

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 8, 2023 in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri. The public will be given an opportunity to be heard.

The tentative agenda of this meeting includes:

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
April 14, 2023
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consideration
 - A. PI23011
A Request for a Zone Change and Development Plan Approval for parcels 03-6.0-13.0-1-001-032., 03-6.0-13.0-1-001-033., and 03-6.0-13.0-1-001-041., located at 5209 Schumacher Road, High Ridge, in High Ridge Township and Council District #1, from Single-Family Residential (R-10) Zone District, Non-Planned Community (CC-2) Zone District and Planned Commercial (PC) Zone District to Planned Industrial (PI) Zone District and Development Plan Approval for A & O Contracting.
 - B. CC223012
A Request for a Zone Change for parcel 06-7.0-25.-2-002-029., located at 7070 State Road BB, Cedar Hill in Meramec Township and Council District #7, from Single-Family (R-10) Zone District to Non-Planned Community Commercial (CC-2) Zone District.
 - C. PR123014
A Request for a Zone Change and Development Plan Application for parcel 02-7.0-36.0-3-001-001., located at Vogel Road west of Old Lemay Ferry Road, Arnold, in Windsor Township and Council District #3, from Single-Family Residential (R-20) Zone District to Planned Residential (PR1) Zone District and Development Plan Approval for Bella Terra Subdivision.
- VIII. REPORTS TO THE COMMISSION
- IX. CITIZENS TO BE HEARD
- X. ADJOURNMENT

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

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

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

Petition Number: PI23011

Meeting Date: June 8, 2023

Prepared By: Josh Jump/Planner II

Applicant Information

APPLICANT NAME: Schumacher 2 LLC

APPLICANT ADDRESS: 9649 Mill Hill Lane, St. Louis, MO 63127

DESIGN PROFESSIONAL: Elmer A Krussel P.E.

SITE ADDRESS: 5209 Schumacher, High Ridge, MO 63049

PARCEL NUMBER: 03-6.0-13.0-1-001-031, 03-6.0-13.0-1-001-032, 03-6.0-13.0-1-001-033, 03-6.0-13.0-1-001-041

NATURE OF REQUEST: Rezone from Non-Planned Community Commercial (CC2), Single Family Residential (R10), and Planned Commercial (PC) zone districts to Planned Industrial (PI) zone district and development plan approval for A&O Contractors.

Parcel and Site Information

CURRENT ZONE DISTRICT: Non-Planned Community Commercial (CC2), Planned Commercial (PC), Single Family Residential (R10)

COUNCIL DISTRICT: 1

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Industrial Design Standards

PARCEL SIZE: 18.6 acres

FEET OF ROAD FRONTAGE: Schumacher Rd. – approximately 1050 feet

AVAILABLE SERVICES: Public water and public sewer

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The subject property is currently developed with a commercial building, with several others approved in 2017 (PC17021)

Parcel Conditions

TOPOGRAPHY: The parcels do have some topographical challenges. There is some steep topography across the property.

FLOODPLAIN ISSUES/STREAM ORDERS: There is a stream order 1 that just touches the southeastern corner of the southern most parcel at Schumacher Rd.

VEGETATIVE COVER/SCREENING: The northeastern edge of the property that isn't developed yet is heavily wooded.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: The subject property is located just north Schumacher Rd., which has a variety of zoning districts near the subject property.

To the North:	<u>Zoning:</u> R10 <u>Land Use:</u> Developed Residential
To the East:	<u>Zoning:</u> R10 <u>Land Use:</u> Developed non-residential use in a residential zone district
To the South:	<u>Zoning:</u> R10 <u>Land Use:</u> Undeveloped and developed residential
To the West:	<u>Zoning:</u> R10 and CC2 <u>Land Use:</u> Developed residential, Developed Commercial, LNC commercial use directly adjacent

Background

The proposed property has been approved for a planned commercial (PC) development in 2017. This plan included 41,600 sq ft of new building space on 7.5 acres. This plan was approved and site development for that plan was approved in 2019 and construction has begun on that plan. The developer then met with the county about the adjacent properties to the east which are currently zoned Non-Planned community Commercial (CC2) and single-family residential (R10). There were also several approved uses that mirror the plan submitted in 2023 (see requested uses in departmental comments). There is however an added use of Miscellaneous Manufacturing Facilities that would need the Planned Industrial (PI) zoning district

Development Plan

The submitted development plan shows the following:

