

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 23, 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
June 9, 2022
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consent
 - A. FP22042
The Final Plat for the Ridges at Tuscan Valley, parcel 02-7.0-35.0-0-000-068., located on the west side of Vogel Road, north of the Vogel Road and Old Lemay Ferry intersection, Arnold, in Windsor Township and Council District #3.
 2. Consideration
 - A. PP22039
The Preliminary Plat for Antonia Ridge Estates, parcels 09-4.0-18.0-4-005-007., 09-4.0-18.0-4-005-007.01, located at 6017 Old Antonia Road, Imperial, in Imperial Township and Council District #4.
 - B. VR22043
A Request for a Deviation for parcel 07-2.0-03.0-0-002-015., located at 6482 Old State Road MM, House Springs, in Meramec Township and Council District #7, for relief Chapter 400: Unified Development Order Sections 400.2530, 400.2560, 400.2610, 400.4100(A)(2), 400.4100(A)(5), 400.4650(A), 400.4650(B), 400.4690, 400.4700 of the Jefferson County Code of Ordinances.
 - C. Election of Officers
- 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: FP22042

Meeting Date: June 23, 2022

Prepared By: Rachel Krispin

Applicant Information

DEVELOPER NAME: CFM Development LLC

STREET ADDRESS: 605 E Outer 21, Arnold MO 63010

DESIGN PROFESSIONAL: Heneghan & Associates

SITE ADDRESS: N/A

PARCEL NUMBER: 02-7.0-35.0-0-000-068

NATURE OF REQUEST: Approval of the Final Plat for Tuscan Valley Phase 2, Outlot A

Parcel and Site Information

LOT COUNT: 19

PARCEL SIZE: 8.78 Acres (per the Applicant)

EXISTING ZONE DISTRICT: Planned Single Family Residential (PR1) zone district

FEET OF ROAD FRONTAGE: N/A

AVAILABLE SERVICES: N/A

Regulatory Requirements

PERMITTED USES:

Single-family residential detached dwellings

FLOOR AREA, HEIGHT, AND OTHER BUILDING REQUIREMENTS

Minimum Lot Size: 6,175 square feet (per Ordinance No.: 15-0318)

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: 6'

Rear Yard: 20'

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 streets are dedicated for public use but privately maintained by all present and future lot owners, their successors and/or assigns.
- 3) Proof of 911 approval for the street name shall be provided to the Planning Division prior to recording the final plat.
- 4) 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.
- 5) The covenants and restrictions for the Ridge at Tuscan Valley subdivision shall be submitted when the Record Plat is submitted.
- 6) 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.
- 7) 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.

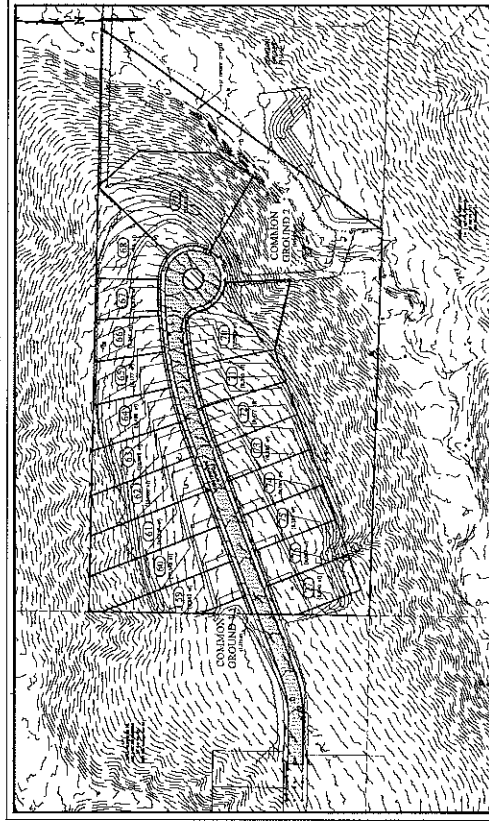
LAND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 35 ALL IN, TOWNSHIP 43 NORTH, RANGE 5 EAST
IN JEFFERSON COUNTY, MISSOURI



Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

UTILITY INFORMATION

UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS. UTILITY COMPANY MAPS AND PHYSICAL PROPERTY INFORMATION, THE LOCATIONS AND FACILITIES SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT HAVE NOT BEEN SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



SITE MAP

DATE: 12/13/2021

INDEX OF SHEETS

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14	SWPPP
15	LANDSCAPING PLAN



HENEGHAN AND ASSOCIATES, P.C.
ENGINEERS-SURVEYORS

www.haenq.com

DESIGN FIRM NUMBERS: IL:184-002692, EXPIRES APRIL 30, 2023
MO: 001310, EXPIRES DECEMBER 31, 2021

2004 STATE HWY. 16
JERSEYVILLE, ILLINOIS 62622
PHONE NO. (618) 459-6640
FAX NO. (618) 459-6640

800 BROADWAY, SUITE 3
MOUNT VERNON, ILLINOIS 62694
PHONE NO. (618) 533-6625
FAX NO. (618) 533-6625

3104 VISION DRIVE
COLUMBIA, ILLINOIS 62206
PHONE NO. (618) 281-8733
FAX NO. (618) 281-8200

1073 RICHARDSON ROAD
ARNDOL, MISSOURI 65010
PHONE NO. (336) 464-3610
FAX NO. (336) 464-2029

HA FILE NO. 80024-201
SHEET 1 OF 15

Petition Number: PP22039

Meeting Date: June 23, 2022

Prepared By: Josh Jump

Applicant Information

APPLICANT NAME: William Mooney

APPLICANT ADDRESS: 201 Harvest Grove, Imperial, MO, 63052

DESIGN PROFESSIONAL: Von Arx Engineering

SITE ADDRESS: At the intersection of Old Antonia and Imperial Main St.

