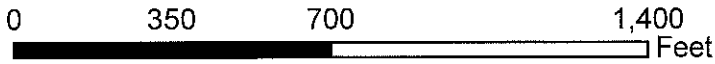
Subject Property

0 350 700 1,400 Feet

PC21039 - Nationwide Turf



Subject Property





CONTACT INFORMATION

OWNER / DEVELOPER

OWNER: SAOUL LEGUI PROPERTIES LLC

REPRESENTATIVE: WILLIAM TAYLOR

ADDRESS: 1443 STATE ROAD V, DE SOTO, MO 63020

PHONE: (636) 376-8995

WATER / SEWER

OWNER:

REPRESENTATIVE:

ADDRESS:

PHONE:

ELECTRIC

OWNER:

REPRESENTATIVE:

ADDRESS:

PHONE:

SEPTIC DESIGNER

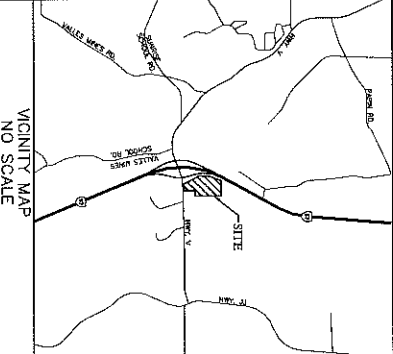
OWNER: RSL ENGINEERING & DESIGN LLC

REPRESENTATIVE: JEFFREY HARRIS

ADDRESS: 100 BOX 218, ELLISBORO, MO 63020

PHONE: (636) 376-2666

SPECIAL NOTES:



SITE IMPROVEMENT PLANS

NATIONWIDE TURF

INSTALLATIONS

3157 STATE ROAD V

DE SOTO, MISSOURI 63020

PROJECT NO. 19-7720



- CIVIL ENGINEERING
- LAND SURVEYING
- ARCHITECTURE
- SITE DEVELOPMENT
- MASTER PLANNING
- GENERAL CONSULTING

5304 E. INDEPENDENCE DRIVE, UNION, MISSOURI 63084

TELEPHONE (636) 584-0540

FAX (636) 584-0512

E-MAIL: mail@ochraaneng.com

MARCH, 2020

SHEET NO.	DESCRIPTION
ES1	EXISTING SITE PLAN
ES1.2	OVERALL EROSION & SEDIMENT CONTROL PLAN
ES2	GRADING PLAN
C1	ACCESS DRIVE PLAN & PERMITS
C2	PROPOSED DRIVE PLAN
C3	PROPOSED DRIVE PLAN
D1	DETAIL SHEET
D2	DETAIL SHEET

GRADE INDICATION:
EXISTING GRADE
PROPOSED GRADE
Reasoning for Single Family
Large Lot Residential to
Planned Commercial

These drawings were prepared by
the firm of OCHRAAN ENGINEERING
INC. and are not to be used for any
other project without the written
consent of the firm of OCHRAAN
ENGINEERING INC.

MARCH, 2020



PRIORITY LINE

RIGHT OF WAY
BARRIER STRIPS
CRACKS
ASPH. ELECTRIC
UTILITY POLE / CURB W/O
TERRACE

WALL

CONCRETE
REINFORCED
CONCRETE
BRICK
STONE

ROADWAY

PAVEMENT
DRAINAGE
CUTTING SURFACE

PROPOSED

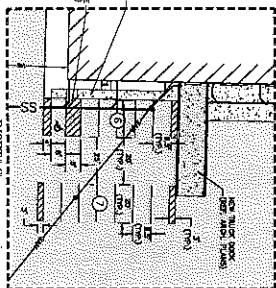
PAVEMENT
DRAINAGE
CUTTING SURFACE

[illegible]

SITE DATA	7591 ACRES
LOT SIZE:	1,688.52
OVERCUT:	1,688.52
W/ATHOUSE	1,688.52
REQUIRED OFFICE PLANNING:	1,688.52
REQUIRED OFFICE PLANNING:	1,688.52
REQUIRED OFFICE PLANNING:	1,688.52
REQUIRED W/ATHOUSE PLANNING:	1,688.52
TOTAL REQUIRED PLANNING:	1,688.52

REMOVED PLANS ARE REQUIRED FOR CHANGES TO PLANS AND MUST BE SUBMITTED TO THE PLANNING DIVISION FOR REVIEW AND APPROVAL. FIELD CHANGES ARE NOT PERMITTED. THEREFORE, AS-BUILTS ARE NOT TO BE USED TO REVERSE IMPROVEMENTS.

REMOVED PLANS ARE REQUIRED FOR CHANGES TO PLANS AND MUST BE SUBMITTED TO THE PLANNING DIVISION FOR REVIEW AND APPROVAL. FIELD CHANGES ARE NOT PERMITTED. THEREFORE, AS-BUILTS ARE NOT TO BE USED TO REVISE IMPROVEMENTS.



SITE/UTILITY PLAN				DATE	BY	APP'D BY	DATE
CI	19-7720	1"=60'	MAR. 16, 2022	12-09-19	CITY COMMENTS #1	YES	YES
				12-23-19	CITY COMMENTS #2	YES	YES



Architecture • Civil Engineering • Land Surveying • Site Development • Geotechnical Engineering • Inspection & Materials Testing

May 5, 2021

Josh Jump
Planning & Zoning Department
725 Maple Street
Suite 102
Hillsboro, MO 63050

Dear Mr. Jump,

Sammi Leigh Properties, LLC is the owner of Parcel 23903200000041 on Valles Mines Rd. in Jefferson Co. This property rec'd Development Plan approval from Jefferson County, back in the summer of 2019, for a turf installation business (ie: Construction Contractor w/machinery, equipment, and storage). Sammi Leigh Properties, LLC would like to submit an application for a "Revised" Development Plan to add Diesel Engine Repair and Service to the Planned Development.

Enclosed with this submittal is the Development Plan Application, Disclaimer and the existing approved site development plans for the property. Also enclosed is a check in the amount of \$522.00 for the application filing fee and mailing fee. Please let me know when we have to advertise on site to make the next P&Z meeting for approval.

If you have any questions or need additional information please let me know.