- The proposed buildings total 100,900 sq ft across 10 different buildings
 - They are as follows
 - 5- 4,800 sq ft buildings
 - 1- 6,000 sq ft building
 - 1- 40,000 sq ft building
 - 1- 12,000 sq ft building
 - 1- 10,500 sq ft building
 - 1- Existing 8,400 sq ft building
- One (1) points of access from Schumacher
 - There is a main point of access that is 36' wide and tapers to 30' after the throat. This access point is in excellent condition from the previously approved plans.
 - A proposed drive is shown to connect the previously approved development to the new phase of development.
- Stormwater infrastructure is located in the northeastern portion of the property

Criteria for Approval

Criteria For Considering Applications. In considering any application for any rezoning, conditional use permit, conceptual development plan or preliminary development plan, the Planning and Zoning Commission and the County Council may give consideration to the criteria stated below:

- 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.

Analysis

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 property petitioned to be rezoned is currently zoned Planned (PC), Non-Planned Community Commercial (CC2), and Single-Family Residential (R10). There are some heavy commercial uses nearby including the Wal-Mart development and an industrial park nearby. Though the development plan shows some improvements, full site development will be required if the development plan is approved.

There have been no modifications applied for with the development plan. The Unified Development Order (UDO) standards for parking, landscaping, stormwater, and other infrastructure requirements will need to be met in site development if approved.

The property has been successfully rezoned to similar uses in 2017. This development plan is larger in scale but is also spread across a larger number of acres. The uses being requested with the exception of one (Miscellaneous Manufacturing Facilities) are very similar in nature to what was approved in 2017.

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

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Construction Contractor
- Miscellaneous Manufacturing Facilities
- Office/Warehouse
- Transportation equipment
- Trucking and Courier Service
- Warehouse and distribution

Floor Area, Height, and other Building Requirements

- Maximum Area Ratio: 1.0 FAR
- Maximum Structure Height: 50 feet

Site Development

Required Yards

- Front Yard – 20 feet; Side Yard – 20 feet; Rear Yard – 60 feet

Design Standards

- The development shall comply with the Industrial 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, except as specifically modified.

Parking

- Parking and loading shall be provided per the regulation of Article XII of the Jefferson County Unified Development Order, except specifically modified.

Signs

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

Lighting

- Lighting that by color, placement or design resembles or conflicts with traffic control signs is prohibited. No lighting shall contain flashing lights, intermittent lights, animators, or mechanical movements of any kind.

Landscaping

- Landscaping, buffers, and tree protection shall comply with Article XIV of the Jefferson County Unified Development Order.

Stormwater and Erosion and Sediment Control

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

Departmental Comments:

- 1) A boundary line adjustment is required to join the individual parcels into one.
 - a) Should individual lots be desired, the streets would need to meet UDO standards for Planned Industrial zoning per the applicable traffic counts. Also, each lot must be served by a street. All UDO street requirements would need to be met (row width, curvature, etc.). Street requirements, Planned Industrial (1,520-2,000 vehicles per day): Street width shall provide 24' pavement within 30' ROW with curbs. Street thickness shall include 7" PCC/4" rock base (or 2" Type C Asphaltic Concrete/6" Type X Asphaltic Concrete/4" rock base). Streets shall not exceed 12% max grades, 100' horizontal radii, K=30, 100' tangents and 1500' block length.
- 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) Parking areas with 4 or less required parking spaces (and contractors storage yards) must provide an 8" rock base minimum.
 - c) Fire/delivery/freight trucks lanes must be designed to support anticipated loads.
 - d) 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).
 - e) 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.
 - ii) Industrial developments require at least 20' setback from the ROW and any residential property lines.
 - f) Parking lot spaces shall not be placed in such a manner where vehicles will back into a street.
 - g) Straight back curbing (concrete or asphalt) is required around parking areas.
 - h) Pavement shall slope between 1% and 6%.
- 3) 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 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.
- 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.
 - b) Walls over 6' require a permit from the Building Division.

Public Works Comments:

The public works division submitted the following comments on May 26th in regards to the proposed development. They are as follows:

Public Works received a request on May 12, 2023 to review the subject development proposal. After review, the Public Works Department offers the following comments:

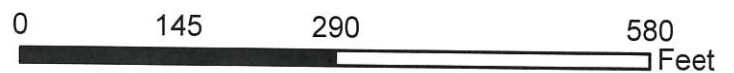
- There looks to be an existing earth entrance to the east of the new entrance. This will need to be removed as it is too close to the new entrance to remain in place.
- A traffic study is recommended to determine if any lane additions/extensions are needed based on the proposed development traffic generation.