PARCEL NUMBER: 09-4.0-18.0-4-005-007, 09-4.0-18.0-4-005-007.01

NATURE OF REQUEST: Preliminary Plat approval for "Antonia Ridge Estates"

Parcel and Site Information

CURRENT ZONE DISTRICT: R20

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 3.79 Acres

FEET OF ROAD FRONTAGE: Approx. 175 ft on the south side of the parcels and 75 ft on the eastern side of the parcels

AVAILABLE SERVICES: Public Water, Public Sewer

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: Existing Residence

Parcel Conditions

TOPOGRAPHY: The site does have some significant topographical challenges, specifically toward the rear of the property

FLOODPLAIN ISSUES/STREAM ORDERS: Stream order 1 traverses the northern part of the property

VEGETATIVE COVER/SCREENING: N/A

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: Surrounding Area

The subject property is located at the intersection of Old Antonia and Imperial Main where Imperial Main Street turns into Old Antonia, on the north side of Old Antonia, which is fronted by a mixture of non-residential, commercial, and single-family residential developments in the vicinity of the subject property.

To the North:	<u>Zoning:</u> R20 <u>Land Use:</u> Developed Residential
To the East:	<u>Zoning:</u> R20, CC2 and PR2 <u>Land Use:</u> Developed Residential, Developed Commercial and Developing Multi-Family
To the South:	<u>Zoning:</u> R20 <u>Land Use:</u> Developed Residential, St. Joseph's Church
To the West:	<u>Zoning:</u> R20 <u>Land Use:</u> Developed Residential

Preliminary Plat

The submitted preliminary plat shows the following:

- 7 total single-family lots all over the 20,000 sq ft minimum requirement
- Detention basin on the north side of the property
- Access road

Departmental Agency and Comments

The preliminary plat was forwarded to the following agencies for review and comment:

- Spire Inc. (formerly Laclede Gas)
- Ameren
- Charter Communications
- Southwestern Bell Telephone Company
- Jefferson County 911 Dispatch
- Rock Community Fire
- Windsor School District
- PWSD C-1
- Rock Creek Sewer District
- Rock Township Ambulance District
- Missouri Department of Transportation
- Missouri State Highway Department
- Missouri Department of Natural Resources
- Natural Resources Conservation Service
- U.S. Army Corps of Engineers
- Jefferson County Code Enforcement Division
- Jefferson County Stormwater Division

Analysis

The plat shows 7 lots for 7 single-family residential homes. The lots range in size from 20,015 square feet to 22,528 square feet. The plat shows the other lots near those sizes within the subdivision

The subdivision has one main access points: the main access comes from an ingress point from Old Antonia onto a drive (Antonia Ridge Drive) that services the homes. The number of access points meets UDO standards for the development, except the 125' offset requirement which a variance was applied for. In regard to the variance modification this has been analyzed and the following has been determined.

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

The location of the drive is positioned in the best manner possible given the circumstances of surrounding entrances and conflicts.

The density that is permitted by the UDO for the R20 zone district is 2 units per acre. The density for the development is 1.84 units per acre. This falls under the 2 units per acre maximum allowed by the UDO. The development provides a 20,000 sq-ft lot-size for new single-family homes that are in line with the standards set forth by the UDO.

Recommended Conditions/Comments if Approved

Regulatory Requirements

Permitted Uses

- Dwelling, single-family

Floor Area, Height, and other Building Requirements

- Maximum Density: 2 units per acre
- Minimum Lot Size: 20,000 square feet
- Minimum Lot Width: 50 feet
- Maximum Structure Height: 40 feet

Improvement Plan / Site Development

Required Yards

- Front Yard: 25'
- Side Yard: 6' on external lines
- Rear Yard: 30'

Design Standards

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

Access

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

Street Improvements

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

Parking

Two parking spaces are required per dwelling unit, excluding the garage. See Article XII for additional parking regulations. Parking spaces shall not block the sidewalks within the proposed development.

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

The landscape plan shall be shown on the improvement plans. The landscape plan shall meet the minimum requirements as outlined in the UDO.

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.

Expiration of Preliminary Plat

The approval of the preliminary plat shall be effective for a period of two (2) years. If improvement plans for the plat or any phase of the plat or a final plat have not been submitted for approval within two (2) years from the date of approval of the preliminary plat, the preliminary plat approval shall terminate and be null and void, provided in the event of delays caused by regulatory requirements of other Federal, State or local agencies with jurisdiction over the project, the effective date of the preliminary plat may be extended by one (1) year. In the case of termination, a preliminary plat must again be submitted to the Director and approved in compliance with Sections 400.5170 and 400.5180.

Conditions of Approval

1. This project will require a Jefferson County Land Disturbance permit through the Stormwater Division and a Missouri Department of Natural Resources land disturbance permit.

Departmental Comments:

- 1) County Road:
 - a) Access onto a county road shall require 300' of stopping sight distance at 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance between line of sight and surface/top of grass).
 - b) The Engineer shall submit sight distance profiles showing that the required sight distance is met.
 - c) The engineer shall identify the clearance at the most restrictive point on the profiles.
 - d) Any vegetation or obstructions of any sort in the line of sight must be identified.
 - e) As constructed sight distance profiles will be required prior to escrow release.
- 2) Streets:
 - a) Corner clearance is required for any driveway along a street that accesses a county road. The required 125' clearance is not met. A deviation has been applied for and reviewed.
 - b) Streets shown with 22' pavement within 28' ROW with curbs are acceptable if posted for no parking on both sides. If parking is desired on one side, then a 28' wide pavement in a 40' ROW is required.
 - c) Street thickness shall include 6" PCC or 2" Type C Asphaltic Concrete/3" Type X Asphaltic Concrete/4" rock base.
 - d) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.
- 3) Sidewalks:

- a) Sidewalks shall consist of 5' width.
- b) Sidewalks required on both sides of road and around cul-de-sac.
- 4) Stormwater/detention:
 - a) Stormwater shall be detained and released at a rate not to exceed the release rate from the site under the existing (pre-developed) conditions for the 2 and 100-year storm events. Detention/retention basins must also contain an overflow structure capable of passing a 100-year, 20-minute design storm.
 - b) Channel protection is required channel protection to treat the high-frequency, low-severity storm runoff events within the detention basins by metering it out slowly over 24-48 hours.
 - c) Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.
- 5) Stream Buffers:
 - a) The Stormwater Division requires that stream buffers be maintained for stream orders 1, 2 and 3 as required by Section 505.170-B-3 of The Jefferson County Stormwater Design Manual.

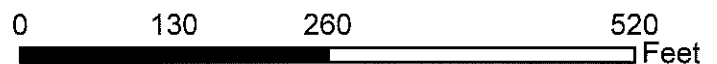
Final Plat Requirements

- 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 Antonia Ridge Estates subdivision shall be submitted when the Final Plat is submitted.
- 4. 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.
- 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.

