

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 22, 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
June 8, 2023
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consideration
 - A. PC23015
A Request for a Revised Development Plan for Piros Signs, parcel 08-7.0-25.0-1-001-001.02, located at 1818 Old State Road M, Barnhart, in Imperial Township and Council District #4.
 - B. CU23017
A Request for a Conditional Use Permit for parcel 09-4.0-17.0-1-005-012., located at 800 Montebello Camp Road, Imperial, in Windsor Township and Council District #4, for a Group Home for Persons with Disabilities, Hospice or Special Care in a Single-Family Residential (R-20) Zone District and a Single-Family (R-40) Zone District.
 - 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.

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: PC23015

Meeting Date: June 22, 2023

Prepared By: Rachel Krispin

Applicant Information

APPLICANT NAME: Piros Signs

APPLICANT ADDRESS: 1818 Old State Rd M, Barnhart MO 63012

DESIGN PROFESSIONAL: Bacon Commercial Design LLC

SITE ADDRESS: 1818 Old State Rd M

PARCEL NUMBER: 08-7.0-25.0-1-001-001.02

NATURE OF REQUEST: Revised development plan approval for Piros Signs.

Parcel and Site Information

CURRENT ZONE DISTRICT: Planned Commercial (PC)

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 4.85 acres

FEET OF ROAD FRONTAGE: Old State Rd M – approximately 510 feet. State Rd M – approximately 510 feet.

AVAILABLE SERVICES: Public water and public sewer

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The subject property is currently developed with a commercial building and large storage/parking area in the rear.

Parcel Conditions

TOPOGRAPHY: The parcel is fairly flat.

FLOODPLAIN ISSUES/STREAM ORDERS: There are no stream orders that traverse the property; however, there is a large presence of floodplain and floodway on the property

VEGETATIVE COVER/SCREENING: The site is mainly cleared of vegetation, but there is a heavily wooded buffer between the subject property and State Rd M. While most of the vegetation appears to be in MoDOT's right-of-way, there is a large presence of vegetation that acts as a buffer.

ADDITIONAL COMMENTS: The property was rezoned in 2009 to Planned Commercial.

SURROUNDING ZONING: The subject property is located off Old State Rd M, which consists of a variety of zone districts.

To the North:	<u>Zoning:</u> LR2 & PR2 <u>Land Use:</u> Developed single-family and multi-family residential
To the East:	<u>Zoning:</u> PC <u>Land Use:</u> Developed commercial (grocery store)
To the South:	<u>Zoning:</u> CC2 & PUD (across State Hwy M) <u>Land Use:</u> Undeveloped commercial
To the West:	<u>Zoning:</u> R40 <u>Land Use:</u> Undeveloped residential

Development Plan

The submitted development plan shows the following:

- One (1) 16,000 SQFT commercial building to remain
- Proposed 12,000 SQFT expansion to existing commercial building
- Future phasing shown on the proposed plan:
 - 12,120 SQFT parking structure in the northwest corner of the property
 - Additional 12,000 SQFT building expansion in the front of the existing structure
 - Parking lot in the rear of the proposed building expansion
 - Twenty-eight (28) parking spaces

Development Plan Modification Requests

No modifications were requested.

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 most of the criteria of approval. The commercial development has existed for numerous years without any known issues, and the applicant is seeking to expand upon the commercial operation. The site is situated between a MoDOT-maintained roadway, as well as a County-maintained roadway, providing an appropriate location for a commercial development. The proposed use of a sign manufacture and revised development plan are in accordance with the Jefferson County Master Plan.

The proposed building expansion (labeled "Expansion #1") is located in the rear of the existing building, which does encroach within floodplain. It should be noted that all proposed development is located outside of the floodway. Additionally, future parking areas are in the rear of the property, as well as in the western portion of the property where there is undeveloped land adjoining the subject property. High-impact screening will be required on the western property line where the subject property adjoins residentially zoned property. There are no buffers labeled on the development plan; however, a twenty (20) foot buffer must be maintained around the property, except along those property lines abutting non-residential zoning where a ten (10) foot buffer must be maintained.

There are proposed future phases as well – a future parking structure, parking lot, and an expansion to the existing building (labeled "Expansion #2"). It is unclear as to the order of these phases, or if they are all part of a "Phase 2". The proposed parking lot contains twenty-eight (28) vehicle parking spaces. It is unclear if the existing and proposed parking will meet the appropriate number of spaces when "expansion #2" would be built, if approved, as there is no detail provided on the future parking structure. Because there were no modifications required, parking must meet the UDO requirements for all phases.

Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from this development plan as proposed. The development plan does not impede the normal and orderly development and improvement of the surrounding property, given that the property is already developed and the applicant is seeking to expand upon the commercial use. Approval of the proposed development would allow for a development consistent with the stated intent of the Planned Commercial (PC) zone district.

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Sign manufacture

Floor Area, Height, and other Building Requirements

- Maximum Area Ratio: 0.55 FAR
- Maximum Structure Height: 70 feet

Site Development

- A Phasing Plan will be submitted with the Site Development plans that depicts the proposed sequence of the various expansions

Required Yards

- Front Yard – 20 feet; Side Yard – 15 feet; Rear Yard – 20 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, 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.

1) A boundary line adjustment is required to consolidate the lots.

2) Pavement:

a) County:

- i) 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).
- ii) The Engineer shall submit sight distance profiles showing that the required sight distance is met.
- iii) The engineer shall identify the clearance at the most restrictive point on the profiles.
- iv) Any vegetation or obstructions of any sort in the line of sight must be identified.

b) Along a county roadway, 125' separation/offset is required between driveways and entrances.