- The developer and all subcontractors must comply with the requirements of Chapter 700 Code of Ordinances for utility locations and relocations within County right of way.
- The new entrance must meet current UDO standards for the new uses of the development.

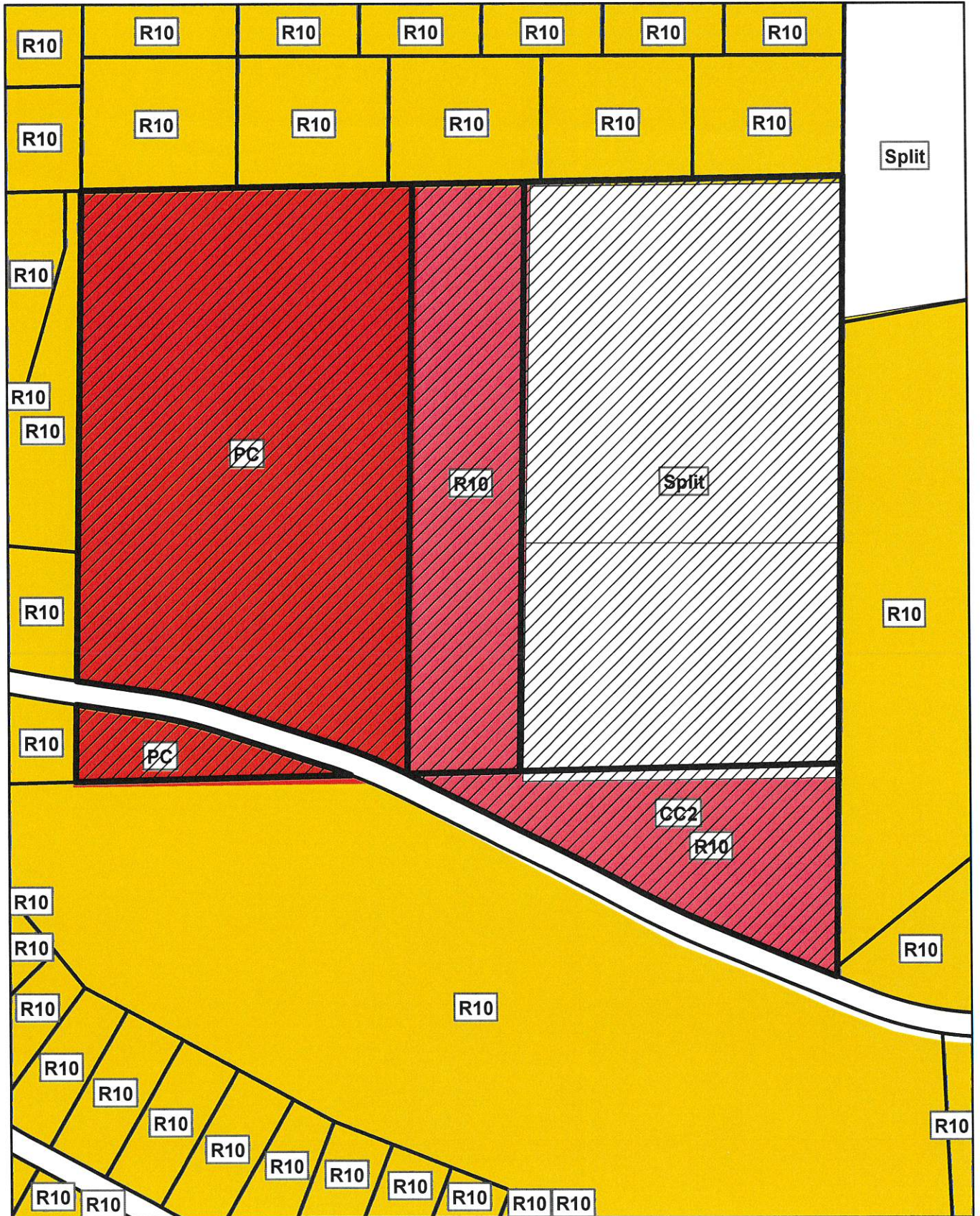
PI23011 - A & O Contractors



Subject Property

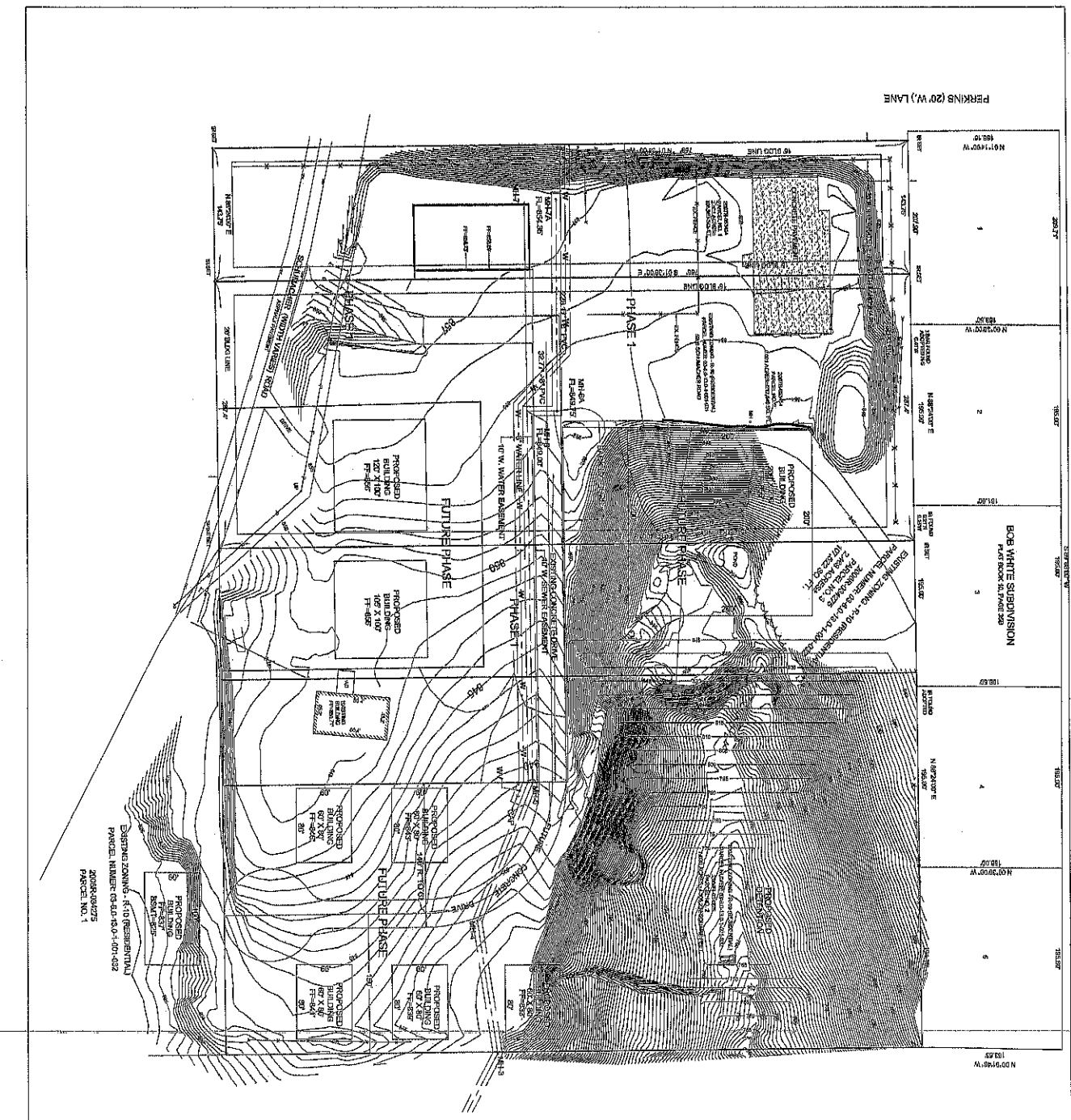


PI23011 - A & O Contractors



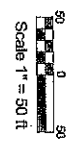
Subject Property

0 145 290 580 Feet



PERKINS (20' W.) LANE

BOB WHITE SUBDIVISION
PLAT BOOK 20, PAGE 280



SITE PLAN PREPARED BY: E. KRUSSEL, LLC ATTN: TIMOTHY OVERMAN 5209 S. THOREAU COURT O'FALLON, IL 62456 TEL: 314-739-4388		REVISION NO. 1 DATE: 11/11/11 BY: E. KRUSSEL
PROJECT NO. 217 DATE: 11/11/11 DRAWN BY: E. KRUSSEL	CHECKED BY: E. KRUSSEL DATE: 11/11/11	2 OF 2

