

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 13, 2024 in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri. The public will be given an opportunity to be heard.

The tentative agenda of this meeting includes:

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

**IV. APPROVAL OF MINUTES
May 23, 2024**

V. SWEARING IN OF WITNESSES

VI. INTRODUCTION OF EVIDENCE

VII. NEW BUSINESS

1. Consideration

A. PR124027

A Request for a Zone Change and Development Plan approval for parcel 02-5.0-15.0-1-001-015., located at 801 Romaine Creek Road, Fenton, in Rock Township and Council District #2, from Single-Family Residential (R-7) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan Approval for Hillcrest.

B. PM24032

A Request for a Zone Change and Development Plan approval for parcel 06-7.0-25.0-2-004-008., located at 8460 Wolf Road, Cedar Hill, in Meramec Township and Council District #7, from Single-Family Residential (R-20) Zone District to Planned Mixed Use (PM) Zone District and Development Plan Approval for Cedar Hill Mill.

C. PP24036

The Preliminary Plat for Bella Terra, parcel 02-7.0-36.0-3-001-001., located at Old Lemay Ferry Road and Vogel Road, in Windsor Township and Council District #3.

D. 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: PR124027

APPLICATION (PROJECT) NAME: HILLCREST

APPLICANT: REZO HOUSE BUYERS LLC

172 PLAZA DRIVE, WILDWOOD, MO 63040

PROPERTY OWNER NAME: BOSEK FAMILY PARTNERSHIP LP

DESIGN PROFESSIONAL: TERRA DESIGN SOLUTIONS

REQUEST: A REQUEST FOR A ZONE CHANGE FROM SINGLE-FAMILY RESIDENTIAL (R7) ZONE DISTRICT TO PLANNED RESIDENTIAL (PR1) ZONE DISTRICT AND DEVELOPMENT PLAN APPROVAL FOR HILLCREST.

SITE LOCATION: 801 ROMAINE CREEK, FENTON, MO 63026

PARCEL/LOCATOR NUMBER: 02-5.0-15.0-1-001-015

EXISTING ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL (R7)

COUNCIL DISTRICT: 2

MASTER PLAN DESIGNATION: PRIMARY GROWTH AREA

DEVELOPMENT PATTERN; SUBURBAN DEVELOPMENT PATTERN

TOTAL SITE AREA: 8.71 ACRES

PUBLIC SERVICE AVAILABILITY: NORTHEAST PUBLIC SEWER/ PWSD 3

EXISTING SITE CONDITIONS: VACANT W/ A MOBILE HOME

CASE MANAGER: JOSH JUMP/PLANNER II

MEETING DATE: JUNE 13, 2024

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT & SITE LOCATION & EXISTING CONDITIONS