- i) The 125' offset is not met for the easternmost site entrance at the westernmost Karsch's Grocery entrance. The drive is only 12 feet wide and does not meet UDO width requirements. The following options may be used:
 - (1) The driveway may be widened to 16 feet, an internal deviation for not meeting the 125' required offset applied for in the Planning office and posted as one way traffic.
 - (2) The drive may be widened to 26' and an internal deviation for not meeting the 125' required offset applied for in the Planning office.
 - (3) The drive may be permanently closed or removed as acceptable to the Planning Division.

- c) Driveway entrances (within county ROW):
 - i) Pavement thickness shall provide 6" PCC/4" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base). Pavement width for entrances at ROW (including curbs) for two-way traffic shall provide 26'-42'. The entrance width shall be provided from the street into the site for a throat length of 40'.
 - (1) Easternmost entrance thickness is unknown, provide proof of thickness or upgrade to required UDO standard. Width does not meet UDO requirements, see comments under section b1 above.
 - (2) Center entrance was installed under the previous subdivision regulations. The plans show 8" of concrete. The entrance is in good condition and appears to meet UDO requirements for width, thickness and throat length.
 - (3) Westernmost entrance must be upgraded to UDO required entrance standards as shown above.
- 3) 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) Drive aisles:
 - 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).
- 4) Detention was provided with the Bases Loaded commercial subdivision which created the lots. No additional detention is required.
- 5) Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.
- 6) 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.
- 7) Floodplain:
 - a) The Building Division requires a Floodplain Development Permit for any grading or improvements within a known floodplain.
 - b) Clearly identify the limits of the floodway and floodplain. Crosshatch or color and add elevations as needed.
- 8) 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.

G-1 GENERAL INFORMATION
AS-1 EXISTING SITE PLAN
AS-2 EXPANSION #1 PLAN
AS-3 FUTURE PARKING STRUCTURE
AS-4 FUTURE EXPANSION #2



GENERAL NOTES:

THESE PLANS OFFER POSSIBLE FUTURE DEVELOPMENT IN PHASES.

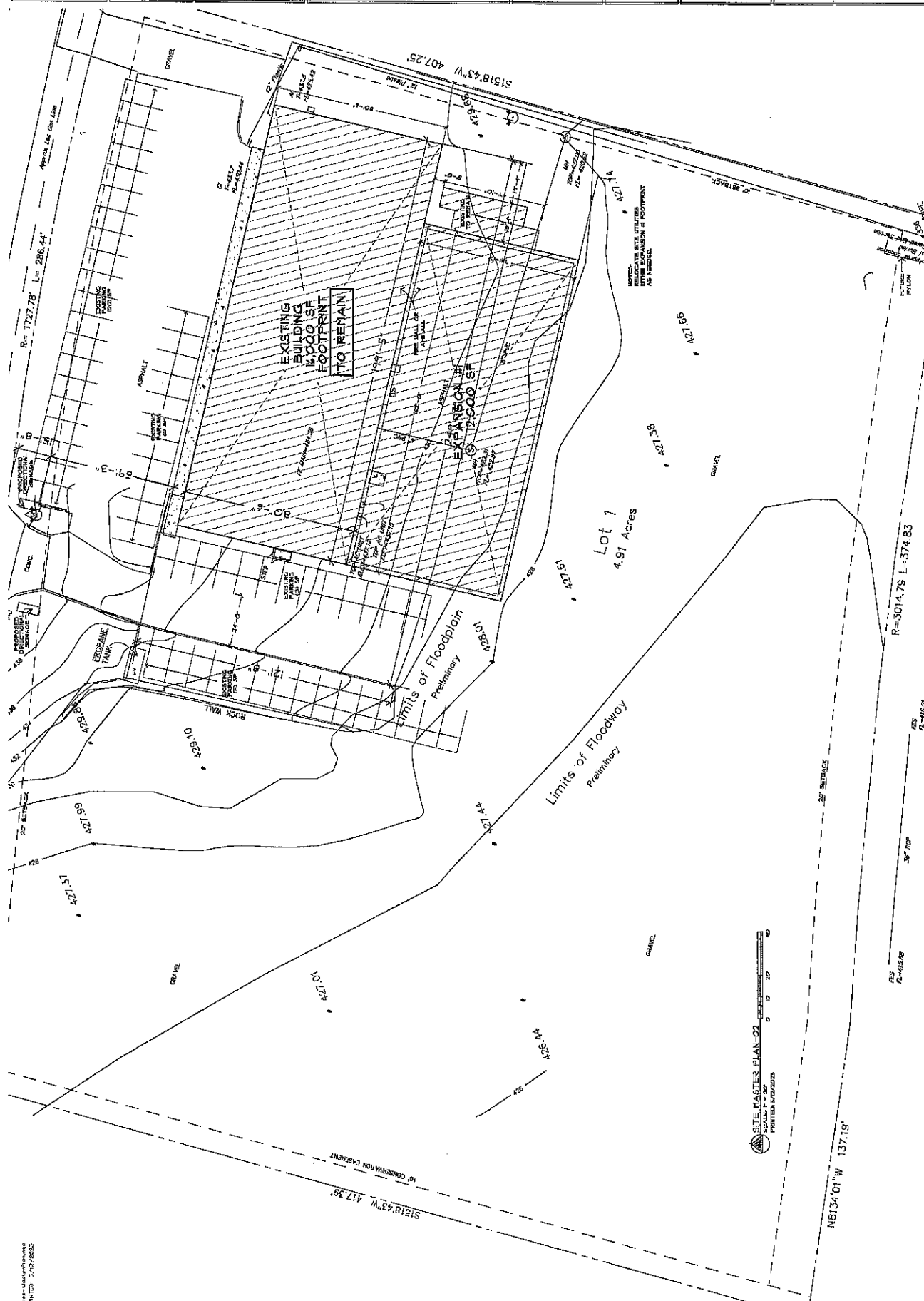
PHASE 1 (SEE VERTICANUM 11A5-2)