Petition Number: CC223012

Meeting Date: June 8, 2023

Prepared by: Rachel Krispin

Applicant Information

APPLICANT NAME: James Rowden

APPLICANT ADDRESS: 7070 State Rd BB, Cedar Hill 63016

SITE ADDRESS: 7070 State Rd BB, Cedar Hill 63016

PARCEL NUMBER: 06-7.0-25.0-2-002-029

NATURE OF REQUEST: Rezone from Single Family Residential (R20) zone district to Non-Planned Community Commercial (CC2) zone district.

Parcel and Site Information

CURRENT ZONE DISTRICT: Single family Residential (R20)

COUNCIL DISTRICT: 7

MASTER PLAN DESIGNATION: Secondary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 0.63 Acres (per the Assessor's records)

FEET OF ROAD FRONTAGE: State Rd BB - Approx. 150 ft, High St – Approx. 170 ft.

AVAILABLE SERVICES: N/A

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The property is currently developed as Dar-E-Kreme. This establishment has existed at this location in Cedar Hill for numerous years.

Parcel Conditions

TOPOGRAPHY: The developed area of the site is fairly flat; however, both roadways (State Rd BB and High St) exist at higher elevations than the structure and parking lot.

FLOODPLAIN ISSUES/STREAM ORDERS: N/A

VEGETATIVE COVER/SCREENING: Because the site is developed, there is little vegetation on the property. Tree lines do exist on the southern and western property lines.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING:

The subject property is located at the intersection of State Rd BB and High St in Cedar Hill, which is surrounded by mostly residential zoning, with the exception of a few commercial zone districts.

To the North:	<u>Zoning:</u> NC1 (Across State Rd BB) <u>Land Use:</u> Developed commercial as a coffee shop
To the East:	<u>Zoning:</u> R20 (Across High St) <u>Land Use:</u> Developed Residential
To the South:	<u>Zoning:</u> R20 <u>Land Use:</u> Developed Residential
To the West:	<u>Zoning:</u> R7 <u>Land Use:</u> Developed Residential

Development Pattern/Growth Area

Official Master Plan Growth Area

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.