PP22039 - Antonia Ridge Estates



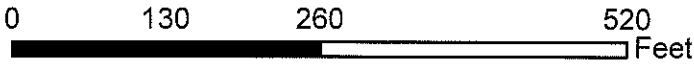
Subject Property



PP22039 - Antonia Ridge Estates



Subject Property



ANTONIA RIDGE ESTATES Preliminary Plat

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

GENERAL NOTES

- THE UTILITIES SHOWN WERE PLACED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- ALL ELEVATIONS ARE BASED ON JEFFERSON COUNTY LIDAR CONTOURS.
- BOUNDARY SURVEY PROVIDED BY CONCORD SURVEYING, INC.
- THE UTILITIES SHOWN WERE PLACED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY JEFFERSON COUNTY, MO & MISSOURI DNR.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE DEVELOPER SHALL HAVE A PRE-CONSTRUCTION MEETING WITH JEFFERSON COUNTY, MO PRIOR TO ANY CLEARING, DRAGGING, OR INSTALLATION OF EROSION CONTROL DEVICES.
- EROSION CONTROL DEVICES SHALL BE INSTALLED PER JEFFERSON COUNTY, MO STANDARDS.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MAGNETS, ROCKS, FRAGILE EARTH, HAZARDOUS MATERIAL, AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOUR SHOWN ARE FINISHED ELEVATIONS ON PLAIN AREAS.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERSHEDS SHALL BE PERMITTED.
- INTERNAL STORMWATER DRAINAGE CONTROL IN THE FORM OF SITUATION CONTROL MEASURES ARE REQUIRED.
- JEFFERSON COUNTY, MO STANDARDS.
- ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
- ALL UTILITY TRENCHES FOR STREET PAVEMENT SHALL BE PROVIDED FOR CONSTRUCTION OPERATIONS PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION OF PARKING ON NON-SURFACED AREAS. NO PARKING SHALL BE ALLOWED ON THE PAVEMENT SURFACE.
- THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR UTILITY FACILITIES WITHIN PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE EXPENSED BY THE UTILITY COMPANY. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- THE OWNER SHALL AT ALL TIMES, CONTAIN KID AND OTHER SPILLS ON THIS SITE. NO VEHICLE SHALL BE ALLOWED TO OPERATE ON THIS SITE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- OLD ANTONIA ROAD AND IMPERIAL MAIN STREET SHALL BE KEPT OPEN TO TRAFFIC DURING ALL PHASES OF CONSTRUCTION OF IMPROVEMENTS IN THE RIGHT-OF-WAY. NO DRIVING LINES SHALL BE CLOSED WITHOUT PRIOR WRITTEN PERMISSION FROM JEFFERSON COUNTY, MO.
- THE CONTRACTOR SHALL FURNISH, MAINTAIN, AND REMOVE ALL TRAFFIC CONTROL DEVICES FOR THE DURATION OF THE CONSTRUCTION. ALL FLAGMEN, BARRICADES, WARNING SIGNS, ETC. SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.

ABBREVIATIONS

N/P	NEW OR FORMERLY
DR	DEED BOOK
PR	PLAT BOOK
PAVE	PAVED
CONC	CONCRETE
MAN	MANHOLE
W	WATER LINE
R	RADIUS
L	LENGTH
D	DATA
PR	PROPOSED
IMP	TO BE USED IN PLACE
D.S.	ROOF DOWNSPOUT

LEGEND

UTILITY POLE	OVERHEAD ELECTRIC LINE
FIRE HYDRANT	PROPOSED CONTOURS
GAS VALVE	PROPOSED SANITARY SEWERS
SEWER	PROPOSED STORM SEWERS
ONE LINE	PROPOSED LIGHT STANDING



LOCATION MAP

DEVIATION REQUESTS

SECTION 400.2530 - STREET STANDARDS - GENERAL
PARAGRAPH C STATES THAT THERE SHALL BE A 120' OFF-SET BETWEEN DRIVEWAYS, IN THIS PARTICULAR INSTANCE, THE DRIVEWAYS ARE LOCATED ON THE EAST SIDE OF THE ROAD. THE SOUTH WE MAY BE ABLE TO ACHIEVE 120' SEPARATION WITH THE DRIVE SET AS FAR WEST AS POSSIBLE. ADDITIONALLY, WE FEEL IT IS MORE PROBABLE TO PLACE THE DRIVEWAY ON THE EAST SIDE ON A LOWER VOLUME ROAD.

LANDSCAPING LEGEND:

SHADE TREE, 5"AT CALIPER MEASURED 6" WIDE SPACING	EXPOSED TREE, 6" MIN. IN HEIGHT
ORNAMENTAL TREE, SIMILAR TO SHADE TREE	SURB: 18" BALLED OR BURLAPED OR TWO GALLON CONTAINER



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

DRAWING INDEX

C1	TITLE SHEET
C2	SITE PLAN
C3	GRADING PLAN

SITE DATA

PROJECT NAME:
PRIMA MOORE
251 HARVEST GRADE
IMPERIAL, MISSOURI 63052
OWNER:
ANTONIA RIDGE ESTATES
517 OLD ANTONIA ROAD
IMPERIAL, MISSOURI 63052
EXISTING ZONING: R-20
SITE AREA: 3.78 AC.
PARCEL NUMBER: 09-4.0-18.0-4-005-007
09-4.0-18.0-4-005-007.01
STREAM ORDER: 1
COUNCIL DISTRICT: 4

SERVICE DISTRICTS

FIRE: ROCK COMMUNITY FIRE PROTECTION DISTRICT
3744 TELEGRAPH ROAD
JACKSON, MO 63010
CEN-200-7271
AMBULANCE: ROCK TOWNSHIP AMBULANCE DISTRICT
6707 ST. LUKE'S CHURCH ROAD
JACKSON, MO 63012
CEN-200-7271
SCHOOL: WADSWORTH C-1 SCHOOL DISTRICT
6205 US HIGHWAY 61-67
JACKSON, MO 63012
CEN-404-1480
SEWER: ROCK CREEK PUBLIC SEWER DISTRICT
4133 N. OUTER ROAD
JACKSON, MO 63012
CEN-44-1355
WATER: PWD #C-1
8445 MOORE HOLLOW ROAD
JACKSON, MO 63012
CEN-44-2200
ELECTRIC: AMEREN UE
800-557-7243
COMMERCIAL: 800-557-7243
POST OFFICE: U.S. POST OFFICE
6325 N. OUTER ROAD
JACKSON, MO 63012
800-375-5197