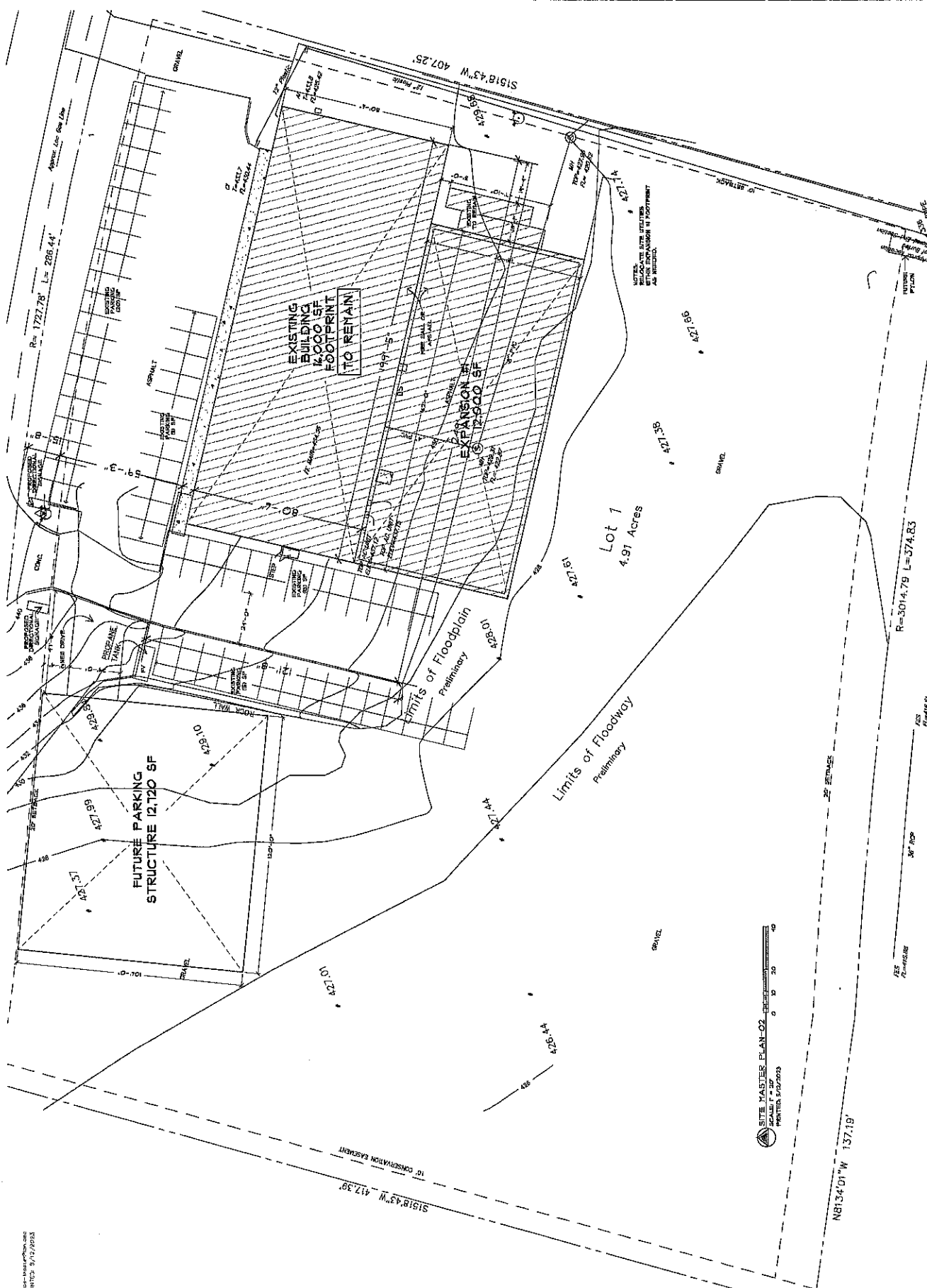
ADD UP TO 24,000 SQUARE FEET OF STORAGE AND 600 TO 800 VEHICLES TO EXISTING AND EXISTING BUILDINGS. THE EXPANSION WOULD NOT INCREASE ON-SITE STAYING, SO NO ADDITIONAL PARKING SPACES WOULD BE REQUIRED. THE EXISTING BUILDING WOULD BE RE-USE AS AN OPEN, UNDECK COVERED PARKING STRUCTURE. IT IS PROPOSED OF UP TO 100,000 SQUARE FEET OF STORAGE SPACE. AN EXTENSION OF THE EXISTING DRIVE IS INCLUDED FOR VEHICLE ACCESS TO THE EXISTING BUILDING. ALL VEHICLES WOULD BE PARKED HERE TO BE PROTECTED FROM WEATHER. SEE DRAWING A-1.