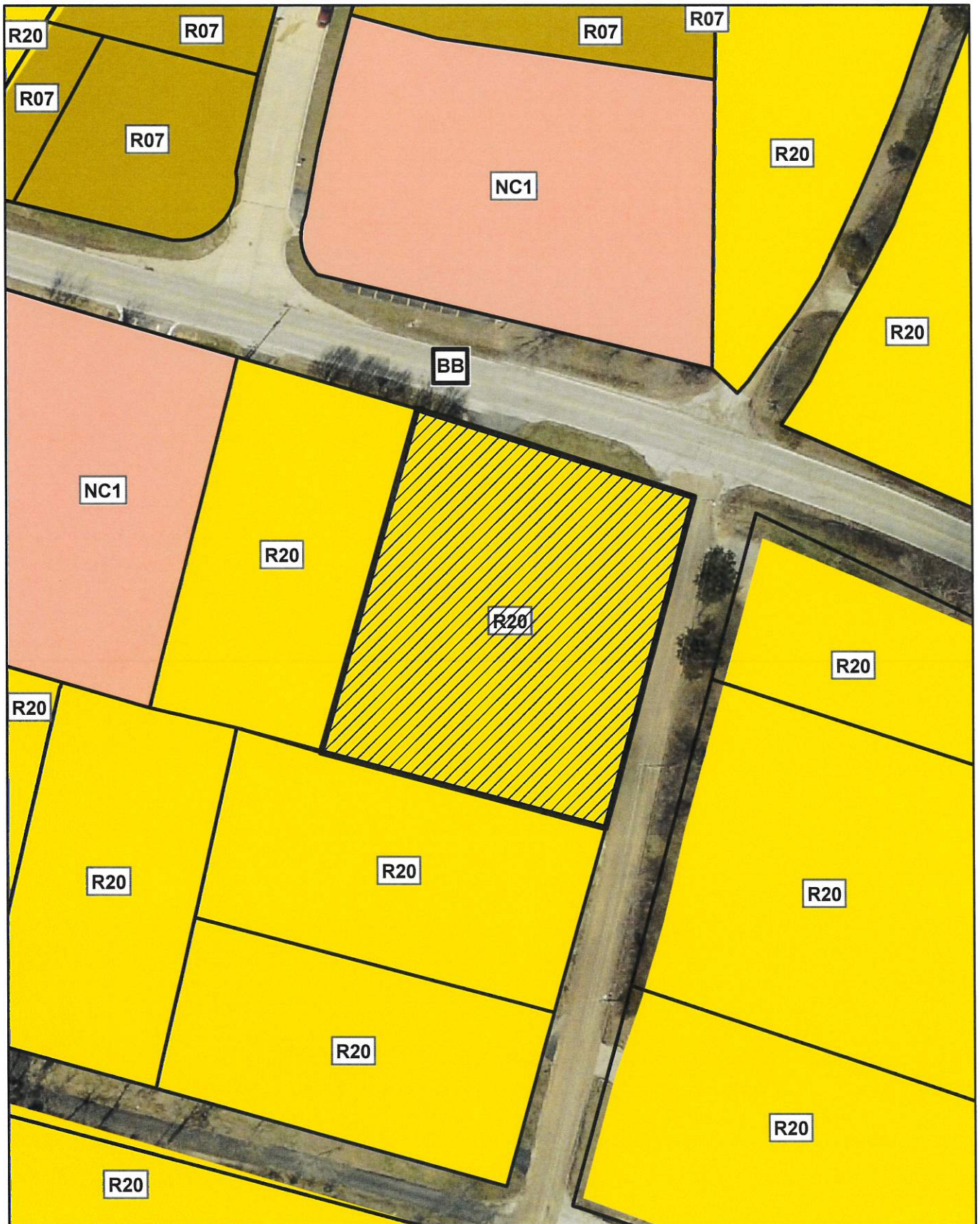
Suburban Development Pattern

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

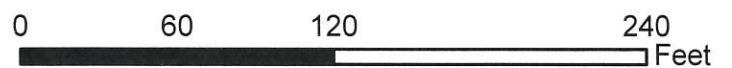
Analysis

The subject property is located in the Secondary Growth Area of the Official Master Plan of Jefferson County. The property petitioned to be rezoned is currently developed as a small, local diner-style establishment which has existed for numerous years. Residential zoning exists in the area; however, there are commercial uses located nearby the subject property (coffee shop, daycare, post office, and commercial strip mall). Rezoning this property to commercial would allow an established use to remain in the community.

CC223012 - Dar-E-Kreme LLC



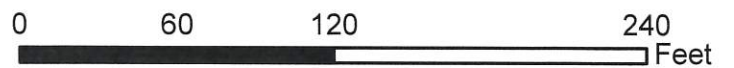
Subject Property



CC223012 - Dar-E-Kreme LLC



Subject Property



Petition Number: PR123014

Meeting Date: June 8, 2023

Prepared By: Rachel Krispin

Applicant Information

APPLICANT NAME: Provision Land Development LLC

APPLICANT ADDRESS: 2715 Old Dougherty Ferry Rd, St. Louis MO 63122

DESIGN PROFESSIONAL: Fribis Engineering, Inc.

SITE ADDRESS: Northwest corner of the intersection of Vogel Rd and Old Lemay Ferry Rd

PARCEL NUMBER: 02-7.0-36.0-3-001-001

NATURE OF REQUEST: Rezone a portion of the subject property from Single-Family Residential (R20) zone district to Planned Single Family Residential (PR1) zone district and development plan approval for Bella Terra.

Parcel and Site Information

CURRENT ZONE DISTRICT: Single-family Residential (R20)

COUNCIL DISTRICT: 3

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Mixed Use Development Pattern

PARCEL SIZE: 42.70 (per the Assessor's records), 38.46 acres to be rezoned

FEET OF ROAD FRONTAGE: Old Lemay Ferry Rd - Approx. 340 ft, Vogel Rd – Approx. 870 ft.

AVAILABLE SERVICES: Public Water, Public Sewer

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The subject property is currently undeveloped.

Parcel Conditions

TOPOGRAPHY: The property does exhibit some steep topographical changes along the eastern property line, as well as in the western portion.

FLOODPLAIN ISSUES/STREAM ORDERS: According to FEMA's Flood Insurance Rate Map, no portion of the property is in the floodway or floodplain. Additionally, a Stream Order 2 traverses the property along the eastern and southern property lines.