Thank you,



Joe Feldmann

8 East Main Street Wentzville, MO 63385 Phone: 636-332-4574 Fax: 636-327-0760	737 Rudder Road Fenton, MO 63026 Phone: 314-842-4033 Fax: 314-842-5957	530A East Independence Drive Union, MO 63084 Phone: 636-584-0540 Fax: 636-584-0512	534 Maple Valley Drive Farmington, MO 63640 Phone: 573-315-4810 Fax: 573-315-4811	2804 N. Biagio Street Ozark, MO 65721 Phone: 417-595-4108 Fax: 417-595-4109	905 Executive Drive Osage Beach, MO 65065 Phone: 573-525-0299 Fax: 573-525-0298
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Jefferson County, Missouri

PLANNING DIVISION

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Jefferson County, Missouri

Planning and Zoning Commission

Meeting Date: June 24, 2021

Staff Report

General Information:

Petition Number: PM21050
Petition Name: 10761 Dittmer Catawissa Rd

Petitioner Name: AJC Transportation LLC
Street Address: 1638 Bentshire Ct
City, State: Ballwin, MO 63011

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

Location of Site: 10761 Dittmer Catawissa Rd

Requested Actions: 1. Rezone 59.76 acres from Large Lot Residential (LR2) to Planned Mixed Use (PM); and,
2. Development Plan approval for 10761 Dittmer Catawissa Rd.

Size of Tracts: 59.76 acres (per the Assessor's records)
Parcel Numbers: 05-7.0-25.0-0-000-001
Existing Zone District: Large Lot Residential (LR2)
Council District: #7
Township: Meramec

School District: Northwest
Fire District: Cedar Hill
Water District: N/A
Sewer District: Jefferson County PSD

Prepared By: Rachel Krispin, Planner I
Date: June 14, 2021
Recommendation: Denial

Attachments:

1. Aerial Map
2. Zoning Map
3. Development Plan
4. Modification Letter

Subject Property

The subject property is located at 10761 Dittmer Catawissa Rd. in Catawissa. The parcel is developed with a single-family residential home, two barns and a pool (the two barns and the pool appear to have been constructed without the necessary building permits).

According to FEMA's Flood Insurance Rate Map, a portion of the property is located within the floodway and floodplain, and a Stream Order 2 and 3 traverse the property.

Surrounding Areas

The surrounding area is composed primarily of commercial and residential uses. The zone districts and land uses surrounding the subject property are as follows:

To the North:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Undeveloped Residential
To the East:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Undeveloped 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

Background

The application is proposing a Planned Mixed zoning district. The only use identified on the Development Plan application is "vehicle storage", which is not a use defined by the UDO. When visiting the subject property staff observed numerous semi-trucks and trailers, contractor equipment and vehicles. The property is also owned by a transportation company: AJC Transportation, LLC. Based on the appearance of the property, its ownership, and based on complaints received from neighboring citizens, it would appear that a transportation and/or contractor business is being operated from the property (in addition to the single family home located on the property). Staff would classify these uses pursuant to the UDO as: Transportation equipment; Construction contractor (w/machinery, equipment, and storage); and Dwelling, Single Family detached. Operation of these uses on the property would certainly necessitate a zone change to the Planned Mixed Use zone district, but again, none of these uses is actually listed on the application or the actual Development Plan. Based upon the application submitted and the visual inspection of the property, Staff is wholly unclear as to what the intended use of the property is.

To further the confusion, during the site visit Staff spoke with the petitioner who expressed that there is no commercial operation being conducted on the property (despite the property's appearance). The petitioner stated that his long-term intent for the property is to operate agriculturally (a commercial farm) and use his trucks to transport his crops offsite, as well as to maintain the single-family residential home.

If what the petitioner stated is accurate and there are no other intended ventures for the property, a zone change would not be necessary because agriculture operations are a permitted use in the LR2 zone district. Site development would be required and all construction equipment and vehicles (including the semi-trucks) would be required to be parked indoors, but no zone change would be necessary.

As of the writing of this Staff Report, staff has been unable to obtain any clarification as to the proposed uses sought for the property. Because the applicant has applied for a zone change to the Planned Mixed Use (PM) zone district, staff will analyze that request with the assumption that the uses identified by staff are the uses sought.

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.*

Mixed Use 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.
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Unified Development Order

PM – Planned Mixed Use District

It is the intent and purpose of the PM – Planned Mixed Use District to permit the most efficient use of land that combines a variety of commercial, office, residential and public uses. The district is designed to have uses that are centrally located and compact so that maximum convenience is afforded the users and occupants of the district and the following intent and applicability:

1. To allow greater flexibility in development standards (lot coverage, setbacks, building heights, lot sizes, etc.) to facilitate adaptation of development to the unique conditions of a particular site, while providing higher standards of site design and building design, a high level of environmental sensitivity, and more satisfying living and working environments than can be achieved under the standards of other zoning districts.
2. To promote a streetscape that encourages buildings to be moved forward adjacent to the front yard setback line or adjacent to the required landscape improvements.
3. To encourage pedestrian friendly development.
4. Permit a mixture of uses that, with proper design and planning, will be compatible with each other and with surrounding uses or zoning districts.
5. An area may be considered for rezoning to PM District if any one of the following conditions exist:
 - a. More than one land use or land use intensity is proposed for development on a single parcel, where only a single use is permitted under other zoning classifications; or
 - b. Different land uses that would not otherwise be permitted to locate within the same zoning district are proposed for development on one or more adjacent parcels under single or separate ownership.

Residential Uses – Characteristics:

1. The PM district may allow for a more flexible placement, arrangement and orientation of residential structures, with accompanying flexibility in the subdivision of land and the grouping of open space and accessory facilities such as garages and parking.
2. The PM district also may provide for a mixture of housing types (single-family, two- family.
3. The proposed residential development should incorporate natural features.

Office Uses – Characteristics:

1. The PM district may contain office and institutional uses compatible with the surrounding area.

Commercial Uses – Characteristics:

1. The PM district may provide for maximum attainable commercial usage of property while ensuring development consistent with the adopted County long-range plans.

Mixed Use Design Standards – Objectives

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.