LANDSCAPING SUMMARY:

EROSION:
OLD ANTONIA RD:
1 TREE/75' FRONTAGE
1 5"SHADE/20' FRONTAGE
REQUIRED: 200'/75' = 3 TREES
200'/20' = 10 SHRUBS
BUFFER DISTRICT - MEDIUM DENSITY - SCREEN, JR
SHADE TREES: 5560 SF/1000
ORNAMENTAL TREES: 5560 SF/500
SHRUBS: 5560 SF/100
5560 SF/200

William Mooney
201 Harvest Grove
Imperial, MO 63052
(314) 952-7653
brmooney@bchhsaill.com



VonArx
Engineering
1101 S. Highway 100
Jefferson, MO 63012
Jeffery S. Moore
Professional Engineer
License No. 15298
Missouri

ANTONIA RIDGE ESTATES
PRELIMINARY PLAT
IMPERIAL, MISSOURI
JEFFERSON COUNTY

DATE: 5/12/2022
SCALE: N.T.S.
JOB NUMBER: 15298
DRAWN BY: JSM

C1

DATE	7/1/2022
BY	WMM
CHECKED	WMM
APPROVED	WMM
PROJECT	ANTONIA RIDGE ESTATES
SHEET	1

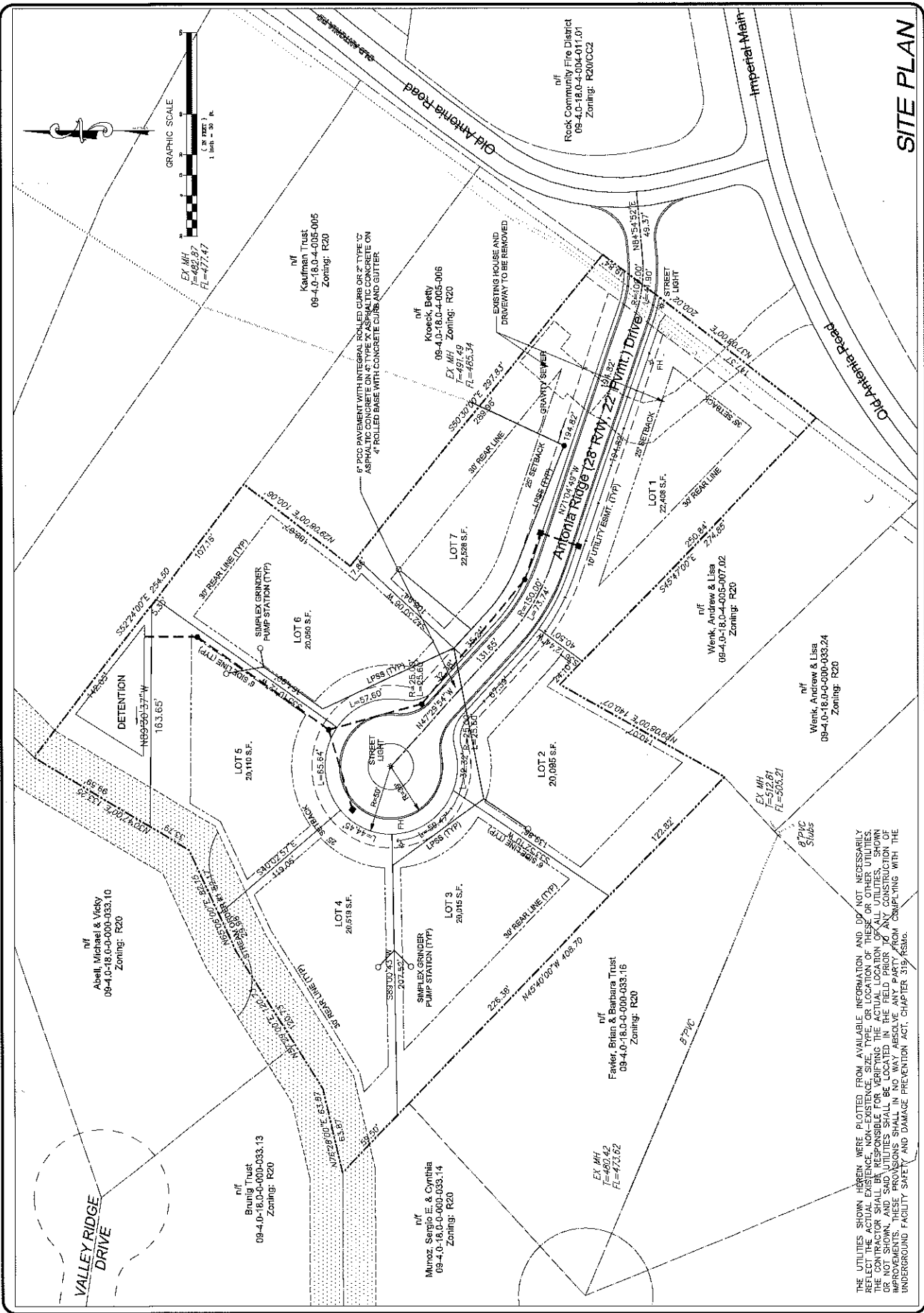
William Mooney
 201 Harvest Grove
 Imperial, MO 63052
 (314) 852-7853
 bmooney@bhsall.com



VonArx
 Engineering
 1100 S. Highway 100
 Suite 100
 Jefferson, MO 63052
 (314) 852-7853
 vonarx@vonarx.com

ANTONIA RIDGE ESTATES
 PRELIMINARY PLAT
 IMPERIAL, MISSOURI
 JEFFERSON COUNTY

DATE
 5/12/2022
 SCALE
 N.T.S.
 ADD NUMBER
 15298
 SHEET NUMBER
 C2



SITE PLAN

THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES. ANY SHOWN IMPROVEMENTS, THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

GRADING PLAN

Elaine Roesch

From: Kurt Wengert
Sent: Friday, May 27, 2022 4:10 PM
To: Joshua Jump; Rachel Krispin
Cc: Elaine Roesch
Subject: FW: PP22039 Antonia Ridge Estates
Attachments: PP22039 - public works.pdf

I have reviewed the preliminary plat of this development as requested. The only concern I have is that the proposed Antonia Ridge Drive is only about 50'-55' from the Old Antonia Road intersection with Imperial Main Street.

