

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 9, 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
May 12, 2022
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consent
 - A. FP22037
The Final Plat for Ridgeview at R7 Plat Two, parcel 22-1.2-11.0-0-000-022, located at 13763 State Highway TT, Festus, in Platin Township and Council District #5.
 2. Consideration
 - A. RS22038
A Request for a Zone Change for parcel 06-8.0-33.0-0-000-058.01, located at 8085 State Route 30, Dittmer, in Meramec Township and Council District #7 from Non-Planned Neighborhood Commercial (NC-1) Zone District to Single-Family Residential (R-40) 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.

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"

Petition Number: FP22037

Meeting Date: June 9, 2022

Prepared By: Rachel Krispin

Applicant Information

DEVELOPER NAME: CH Development Properties

STREET ADDRESS: 7015 Brittany Lane, Hillsboro MO 63050

DESIGN PROFESSIONAL: VonArx Engineering

SITE ADDRESS: 13763 State Hwy TT, Festus MO 63028

PARCEL NUMBER: 22-1.2-11.0-0-000-022

NATURE OF REQUEST: Approval of the Final Plat for Ridgeview at R7

Parcel and Site Information

LOT COUNT: 10

PARCEL SIZE: 24 acres per the Applicant

EXISTING ZONE DISTRICT: Single-Family Residential (R40) zone district and Large Lot Residential (LR2) zone district

FEET OF ROAD FRONTAGE: State Hwy TT – approximately 130 feet

AVAILABLE SERVICES: N/A

Regulatory Requirements

PERMITTED USES:

Single-family residential detached dwellings

FLOOR AREA, HEIGHT, AND OTHER BUILDING REQUIREMENTS

Minimum Lot Size: 2 acres

Minimum Lot Width: 50 Feet

Maximum Structure Height: 40 Feet

IMPROVEMENT PLAN/SITE DEVELOPMENT

Required Yards

Front Yard: 25' on Privately Maintained Roads

Side Yard: 20' in LR2 portion, 10' in R40 portion

Rear Yard 50'

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

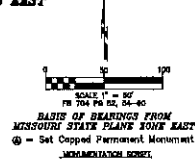
A geotechnical study prepared by an Engineer licensed in the State of Missouri shall be required where there are more than 5 feet of cut or 5 feet of fill and any slopes steeper than 3:1.