Non-residential Uses:

1. Provide a focal point for neighborhoods surrounding office and commercial development.
2. Allow a mixture of non-residential and residential uses to occur in a compact, pedestrian friendly manner.
3. Allow vehicular access to the varied activities that occur in the mixed-use development pattern, but never at the expense of pedestrian safety.
4. Encourage buildings with diverse and interesting architectural styles that allow mixed-use developments to attain a unique identity in the County.
5. Prescribe compact development patterns that preserve rural qualities of outlying areas.

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 Section 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 May 21, 2021)

The Development Plan shows 59.76 acres of the property. The existing developed buildings, along with the proposed buildings and parking, are along the western property line.

Proposed Uses (as identified by staff due to the fact that no UDO defined uses were included on the Development Plan or the application):

Transportation equipment

Construction contractor (w/machinery, equipment, and storage)

Dwelling, Single Family detached

Access

There is currently access from Dittmer Catawissa Rd, a county-maintained road. The existing drive is only 10 feet in width, which falls well below the standard for commercial driveway requirements.

Parking

The plan shows a proposed 100'X100' gravel parking with a proposed 15' wide gravel driveway. This is the only delineated area for parking on the plan, however, there is a garage with a paved driveway attached to an existing barn near the existing residence.

Landscaping

The petitioner has sought relief from landscaping requirements. It should be noted that the subject property is roughly 59 acres, and the majority of the property is untouched.

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 intents of the UDO.

The petitioner is requesting the following modifications:

1. **Article VII, Section 400.2560 – Street Standards – Minimum Pavement Standards.**

The petitioner is requesting relief from the pavement standards. The petitioner has expressed that they feel it maintains the rural nature of the area. Petitioner has however asked for a zone change with uses that appear to be very intense and not in keeping with the rural nature of the area. The petitioner has provided no supporting evidence for any hardship which would support this request.

2. **Article VII, Section 400.2610 – Driveway Requirements – Width.**

The petitioner is seeking to allow the existing configuration of the driveway to remain.

There is only one entrance in this facility, thus requiring two-way traffic. The existing drive is only 10 feet in width and has less than 10 feet of usable width due to a retaining wall placed at the edge of pavement. The drive is entirely on the petitioner's property and the petitioner has provided no supporting evidence for any hardship which would support this request. Furthermore, the presence of large vehicles indicates that a much wider driveway is required for the assumed use.

3. **Article XII, Section 400.4100 – Requirements for the Design and Improvement of Parking Lots.**

The petitioner is requesting that the parking lots be not be paved and not have curbing. The petitioner has provided no supporting evidence for any hardship which would support this request.

4. **Article XII, Section 400.4110 – Accessible Parking Spaces for the Disabled.**

The petitioner has not submitted evidence to support the request.

5. **Article XIV, Section 400.4650 – Relief from Open Yard Trees and Landscaping.**

The subject property does have a large amount of untouched land which includes both open space and mature trees and vegetation. There is a tree mass along Dittmer Catawissa Rd, as well as along the western property line that adjoins a residentially developed parcel. Staff finds the current conditions to be acceptable.

6. **Article VII, Section 400.4690 – Parking Lot Landscaping and Trees.**

The petitioner has not submitted evidence to support the request.

7. **Article XVI, Section 400.5560 D.4 – Relief from Stormwater Detention Requirements.**

The petitioner has stated that a vast area is owned by the petitioner, which would reduce the effect or detriment to neighboring properties.

The petitioner will be adding over 13,000 square feet of impervious area (2018 additions and proposed additions). The parcel of ground contains 59.76 acres and has numerous areas to place stormwater detention. The petitioner has not submitted evidence of any hardship to support the request.

Analysis

Zone Change

The subject property is located in the Reserve Area of Jefferson County as identified by the County's Official Master Plan. The Planned Mixed Use (PM) zone district would be out of character and inconsistent for the surrounding area.

Based on the uses identified by staff (because none were actually listed on the application of Development Plan itself), the intent of these uses is inappropriate for the area. The surrounding property and zoning consist primarily of residential uses, as well as undeveloped residential. There is nothing unreasonable with the current Large Lot Residential (LR2) zone of the property, as it is entirely consistent with all other surrounding properties as well as the Official Master Plan. The proposed zoning district promotes uses that do not fit with the character of the neighborhood.

Based on the conversation Staff had with the petitioner at his property while conducting site visits, a zone change may not be necessary. The petitioner expressed that the large semi-truck vehicles, and other large trucks, are not used for any commercial activity anymore, and are kept in his possession for his own personal use. The petitioner told the Planning Staff that he plans to farm and do other agriculture-related uses on his property. If this is true, the petitioner would not need to seek a rezoning. The petitioner could conduct agriculture-related ventures today under the present zoning; however, site development would need to be applied for and completed. All vehicles and equipment would be required to be parked or stored indoors (which the petitioner stated he could do).

Development Plan

The property is not suitable for the proposed uses identified by staff. These intense, commercial uses are incompatible with surrounding uses, are inconsistent with other uses in the area, and are not consistent with the Official Master Plan. In addition, there could be a safety risk as Dittmer Catawissa Rd is narrow and not an ideal road for heavy tractor-trailers use.

Staff Recommendation

Staff recommends **Denial** of PM21050, a request for a change in zoning from Large Lot Residential (LR2) to Planned Mixed Use (PM) zone district and the Development Plan for 10761 Dittmer Catawissa Rd.

Should the Planning and Zoning Commission recommend approval of this application, staff would recommend the following with regard to the requested modifications, regulatory requirements, and departmental comments:

Modifications

1. Staff recommends **Denial** for relief from **Article VII, Section 400.2560 – Street Standards – Minimum Pavement Standards** as shown on the Development Plan.
2. Staff recommends **Denial** for relief from **Article VII, Section 400.2610 – Driveway Requirements – Width** as shown in the Development Plan.
3. Staff recommends **Denial** for relief from **Article XII, Section 400.4100 – Requirements for the Design and Improvement of Parking Lots** as shown in the Development Plan.
4. Staff recommends **Denial** for relief from **Article XII, Section 400.4110 – Accessible Parking Spaces for the Disabled** as shown on the Development Plan.
5. Staff recommends **Approval** for relief from **Article XIV, Section 400.4650 – Relief from Open Yard Trees and Landscaping**.
6. Staff recommends **Denial** for relief from **Article VII, Section 400.4690 – Parking Lot Landscaping and Trees**.
7. Staff recommends **Denial** for relief from **Article XVI, Section 400.5560 D.4 – Relief from Stormwater Detention Requirements**.