VEGETATIVE COVER/SCREENING: There is a dense amount of vegetation on the property.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: The subject property is located at the intersection of Old Lemay Ferry Rd and Vogel Rd, which is surrounded by a mainly residential zoning, with the exception of one commercial zone district.

To the North:	<u>Zoning:</u> PR1 <u>Land Use:</u> Developed Residential
To the East:	<u>Zoning:</u> R20 <u>Land Use:</u> Developed Residential
To the South:	<u>Zoning:</u> CC2 & R20 <u>Land Use:</u> Developed Commercial and Developed Residential
To the West:	<u>Zoning:</u> R20 <u>Land Use:</u> Developed Residential

Development Plan

The submitted development plan shows the following:

- Ninety-nine (99) individual single-family home lots
- Detention basin for the development
- Lot size minimum of 7,200 sq ft per “typical lot” illustration on development plan
- Density of roughly 3.3 units per acre
- Common ground area
- One access point from Vogel Rd
- Two areas of the subject property that are not included in the development plan and rezoning request
 - Southwest corner of the property
 - Southeastern corner of the property (intersection of Old Lemay Ferry Rd and Vogel Rd)

Development Plan Modification Requests

The petitioner did not request any modifications.

Criteria for Approval

Criteria For Considering Applications. In considering any application for any rezoning, conditional use permit, conceptual development plan or preliminary development plan, the Planning and Zoning Commission and the County Council may give consideration to the criteria stated below:

- 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.

Analysis

The development plan satisfies a large portion of the criteria of approval. The development would not be out of character for the area, as there is a large presence of single-family housing in the area- directly adjoins to the north, and directly south, across Old Lemay Ferry Rd. Furthermore, the proposed zone district (Planned Single-Family Residential) adjoins the subject property, which was approved in 2015. In addition, the subject property is also located at an intersection of two County-maintained roads that has recently been improved and signalized.

The development plan shows one (1) access point to the proposed subdivision from Vogel Rd. A Stream order 2 traverses the property, although the stream is kept out of the proposed lot layout. There was not much detail provided on the proposed lot sizes; however, there is an illustration on the development plan that indicates the minimum lot size is 7,200 SQFT. Most lots back up to common ground. There are two areas of the property which are not included within the rezoning application. It is unclear how large of an area in the southwestern portion of the property is excluded from the rezoning, but the area at the southeast corner is roughly 1.7 acres that will remain out of this application.

Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from continued use of the property as proposed. The development does not appear to have any features that would impede the normal and orderly development and improvement of the surrounding property.

The Department of Public Works reviewed the development plan and had the following analysis/comments for the proposed plan:

Public Works received a request on May 16, 2023 to review the subject development proposal. After review, the Public Works Department offers the following comments:

- A traffic study is recommended to determine if any traffic signal retiming/phasing or lane additions/extensions are needed based on the proposed development traffic generation.
- The developer and all subcontractors must comply with the requirements of Chapter 700 Code of Ordinances for utility locations and relocations within County right of way.
- The proposed offset from Old Lemay Ferry looks acceptable.

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Single Family Residential

Floor Area, Height, and other Building Requirements

- Maximum Density: 6 units per acre
- Maximum Structure Height: 50 feet

Site Development

Required Yards

- Front Yard – 25 feet; Side Yard – 6 feet; Rear Yard – 30 feet

Design Standards

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

Access

- Access shall be provided in accordance with the Jefferson County Unified Development Order, except as specifically modified.

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 contain flashing lights, intermittent lights, animators, or mechanical movements of any kind.

Landscaping

- Landscaping, buffers, and tree protection shall comply with Article XIV of the Jefferson County Unified Development Order.