Kurt W. Wengert, M.S., P.E.

Senior Engineer – Technical Division Manager
Jefferson County (MO) Public Works
Office: (636) 797-5570
Mobile: (636) 232-8282

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From: Elaine Roesch <eroesch@jeffcomo.org>
Sent: Monday, May 16, 2022 11:48 AM
To: Kurt Wengert <kwengert@jeffcomo.org>
Subject: PP22039 Antonia Ridge Estates

Please review the attached document and forward comments as directed. Your attention to this matter is appreciated .

Petition Number: VR22043

Meeting Date: June 23, 2022

Prepared By: Rachel Krispin

Applicant Information

APPLICANT NAME: Craig Schatz

APPLICANT ADDRESS: 1905 Branch Rd, Fenton MO 63026

SITE ADDRESS: 6482 State Rd MM, House Springs

PARCEL NUMBER: 07-2.0-03.0-0-002-015

NATURE OF REQUEST: Relief from Section 400.2530 C – Driveway Offsets, Section 400.2560 – Minimum Pavement Standards, Section 400.2610 – Driveway Requirements – Width, Section 400.4100 A.5. – Parking, Loading, and Storage Lot Area Improvements, Section 400.4650 A – Street Frontage, Section 400.4650 B – Open Yard Areas, Section 400.4690 – Parking Lot Landscaping and Trees, Section 400.4700 – Parking Lot, Screening, Section 400.4100 A.2. – Vehicle Parking Spaces, and Section 400.2460 – Lighting Standards.

Parcel and Site Information

CURRENT ZONE DISTRICT: Non-Planned Community Commercial – CC2

COUNCIL DISTRICT: 7

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 2.65 (Assessor's Records)

FEET OF ROAD FRONTAGE: There is roughly four-hundred forty (440) feet of road frontage along State Rd MM

AVAILABLE SERVICES: N/A

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The property is currently developed with a commercial building that was previously utilized by the House Springs Lions Club.

Parcel Conditions

TOPOGRAPHY: The subject property is fairly flat.

FLOODPLAIN ISSUES/STREAM ORDERS: The subject property is covered by flood issues. The rear of the property (southwest corner) is located within the floodway. The rest of the property, where the commercial structure is located, is encompassed by the 100-year and 500-year floodplain. There are no stream orders located on the property.

VEGETATIVE COVER/SCREENING: Mature trees exist along the western and southern property lines that provide a natural buffer. There are a few trees located in the eastern portion of the property. There is no UDO-approved screening currently on the subject property.

ADDITIONAL COMMENTS: A rezoning was approved in 2020 for the subject property to be zoned as it is today, which is Non-Planned Community Commercial. The petitioner is currently going through the site development process with Staff for the use of a banquet facility within the existing building.

SURROUNDING ZONING: North- R10 (Across State Rd MM), East- R10, South- R10, West- CC2

Criteria for Approval

- Development is designed, located and proposed to be operated so that the public health, safety and welfare will be protected
- Development will not impede the normal and orderly development and improvement of the surrounding property
- Development incorporates adequate ingress and egress and an internal street network that provides for the efficient flow of traffic
- Development plan is in the best interest of the County
- Development plan incorporates sound planning principles and design elements that are compatible with surrounding properties and consistent throughout the proposed project
- Development plan effectively utilizes the land upon which the development is proposed and furthers the stated goals and intent of this UDO

Analysis**1. Section 400.2530 C – Driveway Offsets**

Petitioner cannot meet the 125' offset requirement due to existing driveways on properties surrounding the subject property. There is no alternate location which will not create offset conflicts.

2. Section 400.2560 – Minimum Pavement Standards

The UDO requires an entrance pavement thickness of 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base). The existing thickness is unknown. The pavement is in deteriorated condition and should be removed and replaced.

3. Section 400.2610 – Driveway Requirements – Width

The existing drives are 22' wide and 20' wide respectively. They connect to a very wide shoulder on Highway MM that facilitates turning movements. There should be no loss of traffic flow due to granting this request.

4. Section 400.4100 A.5. – Parking, Loading, and Storage Lot Area Improvements

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). The thickness is unknown. The existing pavement is in deteriorated condition and should be removed and replaced.

5. Section 400.4650 A – Street Frontage

As the property exists today, there is no street frontage landscaping. While there is existing vegetation on the property, it is not located within the front of the property. Staff recognizes that right-of-way width for State Rd MM may not allow the area needed for street frontage landscaping located in front of the building; however, there is plenty of street frontage on both sides of the building that provides adequate room for landscaping. It should be noted that street frontage landscaping can be clustered, per the UDO, which makes the implementation of street frontage landscaping achievable while avoiding conflict with the front of the existing building.

6. Section 400.4650 B – Open Yard Areas

The petitioner has stated that the existing vegetation will not be removed. The existing vegetation consists of a large tree mass along the western property line and partially along the southern property line. There are also a few trees scattered within the eastern portion of the property. If the existing vegetation does not satisfy Open Yard landscaping requirements, there is open space within the property that could allow for additional landscaping.

7. Section 400.4690 – Parking Lot Landscaping and Trees

The UDO states that landscaped parking islands shall be provided to accommodate fifty (50) or more cars. Per the submitted site development plan, fifty-five (55) parking spaces are provided.

8. Section 400.4700 – Parking Lot, Screening

This section of the UDO states that a visual screen shall be provided if the parking lot accommodates fifty (50) or more parking spaces. As stated above, fifty-five (55) parking spaces are shown on the site development plan. The subject property has allowable space for parking lot screening.

9. Section 400.4100 A.2. – Vehicle Parking Spaces

The ROW of State Highway M is 60' at this point. The proposed spaces are all over 20' from the edge of traveled pavement. There is a wide shoulder here and granting the request should present no concerns for traffic movements or sight distance.