Regulatory Requirements

Permitted Uses

Land uses shall be permitted per the approved Development Plan. These land uses shall be:

Transportation equipment

Construction contractor (w/machinery, equipment, and storage)

Dwelling, Single Family detached

Improvement Plans/Site Development

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 in accordance with 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.

Landscaping

Landscaping shall comply with the requirements outlined in Article XIV of the Jefferson County UDO, unless modified.

Noise

Noise resulting from the venue spaces on the subject property shall comply with the Jefferson County UDO.

Stormwater and Erosion and Sediment Control

Stormwater, erosion, and sediment control shall comply with the Jefferson County UDO, unless modified.

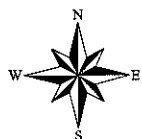
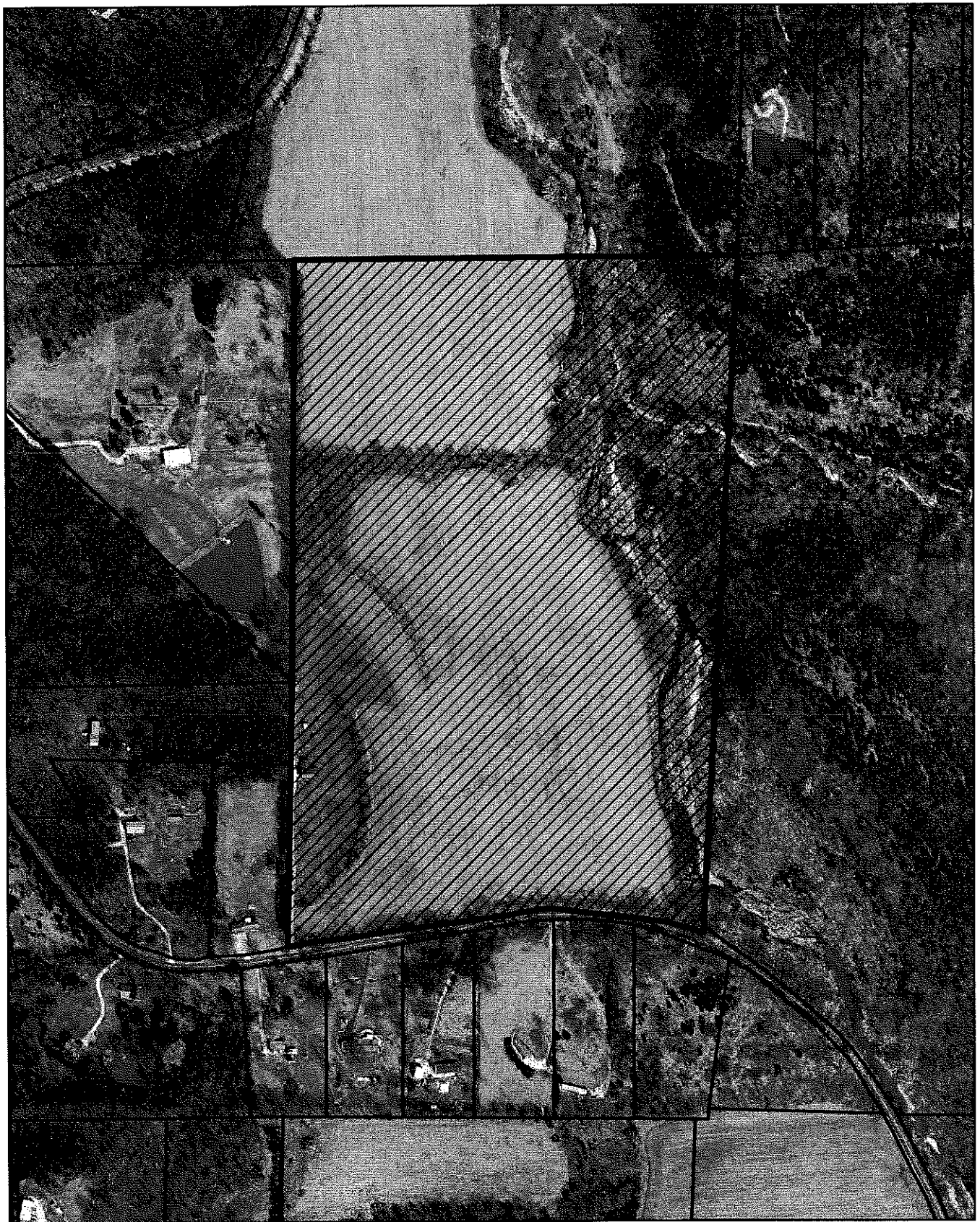
Geotechnical

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.

Departmental Comments:

1. Pavement:
 - 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). The engineer shall submit sight distance profiles showing that the required sight distance is met.
 - b. Along a county roadway, 125' separation/offset is required between driveways and entrances. Condition is not met with driveways opposite on Dittmer Catawissa Road.
 - c. Driveway entrances (within county ROW):
 - a. Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 26'–42'. Condition is not met.
 - d. Entrance thickness within County right of way shall provide 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base). Thickness is unknown. Core to prove existing thickness or apply for deviation.
 - e. The entrance width shall be provided from the street into the site for a throat length of 20'. Condition is not met.
2. Parking areas:
 - a. Parking areas with 5 or more required parking spaces must provide a paved surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC). Drive aisle thickness is unknown.
 - b. Contractors storage yards must provide an 8" rock base minimum. Thickness is unknown, provide proof of thickness for in place gravel.
 - c. Drive aisles:
 - a. Drive aisles shall be 24' wide for all 90-degree parking (one-way and two-way).
 - b. Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
 - c. Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both sides).
 - d. Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one side).
 - e) Existing drive from Dittmer Catawissa Road to the storage buildings and lot is only 10 feet wide. Condition is not met; a modification is required.
3. 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.
 - b. Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.
4. Grading:
 - a. 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.