Conditions of Approval

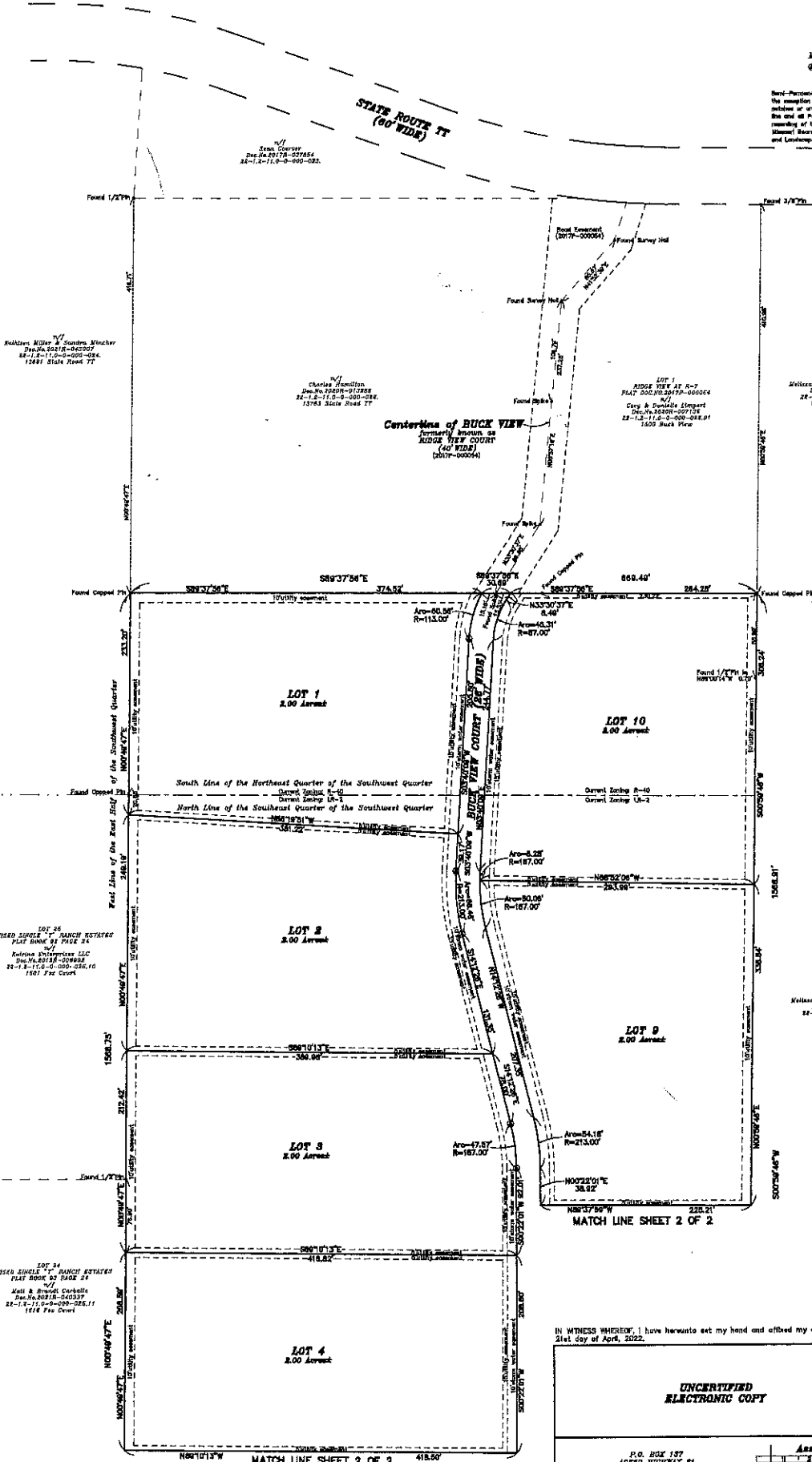
- 1) All improvements installed, approved and/or escrow must be established.
- 2) Owner's certificate:
 - a) The owner's certification must identify that the stormwater easements are dedicated to the lot owners and to be maintained by them.
 - b) The owner's certification must identify that Ridgeview Court in its entirety is dedicated to the public but privately maintained by all present and future lot owners, their successors and/or assigns.
- 3) Easements:
 - a) Stormwater pipe AI-6 to FES-6, the existing pond on Lot 1 and the riprap outlet for the pond must be on stormwater easements dedicated to the lot owners.
 - b) A-4 to Fes-3, the swale to the detention pond and the detention outlet pipes must be on stormwater easements dedicated to the lot owners.
- 4) Proof of 911 approval for the street name shall be provided to the Planning Division prior to recording the final plat.
- 5) 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.
- 6) The covenants and restrictions for the Ridgeview at R7 subdivision shall be submitted when the Record Plat is submitted.
- 7) 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.
- 8) 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.

RIDGE VIEW AT R-7 PLAT TWO

A SUBDIVISION LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 8 EAST
Jefferson County, Missouri
Current Zoning R-40 and L-2



Best-Permanent monuments will be set at all residential lot corners, with the exception of that the front lot corner may be monumented by a relation or corner set in accordance with the plat of the lot. No and all permanent monuments will be set within twelve (12) months after recording of this subdivision plat, in accordance with 30 CSR 203.0-16.030 of the Missouri Board for Professional Engineers, Professional Land Surveyors and Landscape Architects.



Subdivision located in Zone X per FIRM Panel No. 33089204807
Surveyor's Note: The Total Area of the subdivision is 24.00 Acres.
Developer: Charles J. Hamilton, 12763 State Road 77, Fulton, Mo. 63228

Witness Helms and Kimberly Hart
Doc No. 20178-017387
22-12-11.5-0-000-021.01
12763 State Road 77

Witness Helms and Kimberly Hart
Doc No. 20178-017387
22-12-11.5-0-000-021.01
12763 State Road 77

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at our office in Hillsboro, Missouri, this 21st day of April, 2022.