PHASE 2 (SEE VERTICANUM 11A5-3)

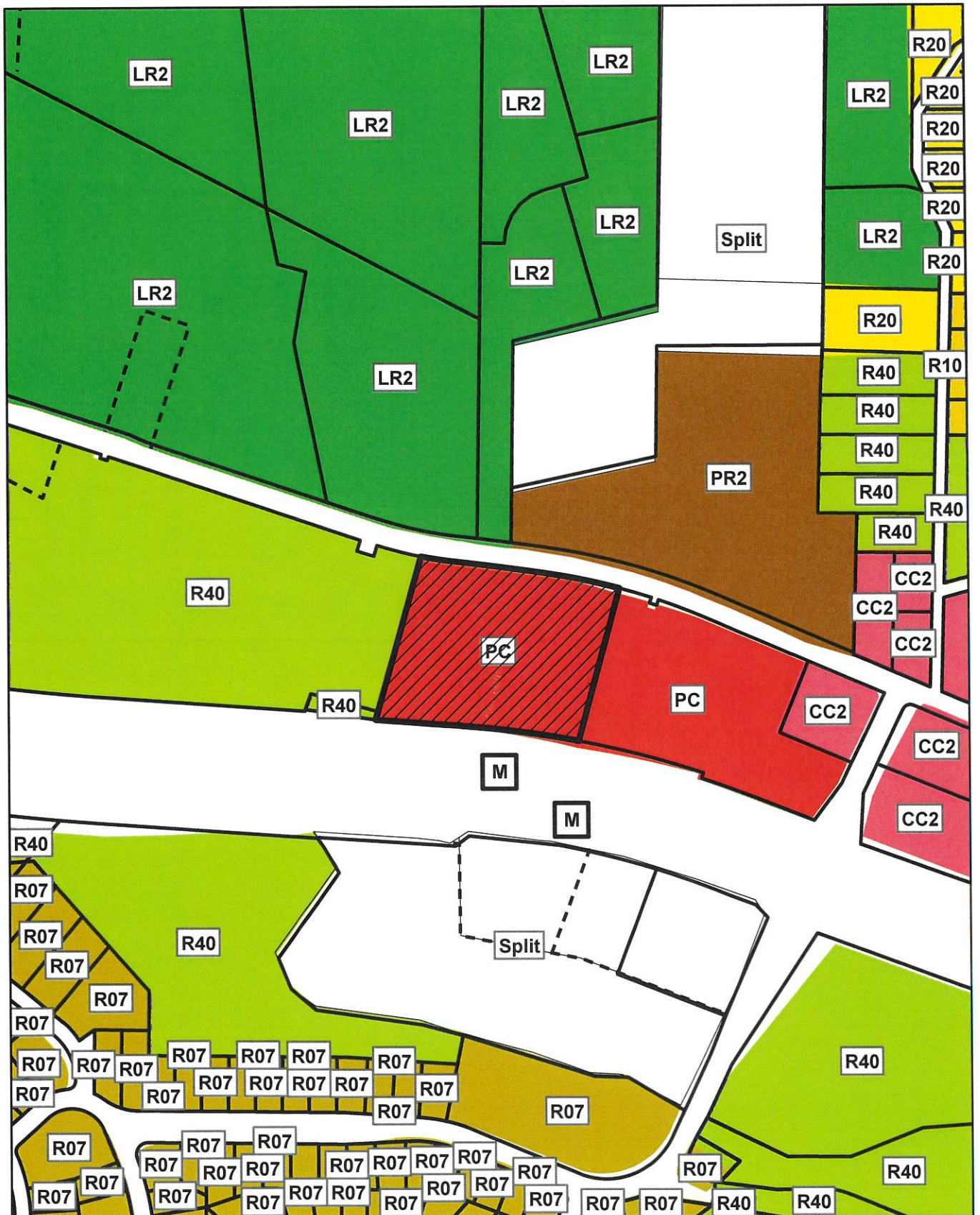
FUTURE EXPANSION WOULD DISPLACE EXISTING PARKING SPACES, PRODUCTION SPACE, AND WOULD DISPLACE EXISTING BUILDINGS. THE CONSTRUCTION OF NEW PARKING SPACES RESULTING IN 150 TOTAL PARKING SPACES. ESTIMATE OF NEW NUMBER OF SPACES NEEDED OF 150.

THE ORIGINAL SITE DEVELOPMENT PLAN FOR THIS PARCEL INCLUDED STORMWATER STORAGE AND STORAGE FOR FUEL TANKS. NO NEW STORMWATER STUDIES OR FACILITIES ARE REQUIRED. SEE LAND SURVEY BY GOVERNMENT LAND SERVICES.