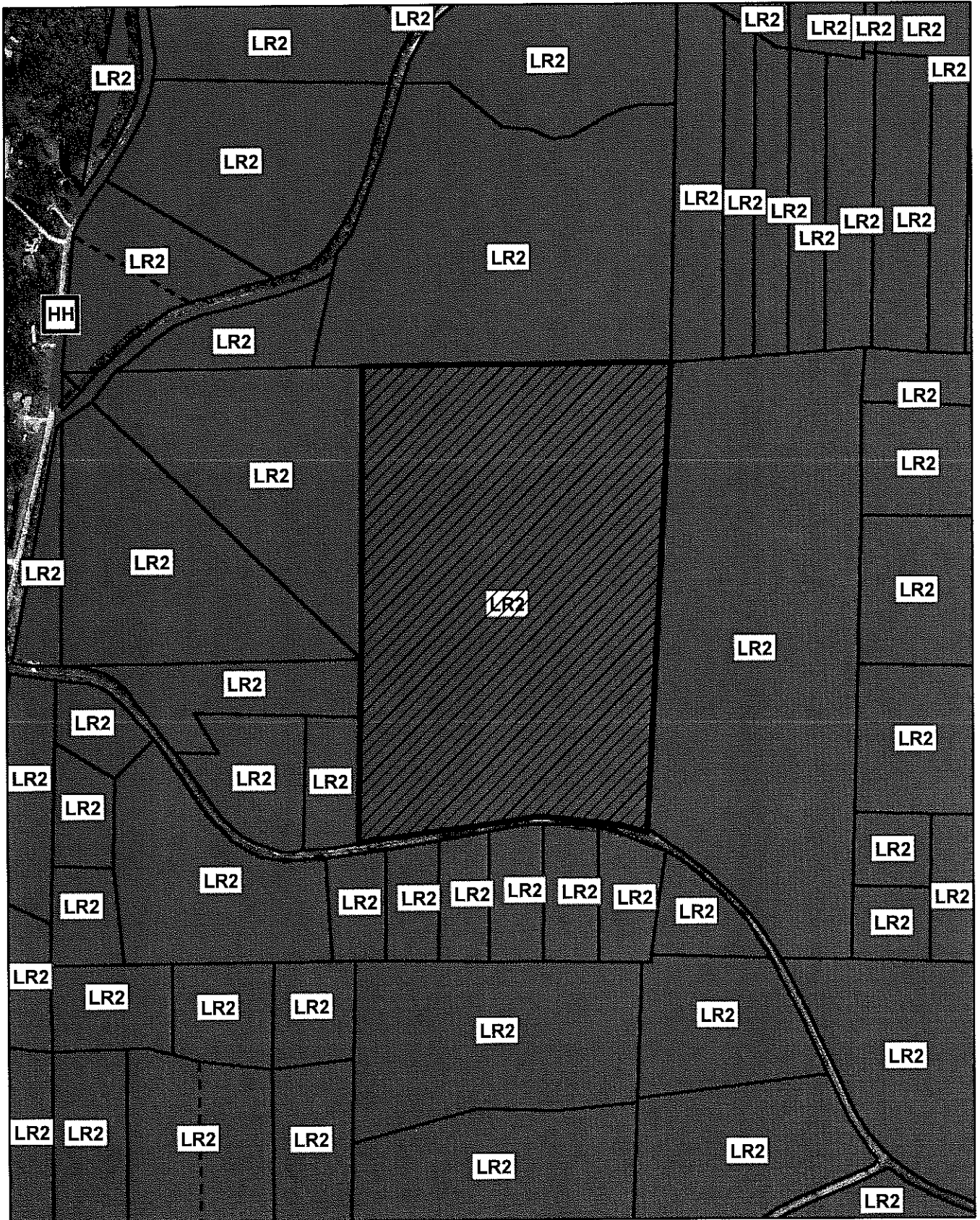
PM21050 - 10761 Dittmer Catawissa Rd



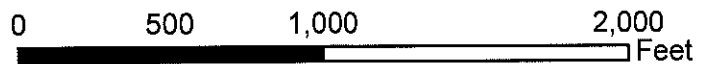
Subject Property

0 360 720 1,440 Feet

PM21050 - 10761 Dittmer Catawissa Rd



Subject Property



10761 DITTMER CATAWISSA ROAD

DEVELOPMENT PLAN CATAWISSA, MISSOURI 63015

A Tract of Land being in the NE 1/4 of the NE 1/4 and
Part of the South 1/2 of the NE 1/4
Section 25, T 42 N, R 2 E
Jefferson County, Missouri

GENERAL NOTES

1. THE UTILITIES SHOWN HEREIN WERE OBTAINED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL LOCATION OF THE UTILITIES. THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SIZES, DEPTHS, AND SPACING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SIZES, DEPTHS, AND SPACING FROM THE APPROPRIATE AGENCIES WITH THE NECESSARY PERMITS AND SAFETY PRECAUTIONS.
2. ALL ELEVATIONS ARE BASED ON U.S.S.S. DATUM.
3. BOUNDARY AND DEED PROVIDED BY JEFFERSON COUNTY ASSESSOR'S OFFICE.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF JEFFERSON COUNTY, MISSOURI.
5. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL, EROSION AND/OR SEEDING AND MULCHING AS REQUIRED BY JEFFERSON COUNTY, MISSOURI & MISSOURI DNR.
6. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE OWNER SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH JEFFERSON COUNTY, MISSOURI, TO DISCUSS THE DESIGN, CONSTRUCTION, AND/OR INSTALLATION OF IMPROVEMENTS.
7. EROSION CONTROL SHALL BE INSTALLED AT ALL EXISTING, EXPOSED, OR INSTALLED OF IMPROVEMENTS.
8. EROSION CONTROL SHALL BE INSTALLED BY JEFFERSON COUNTY, MISSOURI, DNR.
9. EROSION CONTROL SHALL BE INSTALLED BY JEFFERSON COUNTY, MISSOURI, DNR.
10. PROPOSED CONSTRUCTION SHALL KEEP EXISTING EROSION CONTROL OF LAND AND DRAINAGE AT ALL TIMES.
11. NO GRADE SHALL EXCEED 3:1 SLOPE.
12. A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERPAGES SHALL BE REQUIRED.
13. EROSION CONTROL SHALL BE REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERPAGES SHALL BE REQUIRED.
14. EROSION CONTROL SHALL BE REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERPAGES SHALL BE REQUIRED.
15. ALL STORM WATER SHALL BE DISCHARGED AT AN EXISTING NATURAL DRAINAGE POINT.
16. EROSION CONTROL SHALL BE INSTALLED BY JEFFERSON COUNTY, MISSOURI, DNR.
17. EROSION CONTROL SHALL BE INSTALLED BY JEFFERSON COUNTY, MISSOURI, DNR.
18. EROSION CONTROL SHALL BE INSTALLED BY JEFFERSON COUNTY, MISSOURI, DNR.
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20. EROSION CONTROL SHALL BE INSTALLED BY JEFFERSON COUNTY, MISSOURI, DNR.
21. EROSION CONTROL SHALL BE INSTALLED BY JEFFERSON COUNTY, MISSOURI, DNR.
22. EROSION CONTROL SHALL BE INSTALLED BY JEFFERSON COUNTY, MISSOURI, DNR.