UNCERTIFIED ELECTRONIC COPY P.O. BOX 187 10850 HIGHWAY 81 HILLSBORO, MISSOURI 63050 PHONE (660)767-2203	RIDGE VIEW AT R-7 PLAT TWO Block View Fulton, Missouri 63228	
	David Wiley Professional Land Surveyor 05015	Surveyed By: RD/SC/MC
	Date: April 21st, 2022	Drawn By: M.C.
	Scale: 1" = 30'	Checked By: D.W.
Associated Land Surveyor's, Inc. Certificate of Authority No. 000880 David Wiley, D.L.S., 2012		Sheet No. 1 of 2 34614

Petition Number: RS22038

Meeting Date: June 9, 2022

Prepared by: Josh Jump/Planner II

Applicant Information

APPLICANT NAME: Scott Thole

APPLICANT ADDRESS: 17 Connemara Rd., St. Peters MO, 63376

SITE ADDRESS: 8085 State Rt. 30, Dittmer, MO 63023

PARCEL NUMBER: 06-8.0-33.0-0-000-058.01

NATURE OF REQUEST: Rezone from Neighborhood Commercial (NC1) to Single Family Residential (R40)

Parcel and Site Information

CURRENT ZONE DISTRICT: Neighborhood Commercial (NC1)

COUNCIL DISTRICT: 7

MASTER PLAN DESIGNATION: Reserve Growth Area

DEVELOPMENT PATTERN: Rural Development Pattern

PARCEL SIZE: 4.3 Acres

FEET OF ROAD FRONTAGE: St. Rt. 30 - Approx. 409 ft, Midnight Deer Dr. – Approx. 391 ft.

AVAILABLE SERVICES: N/A

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: Vacated Day Care/Veterinary Clinic

Parcel Conditions

TOPOGRAPHY: The eastern edge of the property exhibits some topographical change, but the topographical change is rather mild. There is an approximate 40' elevation change from the front of the property that fronts on State Rt. 30 to the back of the 4.3 acres

FLOODPLAIN ISSUES/STREAM ORDERS: According to FEMA's Flood Insurance Rate Map, no portion of the property is in the floodway or floodplain, additionally no stream orders traverse the property

VEGETATIVE COVER/SCREENING: There is a dense amount of vegetation on the northern side of the property where the elevation changes occur.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: Surrounding Area

The subject property is located just off State Route 30 in Dittmer, which is fronted by a mixture of single-family residences and one developed commercial development directly across the state highway in the vicinity of the subject property.

To the North:	<u>Zoning:</u> LR2 <u>Land Use:</u> Developed Residential
To the East:	<u>Zoning:</u> R40 <u>Land Use:</u> Developed Residential
To the South:	<u>Zoning:</u> CC2, R40 <u>Land Use:</u> Developed Commercial and Developed Residential
To the West:	<u>Zoning:</u> LR2 <u>Land Use:</u> Developed Residential,

Development Pattern/Growth Area

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.