10. Section 400.2460 – Lighting Standards

Per the UDO, commercial developments are required to provide a photometric plan to ensure lighting is adequate and covers the surface of the parking lot in its entirety.

Recommended Conditions/Comments If Approved

1. Section 400.2560 – Minimum Pavement Standards

Should the Planning and Zoning Commission vote to approve this request, Staff recommends the request to be conditioned, at a minimum, to receive a pavement preservation such as a chip seal or a 2" overlay (after some pothole/base repair).

2. Section 400.4100 A.5. – Parking, Loading, and Storage Lot Area Improvements

Should the Planning and Zoning Commission vote to approve this request, Staff recommends the request to be conditioned, at a minimum, to receive a pavement preservation such as a chip seal or a 2" overlay (after some pothole/base repair).

3. Section 400.4650 B – Open Yard Areas

Should the Planning and Zoning Commission vote to approve this request, Staff recommends the request be conditioned that Petitioner cannot remove any of the existing vegetation.

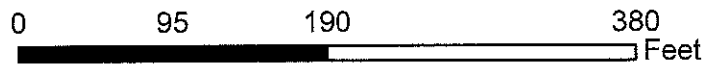
4. Section 400.2460 – Lighting Standards

Should the Planning and Zoning Commission vote to approve this request, Staff recommends the request be conditioned that the site development plan show the location of the existing lights which illuminate the parking lot. During the site development process, Staff has allowed some infill commercial developments to provide location of existing lighting, proving that the lighting is adequate.

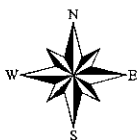
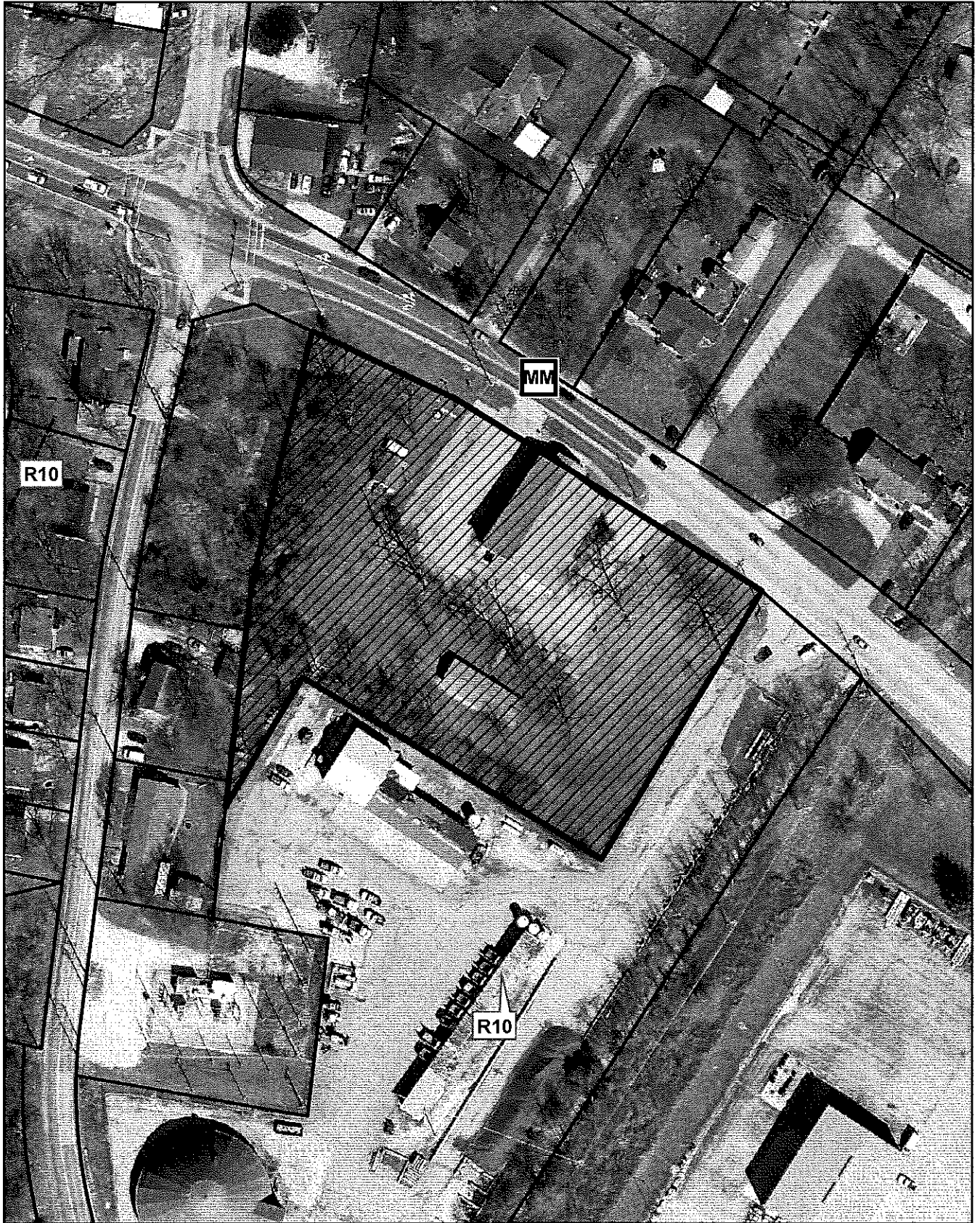
VR22043 - The Annex



Subject Property



VR22043 - The Annex



Subject Property

0 95 190 380 Feet



122 North Kirkwood Road
Kirkwood, MO 63122
T: (314) 965-wind

May 26, 2022

Ms. Rachel Krispin
Planner I
Jefferson County Planning Division
725 Maple Street
P.O. Box 100
Hillsboro, MO 63050
Phone: (636) 797-6029
Email: rkrispin@jeffcomo.org

Re: The Annex, 6482 State Road MM, House Springs, MO 63051

Dear Ms. Krispin:

On behalf of our client Mr. Craig Schatz, in conjunction with application for Site Development of the subject property we respectfully request certain modifications as set forth on the attached list. Our rationale for these requests is described below; the numbering matches that as set forth in your 1st review letter dated May 23rd, 2022.