LOCATION MAP
NO SCALE

DRAWING INDEX

C1	TITLE SHEET
C2	EXISTING CONDITIONS
C3	SITE PLAN

VARIANCE REQUESTS

- MODIFICATION OF SECTION 400.250.0 - STREET SETBACKS - ANNUAL PAYMENT STANDARDS**
THE 17.5' SETBACK FROM THE ADJACENT PROPERTY LINE SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN. THE SETBACK SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN.
- MODIFICATION OF SECTION 400.251.0 - DRIVEWAY REQUIREMENTS - AND ITS PERMITS TO USE THE EXISTING DRIVEWAY IN ITS CURRENT CONFIGURATION AS-IS**
THE DRIVEWAY SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN. THE DRIVEWAY SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN.
- MODIFICATION OF SECTION 400.410.0 - REQUIREMENTS FOR THE DESIGN AND IMPROVEMENT OF PARKING LOTS**
THE PARKING LOT SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN. THE PARKING LOT SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN.
- MODIFICATION OF SECTION 400.410.0 - ACCESSIBLE PARKING SPACES FOR THE DISABLED**
THE PARKING LOT SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN. THE PARKING LOT SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN.
- MODIFICATION OF SECTION 400.465.0 - BELIEF FROM OPEN, YARD, TREES, AND LANDSCAPING**
THE BELIEF FROM OPEN, YARD, TREES, AND LANDSCAPING SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN. THE BELIEF FROM OPEN, YARD, TREES, AND LANDSCAPING SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN.
- MODIFICATION OF SECTION 400.465.0 - BELIEF FROM OPEN, YARD, TREES, AND LANDSCAPING**
THE BELIEF FROM OPEN, YARD, TREES, AND LANDSCAPING SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN. THE BELIEF FROM OPEN, YARD, TREES, AND LANDSCAPING SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN.
- MODIFICATION OF SECTION 400.550.0.4 - BELIEF FROM STORMWATER RETENTION REQUIREMENTS**
THE BELIEF FROM STORMWATER RETENTION REQUIREMENTS SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN. THE BELIEF FROM STORMWATER RETENTION REQUIREMENTS SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN.

SITE DATA

PROPERTY OWNER: A/C TRANSPORTATION LLC
ADDRESS: 1836 BERRISHIRE CT.
BALTIMORE, MD 21201
PHONE: 314-680-1894
FAX: 314-680-1894
E-MAIL: info@ajctrans.com
WEBSITE: www.ajctrans.com
COUNCIL DISTRICT: 7

SERVICE DISTRICTS

AREA: 1.00 AC +/-
DISTURBED AREA: 0.50 AC +/-
PARKING SPACES: 2 AND 3-5
WATER: 1.00 AC +/-
COUNCIL DISTRICT: 7

ABBREVIATIONS

WATER: 1.00 AC +/-
DISTURBED AREA: 0.50 AC +/-
PARKING SPACES: 2 AND 3-5
WATER: 1.00 AC +/-
COUNCIL DISTRICT: 7

LEGEND

WATER: 1.00 AC +/-
DISTURBED AREA: 0.50 AC +/-
PARKING SPACES: 2 AND 3-5
WATER: 1.00 AC +/-
COUNCIL DISTRICT: 7

TITLE SHEET

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

DATE: 5/19/2021

SCALE: NONE

15284

15284

15284

DEVELOPMENT PLAN
10761 DITTMER CATAWISSA RD.
CATAWISSA, MISSOURI
JEFFERSON COUNTY

OWNER: A/C TRANSPORTATION LLC
1836 BERRISHIRE CT.
BALTIMORE, MISSOURI 63011
314-680-1894

ENGINEER: VonArx Engineering
10761 DITTMER CATAWISSA RD.
CATAWISSA, MISSOURI 63015
314-680-1894

DATE: 5/19/2021

SCALE: NONE

15284

15284

15284

VARIANCE REQUESTS

MODIFICATION OF SECTION 400.2560 – STREET SETBACKS—MINIMUM PAVEMENT STANDARDS
TABLE 7.6 GIVES PAVEMENT REQUIREMENTS BASED ON VOLUME, IN OUR CASE VLV.

WE FEEL THAT GRAVEL IS IN LINE WITH THE RURAL NATURE OF THE AREA.

MODIFICATION OF SECTION 400.2610 – DRIVEWAY REQUIREMENTS – WIDTH
PER THE JEFFERSON COUNTY UDO, THE DRIVEWAY WOULD BE REQUIRED TO BE A 20' WIDE, ONE-LANE ROAD.
WE PROPOSE TO USE THE EXISTING DRIVEWAY IN ITS CURRENT CONFIGURATION AS-IS

MODIFICATION OF SECTION 400.4100 – REQUIREMENTS FOR THE DESIGN AND IMPROVEMENT OF PARKING LOTS
THE JEFFERSON COUNTY UDO CALLS FOR PAINTED PARKING SPACES (2.b.), PAVED DRIVEWAYS (3.b.), PARKING LOT SURFACING
(5.a.1.) AND PARKING LOT CURBING (5.a.2.) REQUIREMENTS.
THE NEW GRAVEL PARKING AREAS AS DELINEATED ON THE PLANS SHOW THE GENERAL LAYOUT OF PARKING.