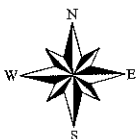
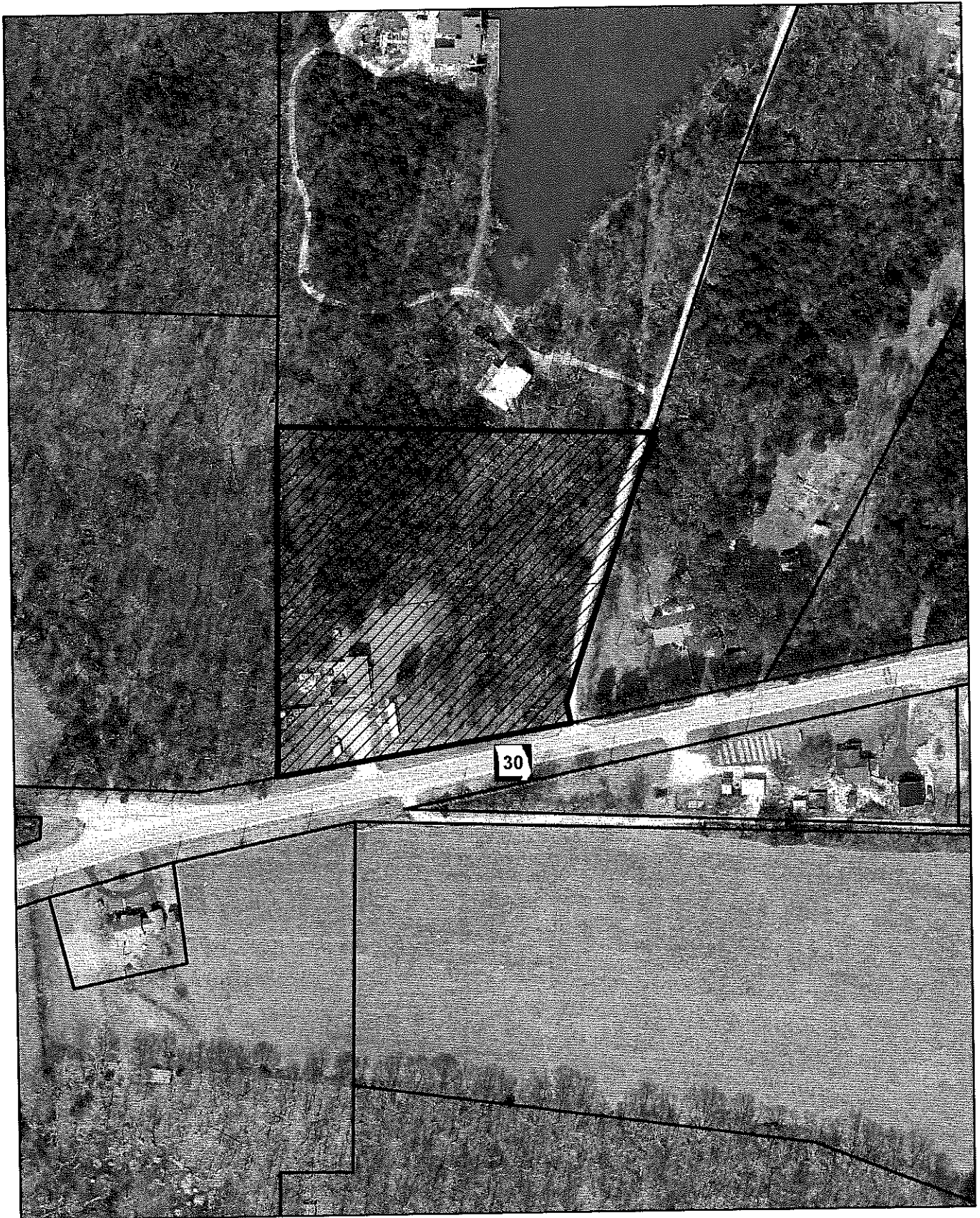
Analysis

The subject property is located within the Reserve Growth Area. The proposed residential zoning has a minimum lot size requirement of 40,000 square feet. With the property being 4.3 acres in size, the minimum requirement would be exceeded. Roughly half of the property is already zoned Single-Family Residential (R40). In addition, surrounding properties are zoned the proposed zone district (R40), as well as the Large Lot Residential (LR2) zone district.

The property is developed as a vacated commercial use. There were, according to the maps, two previously approved commercial uses. These two uses included a Veterinary Clinic as well as a Day Care facility. Located on the subject property is a primary structure that is intended to be used residentially if approved.

The petitioner is aware that if approved, no commercial operations will be allowed to be conducted on the subject property- which includes any of the previously approved commercial uses. Because the subject property is already split zoned "NC1" and "R40", as well as surrounding properties zoned "R40" and "LR2", staff sees no issue with the requesting rezoning. The current "NC1" zoning may no longer be appropriate for the area given that the property is surrounded primarily by residential zoning and developed with residential uses.