Stormwater and Erosion and Sediment Control

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

1. County Road:

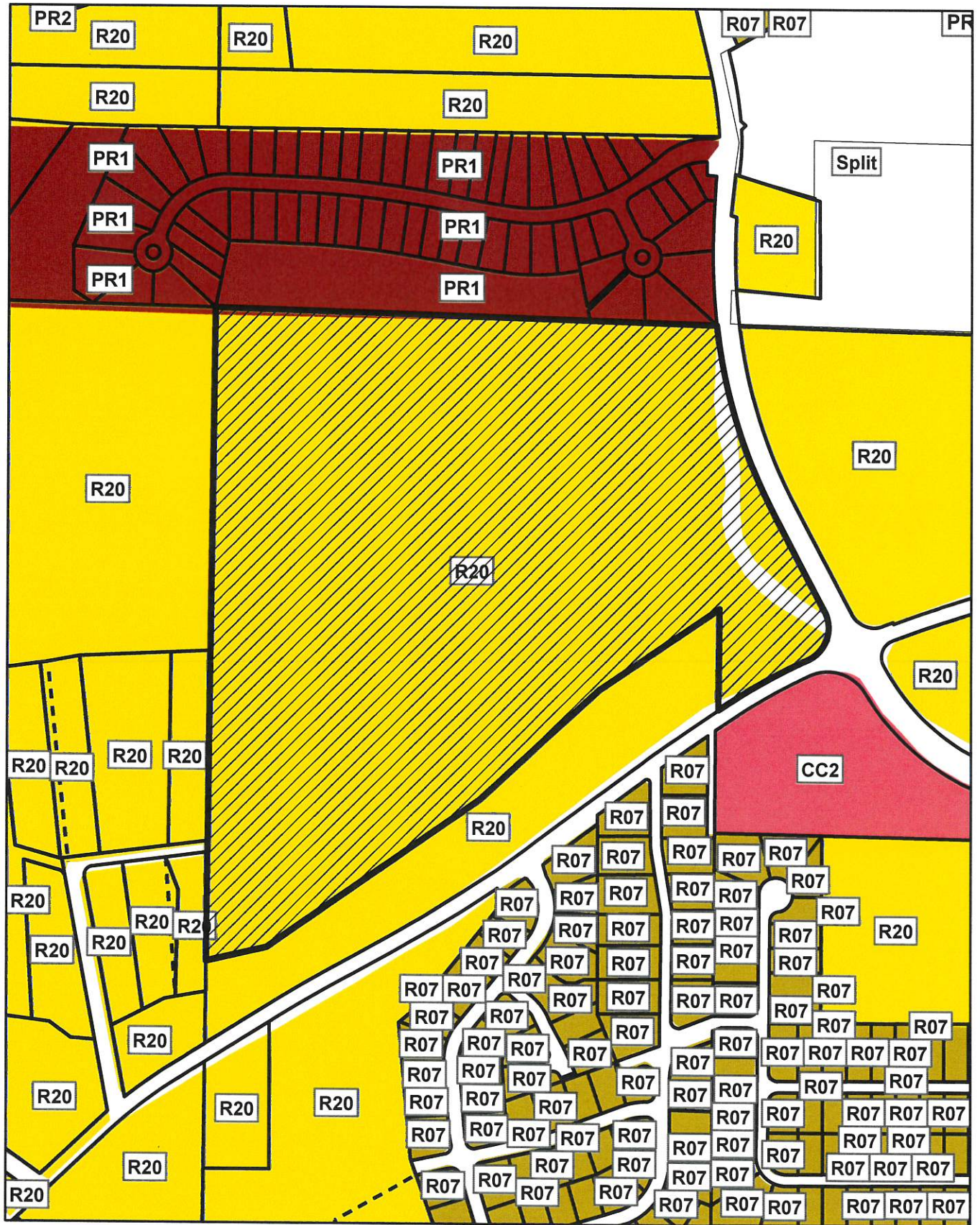
- a. Access onto a county road shall require 300' of stopping sight distance at 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance between line of sight and surface/top of grass).
- b. The Engineer shall submit sight distance profiles showing that the required sight distance 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. Local Access Streets:

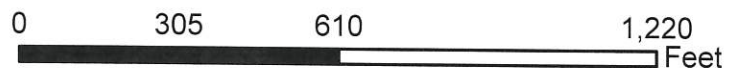
- a. Street width: If parking is desired on one side the pavement width shall be 28' with 3 additional feet of ROW on each side. Street thickness shall include 6" PCC/4" rock base (or

- 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base). Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.
- b. Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.
 - c. Cul-de-sacs must provide 50'R at ROW and 39' at back of curb.
3. Sidewalks:
- a. Sidewalks shall consist of 5' width.
 - b. Sidewalks required on both sides of road and around the cul-de-sacs.
4. 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 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.
 - d. 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.
5. 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.
 - b. All bridges shall be designed to carry an HS20 truck loading. Bridge foundations shall be per the recommendation of a geotechnical engineer registered in the State of Missouri. A sealed copy of the foundation report shall accompany the Improvement Plans.
 - c. Walls over 6' require a permit from the Building Division.

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