MODIFICATION OF SECTION 400.4110 – ACCESSIBLE PARKING SPACES FOR THE DISABLED
ITEMS A. (ACCESSIBLE PARKING) AND C. (TABLE 12-5)

MODIFICATION OF SECTION 400.4650 – RELIEF FROM OPEN YARD TREES AND LANDSCAPING.
AN EXISTING STAND OF TREES ALONG DITTMER CATAWSSA ROAD, AS WELL AS THE ABUNDANT EXISTING TREES AND VEGETATION
ON SITE, SHOULD BE ACCEPTABLE IN SATISFYING THE LANDSCAPING REQUIREMENTS.

MODIFICATION OF SECTION 400.4690 – PARKING LOT LANDSCAPING AND TREES
THE NEW GRAVEL PARKING AREA IS INTENDED FOR TRUCK AND EQUIPMENT PARKING/STORAGE. LANDSCAPED ISLANDS WOULD NOT
SERVE THE INTENDED PURPOSE IN THIS SITUATION.

MODIFICATION OF SECTION 400.5560.D.4 – RELIEF FROM STORMWATER RETENTION REQUIREMENTS.
THE PROPOSED DEVELOPED AREA IS SURROUNDED BY VAST AREAS OF OPEN SPACE AND/OR VEGETATION OWNED BY THE PETITIONER.
THERE SHOULD BE NO INJURIOUS EFFECT OR DETRIMENT TO NEIGHBORING PROPERTIES.

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: June 24, 2021

Staff Report

General Information:

Petition Number: RS21051
Petition Name: Garzia

Petitioner Name: Hoyt and Paula Garzia
Street Address: 7300 Browns Ford Rd.
City, State: Dittmer, MO 63023

Owner Name: Same
Street Address:
City, State:

Location of Site: Intersection of Browns Ford Rd and State Highway Y

Requested Action: Rezone 5.14 acres (Assessors Records) from CC2 (Non-Planned Community Commercial) to LR2 (Large Lot Residential)

Size of Tract: 5.14 acres (Assessors Records)
Parcel Numbers: 16-2.0-10.0-0-000-013.06
Existing Zone District: CC2 (Non-Planned Community Commercial)
Township: Big River
Council District: 7

School District: Grandview
Fire District: DeSoto Rural
Water District: N/A
Sewer District: Jefferson County PSD

Prepared By: Josh Jump, Planner II
Date: 6/14/2021
Recommend: Approval

Attachments:

1. Aerial Map
2. Zoning Map

Subject Property

The subject property is located at the intersection of Browns Ford Rd. and State Highway Y in Dittmer just west of Grandview school. The parcel is 5.14 acres in size and is currently undeveloped.

According to FEMA's Flood Rate Insurance Maps, the parcel is not affected by any floodplain or stream orders.

Surrounding Area

The subject property is in an area that contains a mixture of residential, public, and commercial uses. The surrounding zoning is as follows:

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 requesting a zone change from CC2 (Non- Planned Community Commercial) to LR2 (Large Lot 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.

Relation to Unified Development Order

The Jefferson County Unified Development Order states in part that the purpose and intent of the LR2 – Large Lot Residential zone district is as follows:

The "LR-2" Large Lot Residential District is established to provide rural density single-family detached residential development on two (2) acre minimum lot sizes. The "LR-2" density supports the Official Master Plan by providing multiple housing types and varied lot sizes.

Analysis

The subject property is located within the Reserve Growth Area. The proposed residential zoning has a minimum lot size requirement of 2 acres. The current zoning would allow for a wide variety of commercial uses. The proposed zoning would limit the property to a single-family residential use with a 2-acre minimum.

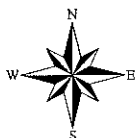
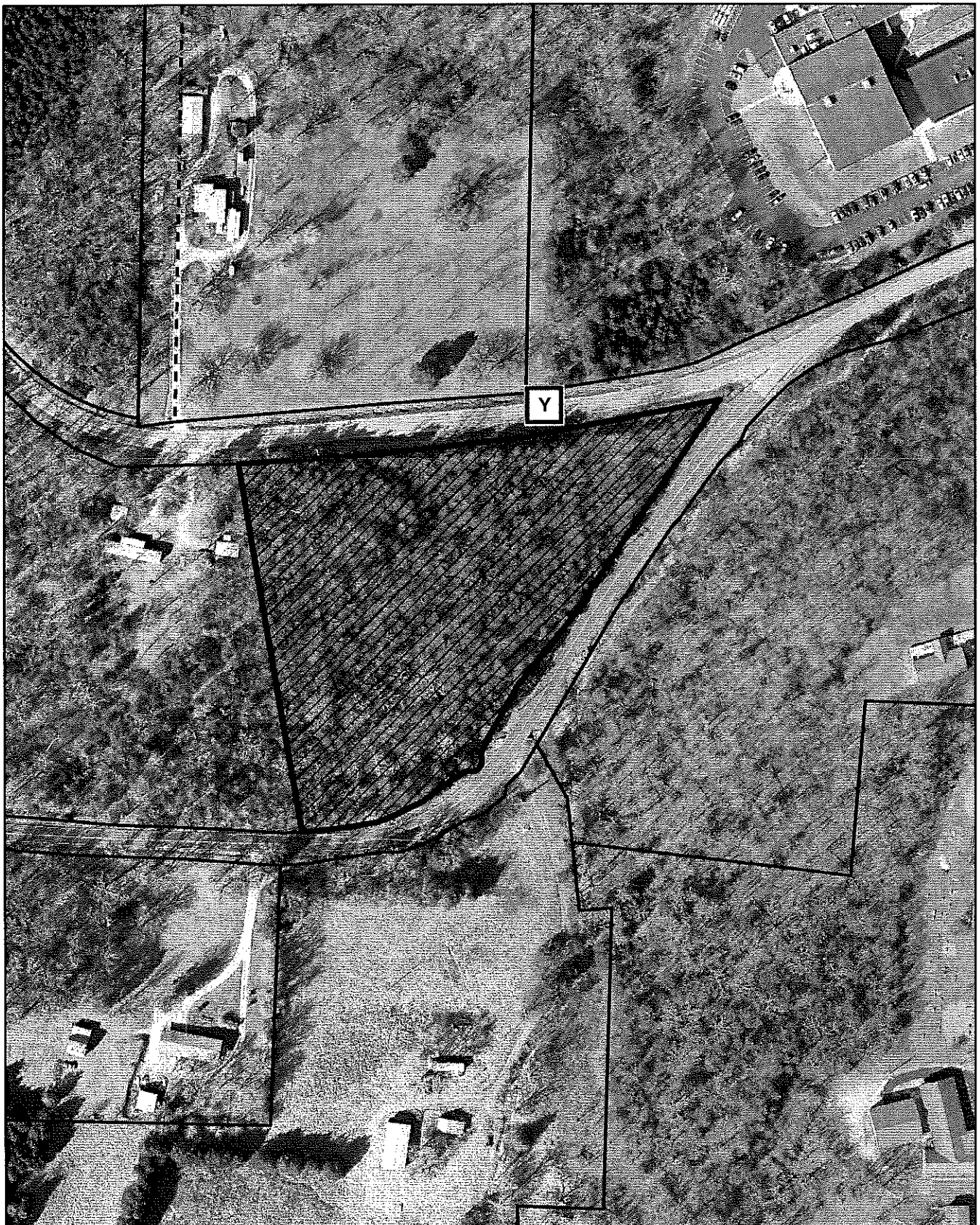
The site was originally zoned RR2 but went through a zone change in 1991 to be developed commercially. The property was never able to be developed commercially, and therefore is being petitioned to be rezoned back to the appropriate residential zoning.