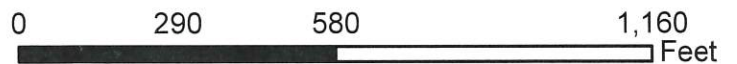




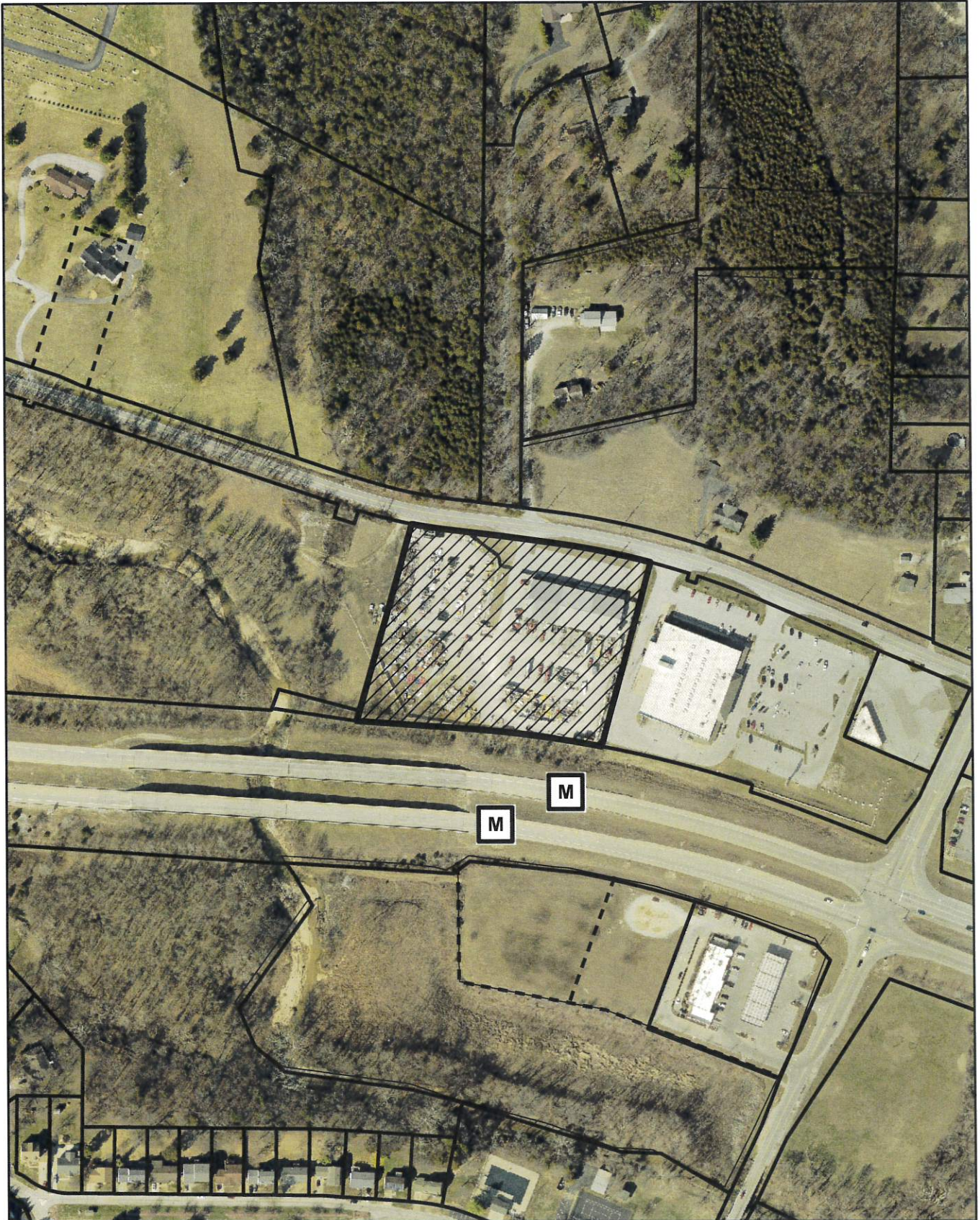
PC23015 - Piros Signs



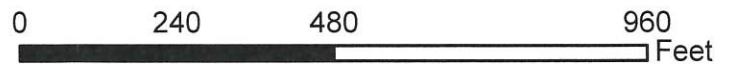
Subject Property



PC23015 - Piros Signs



Subject Property



Petition Number: CU23017

Meeting Date: June 22, 2023

Prepared By: Josh Jump

Applicant Information

APPLICANT NAME: The Covering House

APPLICANT ADDRESS: PO Box 12206, St. Louis, MO 63157

SITE ADDRESS: 800 Montebello Camp Rd.

PARCEL NUMBER: 09-4.0-17.0-1-005-012

NATURE OF REQUEST: Conditional Use Permit for "Group home for persons with disabilities, hospice or special care" in a split-zone district – R20, Single Family Residential, and R40, Single Family Residential

Parcel and Site Information

CURRENT ZONE DISTRICT: R20/R40

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: Primary Growth

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 16.6 Acres

FEET OF ROAD FRONTAGE: Montebello Camp Rd. dead ends at the property line

AVAILABLE SERVICES: N/A

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The parcel was owned by owned by the Apostles of the Sacred Heart and was used as a boarding house for nuns. A large vacated two-story residential structure sits on the property. A plan was approved in 2018 for conditional use permit to use the existing structure for a group home. This project was going to be run by a group called the Covering House who have operated in the County for some time. The subject property is surrounded by residential zone districts to the north, south, and west. The eastern boundary line adjoins properties owned by American Milling along the Mississippi River.

Parcel Conditions

TOPOGRAPHY: The developed/petitioned to be developed part of the property is relatively flat, but the "developable area" is surrounded by some rather steep topography

FLOODPLAIN ISSUES/STREAM ORDERS: N/A

VEGETATIVE COVER/SCREENING: The site exhibits some vegetation; however, there are unvegetated areas of the property where previous development has occurred.

ADDITIONAL COMMENTS: There was a plan and conditional use permit approved by both the Planning and Zoning Commission and the County Council in 2018 to use the existing structure for a group home.