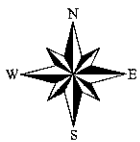
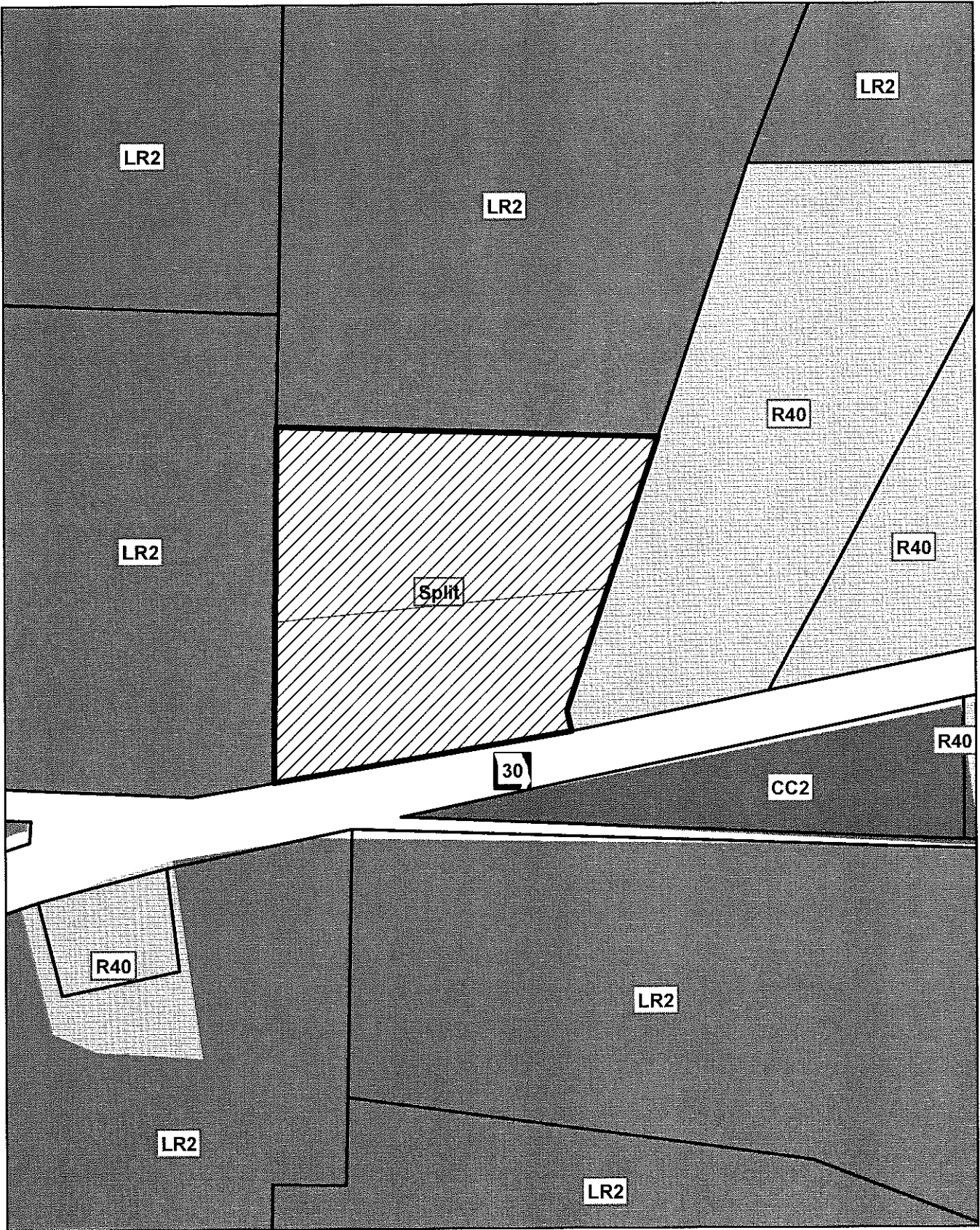
RS22038 - Thole



Subject Property

0 155 310 620 Feet

RS22038 - Thole



Subject Property