The surrounding residential zoning is primarily LR2. The zone change would not be out of character with the surrounding zoning and would be harmony with the surrounding uses and zone districts.

Staff Recommendation

Based on the above analysis, staff recommends **Approval** of RS21051, a request for a change in zoning from CC2 (Non-Planned Community Commercial District) to LR2 (Large Lot Residential) District.

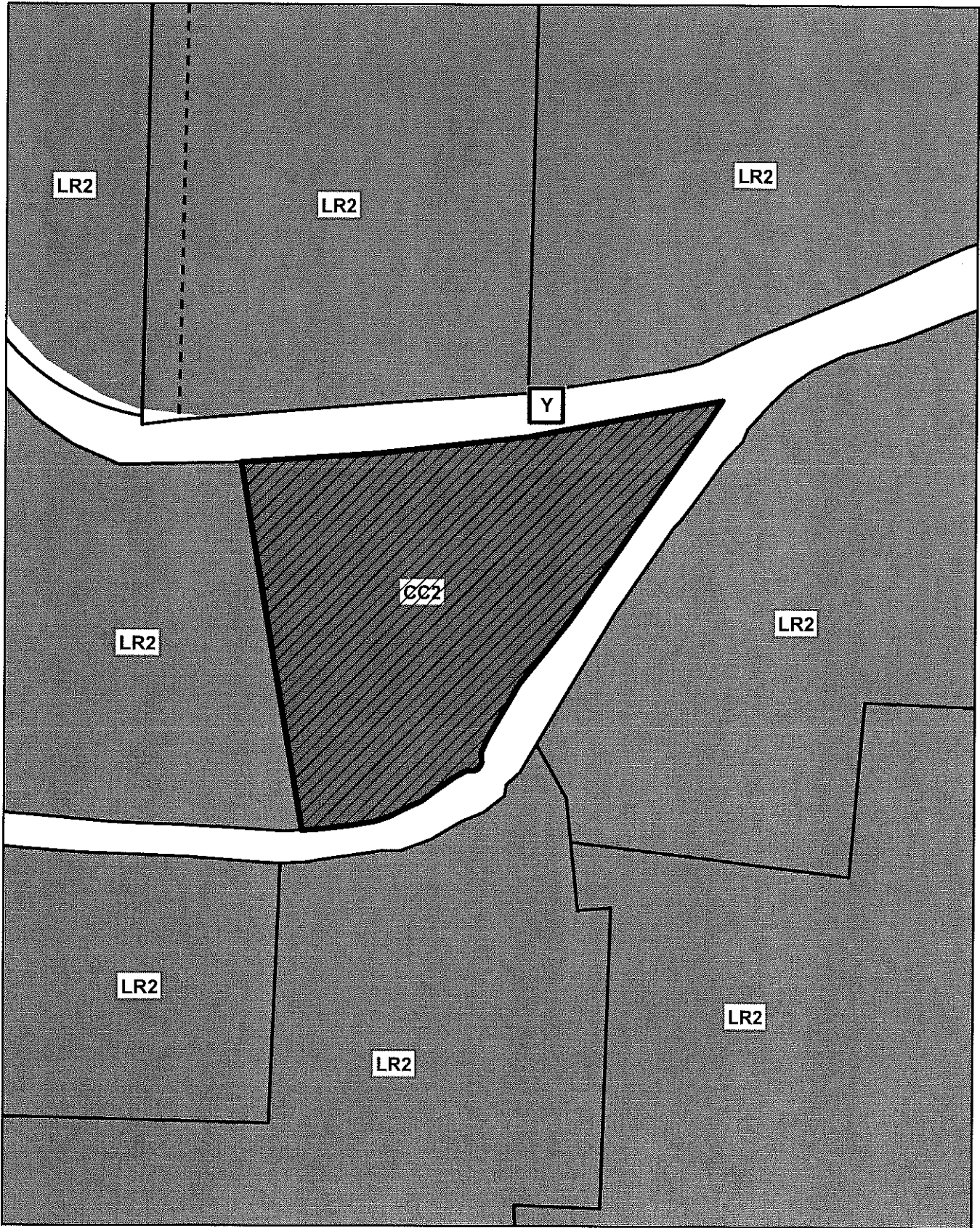
RS21051 - Garzia



Subject Property

0 155 310 620 Feet

RS21051 - Garzia



Subject Property