Surrounding Zoning

The surrounding zone districts and land uses are as follows:

To the North:	<u>Zoning:</u> R20 and R40 <u>Land Use:</u> Developed Residential
To the East:	<u>Zoning:</u> RA5 <u>Land Use:</u> Undeveloped Rural/Agricultural
To the South:	<u>Zoning:</u> R20 and R40 <u>Land Use:</u> Developed Residential
To the West:	<u>Zoning:</u> R20 <u>Land Use:</u> Developed Residential

Submitted Plans

The submitted plan shows the following:

- 29 parking spaces (including 2 ADA spaces)
- 20' improved drive aisle into the facility
- Maintenance shed
- 17, 237 sq ft main facility which includes the following:
 - 10 bedrooms
 - Shared resident common space as well as several offices and support staff functions.

UDO Requirements

Relation to Unified Development Order

In considering any application for a Conditional Use Permit, the Planning & Zoning Commission and may consider the following minimum criteria to the extent they are pertinent:

1. Character of the neighborhood;
2. Compatibility with adjacent property uses and zoning;
3. Suitability of the property for which the conditional use is being requested;
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties;
5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property;
6. Impact on the street system to handle traffic and/or parking;

7. Impact of additional storm water runoff to the existing system or to the watershed area if no storm sewer is available;
8. Impact of noise pollution or other environmental harm;
9. Potential negative impact on neighborhood property values;
10. Extent to which there is need for the proposed use in the community;
11. Economic impact upon the community;
12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use;
13. Comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied;
14. Conformance to the Official Master Plan, current County policies and ordinances;
15. Analysis by professional staff; and,
16. Consistent with permitted uses in the area in which the conditional use is sought.

Analysis

The subject property is split-zoned – R20, Single Family Residential, and R40, Single Family Residential – and is 16.6 acres in size. There was formally a residential structure, and two accessory structures previously located on the property. Most of the remaining portions of the property are wooded. The property was previously owned by the Apostles of the Sacred Heart since 1969, and has been used as a retreat center, a daycare center, and as a boarding house at various times since then.

The Covering House brought forward a petition in 2018 to utilize the previous structures. However, in the narrative submitted the cost of renovating the existing buildings was cost prohibitive. The new project seeks to have a more residential feel to the property in its style from the elevations included. Staff has incorporated conditions so that would remain. The main structure in the proposal is slightly larger but the overall footprint including auxiliary buildings is actually smaller than what was proposed and approved in 2018.

The property is intended to be used as a residence and treatment center for exploited youth through the organization known as The Covering House. More specifically, The Covering House is proposing to use the property as a location for exploited children/youth to partake in a year-long treatment program. During the treatment program, the children/youth will be home schooled on the property.

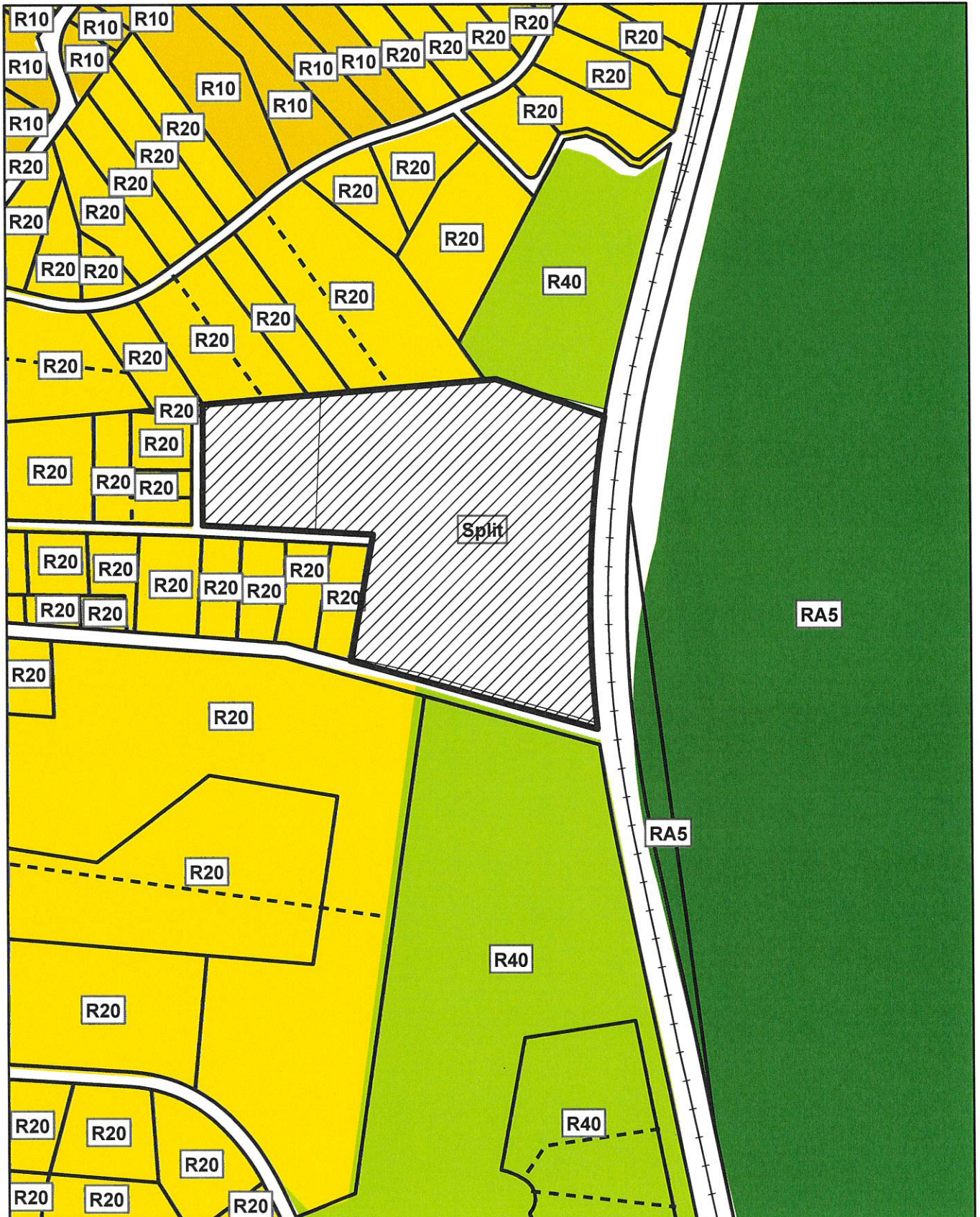
The new proposal does intend to move away from using the existing structure, layout, and parking. The scope of the project is in essence unchanged from what was approved in 2018. It is not anticipated that there will be any changes to traffic conditions to and from the subject property and its previous uses, adding little to no effect to surrounding property owners.