- 1)a) The proposed development is a reuse/repurpose of an older, existing building; the building and site layout (parking, entrances, etc.) proved functional for many years as a Lions Den Hall. In the not-to-distant past, reconstruction of State Route MM found no reason to relocate these existing entrances. Plus, Mr. Schatz's proposed use of the facility will have less occupancy, and thus fewer vehicles entering and exiting the facility.
- 1)b) As mentioned above, the existing entrances and parking lot have been in place for many years and adequately serviced the prior use...there is no evidence of pavement deterioration beyond what more frequent, prior pavement maintenance would have addressed. It is noted that Mr. Schatz will be conducting a small test excavation of the existing pavement cross section to record the depth of paving materials. Regardless of those findings, based upon the proven serviceability of the existing pavement, Mr. Schatz proposes to mill and overlay the existing pavement while maintaining the existing surface elevations to the maximum extent practicable.
- 1)c) As mentioned above, the existing parking lot proved adequate and serviceable for many years and prior uses. This current proposal looks to maintain that functionality, retaining the existing geometry.
- 1)d) see response to 1)b) above
- 7)a) Not unlike other older facilities in the area, at the time these buildings were constructed they were often positioned more near and made highly visible to the frontage streets. Over time, as frontage streets were improved, and sometimes widened, the setbacks between building and right-of-way was reduced. *That condition is evident at the subject site.* The site layout is such that any additional frontage landscaping would not necessarily enhance the appearance of the frontage beyond what the lawn area now affords, and it is our opinion that any additional plantings could serve to detract from the existing character of the existing facility....Mr. Schatz is looking to retain whatever historical character or backdrop that reuse of the in-place site development can provide. In addition, there exists both overhead and underground utilities along the frontage that reduces the ability to plant new materials.
- 7)b) As depicted on the site plan and existing conditions surveys, there is generous open yard areas (including mature trees) on the site. Mr. Schatz does not propose any reduction to what now exists, and looks to maintain what has seemingly proven very adequate over many years of prior use.

- 7)c) Consistent with our rationale for the above-listed requests, we look to maintain the prior character and serviceability of the existing site layout through re-use of what now exists. It is our opinion that removing existing pavement to introduce planting(s) interior to the parking lot would not enhance what has been in place for many years, in no small part recognizing the existing mature landscaping in very close proximity to the edges of the in-place parking lot.
- 7)d) With the exception of the east property line (*along which exists a commercial/industrial driveway accessing a Jefferson County service garage / maintenance facility*), dense vegetation/ hedgerow exists along the west (side yard) and south (rear yard) of the property. This vegetative growth provides screening...it has for many years. Regarding the east property line, yes it is "wide open" to the commercial driveway, but Mr. Schatz is comfortable with that condition, is confident it will not impair his proposed reuse of the facility, and there should be no concern that lack of a screened buffer on this line would negatively impact the use, operation or character of the driveway accessing the County maintenance yard.
- 8) As explained above, the geometry of the parking lot has proven functional for many years. Considering the fact that the proposed use will have fewer patrons than the Lions Den hall, it seems reasonable that allowing the parking spaces to remain "as is" would not be a detriment to public health, safety or welfare. Mr. Schatz is not proposing to expand or increase the degree or extent of any "non-conformity"...simply looking to return a now-vacant property to productive use, while retaining the character of a facility that served the community for many years.
- 9) The site lighting that is now in place (*consistent with other components of the existing site plan, as described above*) adequately served the prior use and our proposal is to simply retain what is now there. It is also noted: the proposed hours of operation do not extend late into the evenings; the existing lighting has relatively large setbacks to adjoining properties; adjoining properties are, for the most part, commercially-zoned (or used); adjoining residential uses are located either across State Route MM, or at the southwest corner of the parcel (somewhat remote).

See attached aerial view of the property that highlights many of the aspects mentioned above.

Thank you for your consideration and do not hesitate to contact our office with any questions or should you require additional information.

Very truly yours,

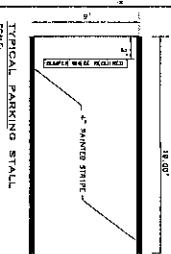
Wind Engineering Company



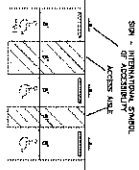
Daniel C. Wind, Jr., P.E.
Principal
dwind@windengr.com

c: Mr. Craig Schatz

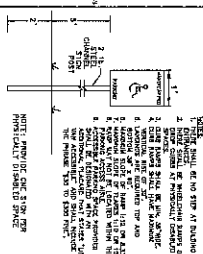
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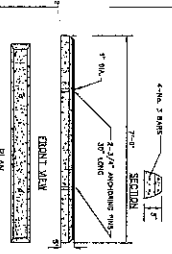
TYPICAL PARKING STALL



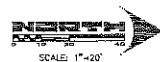
**ACCESSIBLE
PARKING STALL**



PHYSICALLY DISABLED
IDENTIFICATION SIGN



PARKING BUMPER
SCALE: 1/8" = 1'-0"



KEYED NOTES

- [illegible]

THE ANNEX
6482 STATE HWY MM, HOUSE SPRINGS, MO 63051
Site Plan and Details

Prepared By:

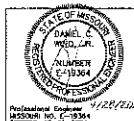
wind

122 N. Kildarwood Road
Kildarwood, MO 63122
Telephone: 314.966.WYND
C.C.A. #E-1403-2

Prepared For: Mr. Craig Schanz
1945 Dinwiddie Road
Firmus, MO 63026
tel: (314) 624-1441
email: craig.schanz@aradigm.com