The Covering House organization has been operating for nearly a decade, and the proposed location at 800 Montebello Camp Road would be the second location in Jefferson County for the organization. The proposal and request of the Conditional Use Permit by The Covering House is being pursued in an effort to address a need within Jefferson County and the region.

Recommended Conditions/Comments if Approved

1. Site Development is required. A Jefferson County occupancy permit must be issued by the Code Enforcement Division and shall not be issued until all required site improvements have been installed. Potential improvements to the surfacing of Montebello Camp Road will be evaluated and considered during Site Development.
2. The final architecture of the group home shall be similar to and consistent with the design submitted with the Conditional Use Permit application.
3. All requirements of the Rock Community Fire Protection District shall be met.
4. The design and layout of the facility shall be in a fashion that minimizes light at the property line.
 - a. Any outdoor lighting shall be designed so that light sources are not visible from adjacent property and shall include shields or cutoffs at the light source to redirect light away from such boundaries.
3. The maximum number of persons in the facility shall not exceed ten (10) individuals and two (2) resident staff members. Additional staff may be present during daytime hours but may not stay overnight.
4. Parking shall be indicative of the neighborhood in which the conditional use is located.
5. The property shall maintain a minimum lot area of two (2) acres.
6. There shall be a minimum building size of two hundred fifty (250) square feet per resident and resident staff.
7. There shall be no sign advertising the nature of the use.
8. The facility shall not be used as a residence for sex offenders.
9. At the time of original approval, the facility shall not be located within one thousand (1,000) feet of another such facility or of a halfway house, a convalescent home, nursing home, retirement home, school, church, a children's nursery or a day care home, however, the County Council shall have the authority to waive this requirement, provided that the facilities are separated by a County classified principal street, railroad track, major waterway or other comparable manmade or natural barrier.
10. The current character of the residential structure shall be maintained.
11. A Jefferson County occupancy permit must be issued by the Code Enforcement Division.
12. All required state permits must be filed with the Planning Division prior to occupancy of the facility.
13. All requirements of state permits shall be followed.
14. The conditional use permit is issued to this Applicant. At such time as a different organization seeks to occupy the property, a new conditional use permit must be issued by the Jefferson County, Missouri, Council.

CU23017 - Covering House



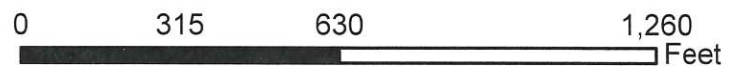
Subject Property

0 315 630 1,260 Feet

CU23017 - Covering House



Subject Property



OVERALL FIRST FLOOR PLAN



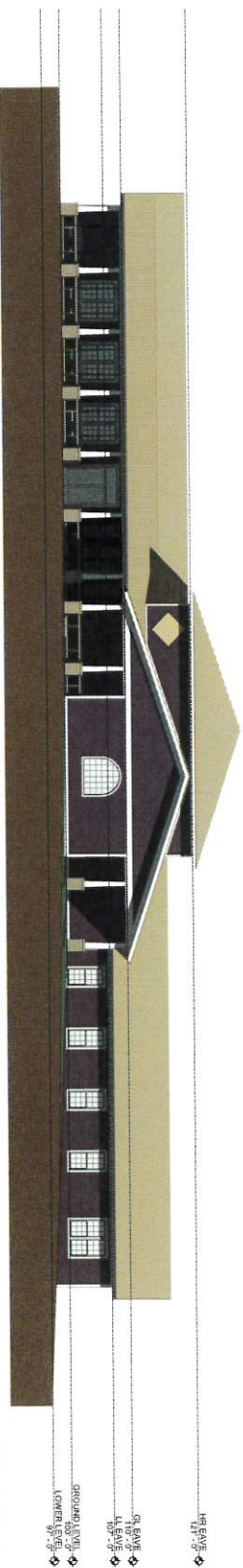
- LEGEND**
- ☐ RESIDENT
 - ☐ RESIDENT COMMON SPACE
 - ☐ STAFF
 - ☐ SUPPORT



FRONT ENTRANCE

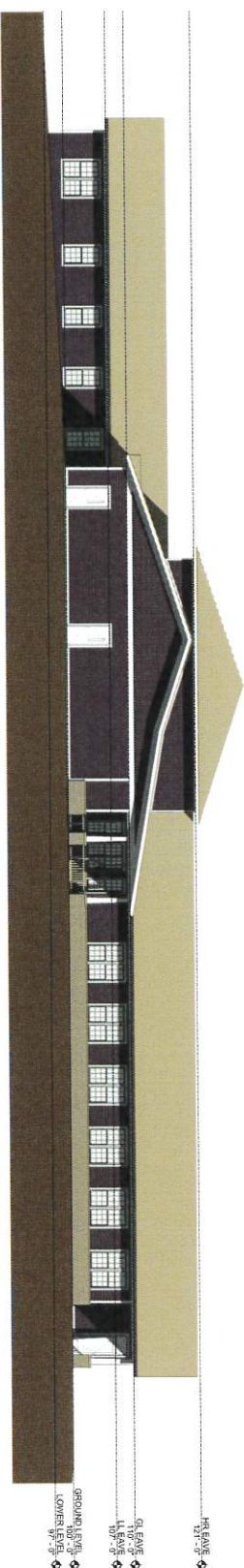
1 SOUTH ELEVATION

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



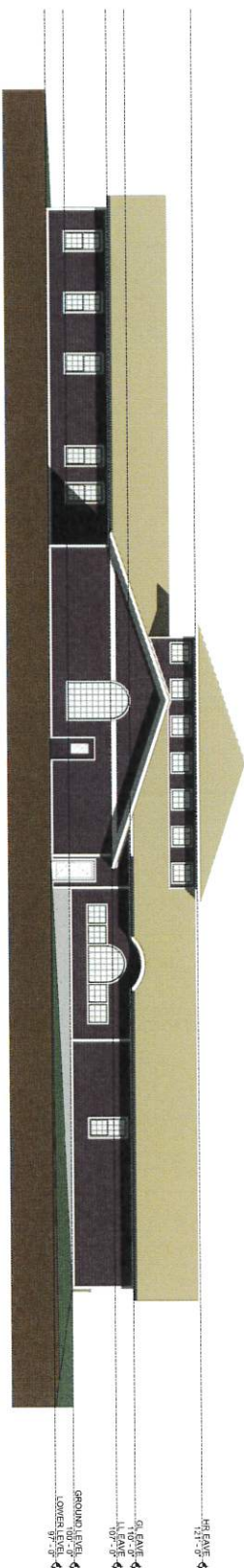
2 WEST ELEVATION

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



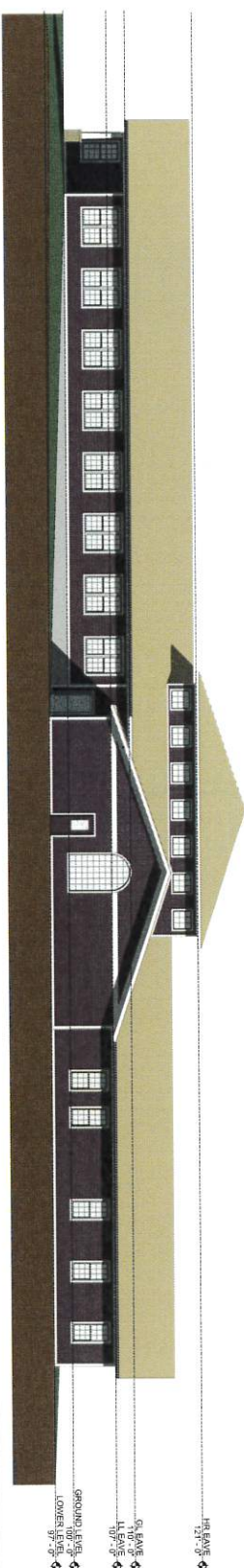
3 NORTH ELEVATION

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



4 EAST ELEVATION

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





Transforming
Communities

May 18, 2023

Jefferson County MO Planning Division
Atten: Josh Jump Planner II
725 Maple Street
Hillsboro, MO 63050

Reference: Conditional Use Permit Application
The Covering House New Construction
800 Montebello Camp Road, Imperial, MO 63052

Mr. Jump,

This document is intended to describe the proposed new construction project to be completed at 800 Montebello Camp Road, Imperial MO for The Covering House. Previously, a Conditional Use Permit had been issued for this project in 2018.

Legal Description

- 800 Montebello Camp Road/Imperial MO/63052

Historic use and Proposed use of the Property

- This property was previously Owned by the Apostles of the Sacred Heart and used as a religious retreat facility.
- The proposed use for this property is to construct a new group home for persons requiring special needs. The Covering House provides treatment and rehabilitation for individuals affected by the sex trafficking industry.
- On a previously issued Conditional Use Permit, the existing structures were to be renovated, but this work was deemed cost prohibitive, so a path of new construction was chosen. The proposed new construction mirrors the original programming of the previously approved renovation.

Site Services and Utilities

- Since the purchase of the property from the Apostles of the Sacred Heart, The Covering House has installed a new sewer line that connects to the public sewer system as well as new domestic and fire water line to the building site. Ameren MO currently has electrical service to the property.
- The existing septic system was wrecked and removed.
- The existing water well was capped, grouted, and closed by licensed subcontractor.

- 
- The existing structures have been demolished and removed from the property.

Location Map/Site Plan/Preliminary Schematic Design.

- A site plan has been professionally prepared by Govero Land Services that shows previously existing structures as well as the proposed location for the new construction structure.
- Preliminary Schematic Design drawings professionally prepared by KAI Design, LLC have been prepared for review. These drawings show the proposed floor plan, programming, and exterior elevations of the new construction structure.

Sincerely,



Dan Glidewell
SENIOR PROJECT MANAGER

KAI Build, LLC.

2060 Craigshire Road | St. Louis, MO 63146 | ☎ 314.241.8188