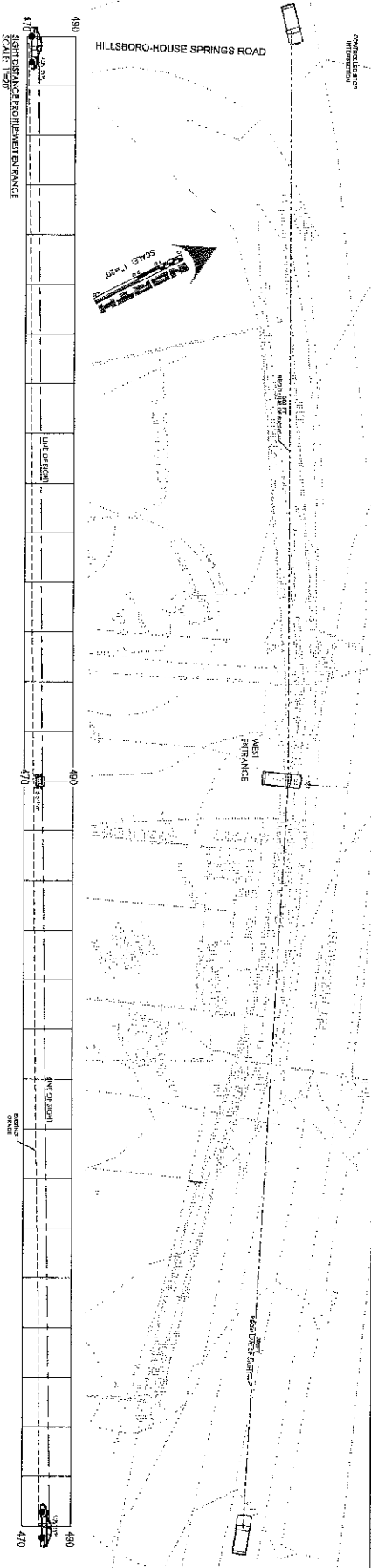
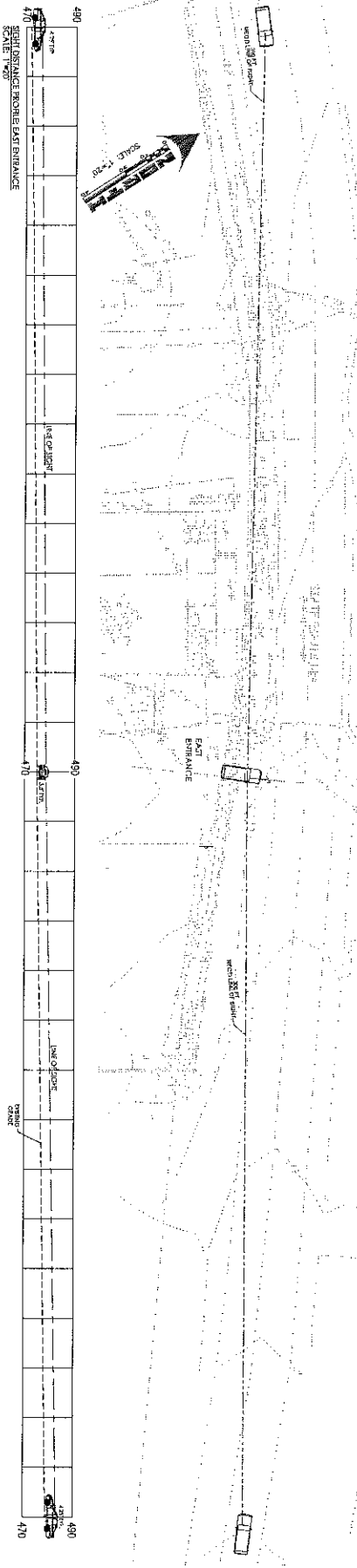
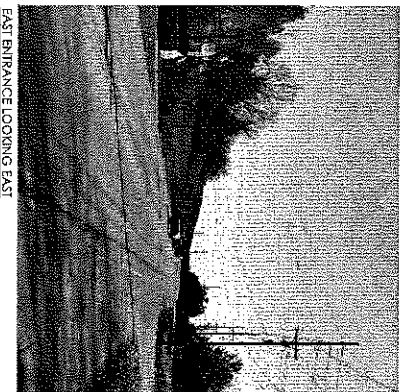
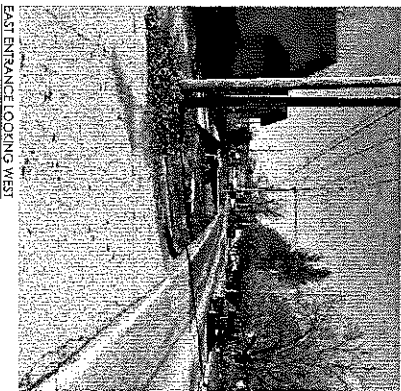
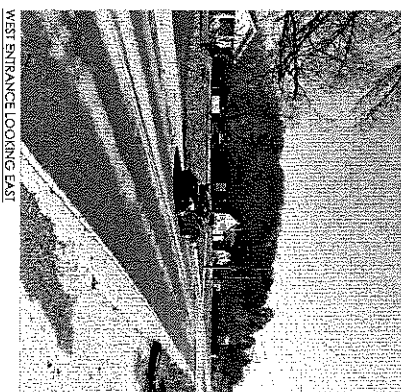
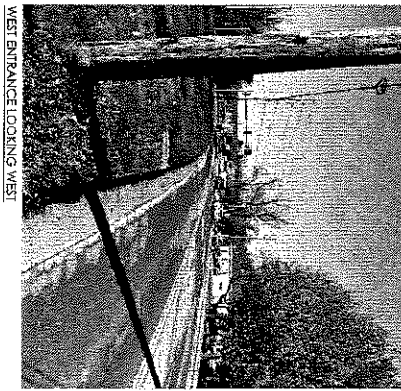
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THE COMPANY HAS REVIEWED THE INFORMATION AND FINDINGS OF THE SURVEY, AND HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT. THE COMPANY HAS REVIEWED THE INFORMATION AND FINDINGS OF THE SURVEY, AND HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT.



DATE	4/18/2022
DESIGNED BY	DW
CHECKED BY	PC
DATE	2/14/2
PROJECT	SDPS

THE ANNEX
6482 STATE HWY MM, HOUSE SPRINGS, MO 63051
Sight Distance Exhibit

Prepared By: **WIND**
132 N. Kellwood Road
St. Louis, MO 63102
Telephone: 314.996.1100
G.O.A. #1607-D

Prepared For: **Mr. Craig Tabor**
1909 Birch Road
St. Louis, MO 63102
Phone: (314) 421-1401
Email: ctab@schettler.com

PRELIMINARY PLAN DISCLAIMER

THESE DRAWINGS ARE FOR AGENCY REVIEW AND UNTIL APPROVED ARE TO BE CONSIDERED PRELIMINARY, NOT FOR CONSTRUCTION.

Professional Engineer
DANIEL C. WIND, P.E.
No. 17456
Expires: 12-31-2023
State of Missouri