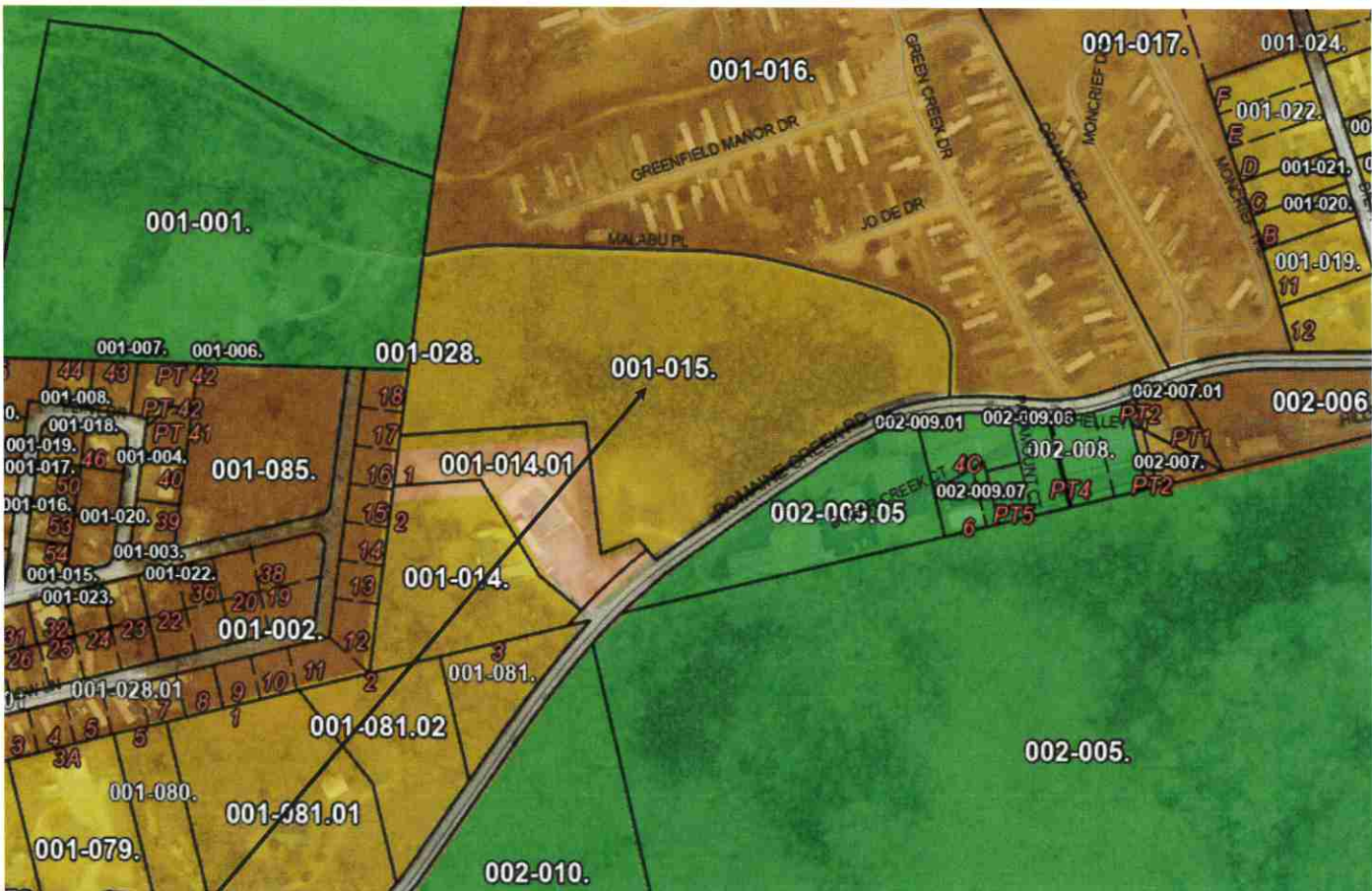
LOCATION:

The subject property is located off Romaine Creek Rd. just west of State Highway 141. The subject property is 8.71 acres in size. Greenfield Mobile Home park is located just to the east. The subject property is currently vacant with what appears to be a vacated mobile home on the site. The subject property is located in the Northeast Public Sewer District and Public Water Supply District #3.

According to FEMA's Flood Insurance Rate Map, there is a tiny sliver of the northern edge that is in the 100 yr. floodplain on the property and there are no issues with stream orders that traverse the property.

FRONTAGE: The property in question has frontage along Romaine Creek Rd.

FIGURE 1 - SITE LOCATION



SITE

PROJECT & SITE LOCATION & EXISTING CONDITIONS

TOPOGRAPHY: The property does exhibit some topographical challenges

FLOODPLAIN ISSUES/STREAM ORDERS: there is a tiny sliver of the northern edge that is in the 100 yr. floodplain on the property and there are no issues with stream orders that traverse the property.

VEGETATIVE COVER/SCREENING: The property is largely undeveloped with the exception of what appears to be a vacant mobile home in the southwestern corner of the property.

FIGURE 2 - SITE TOPOGRAPHY



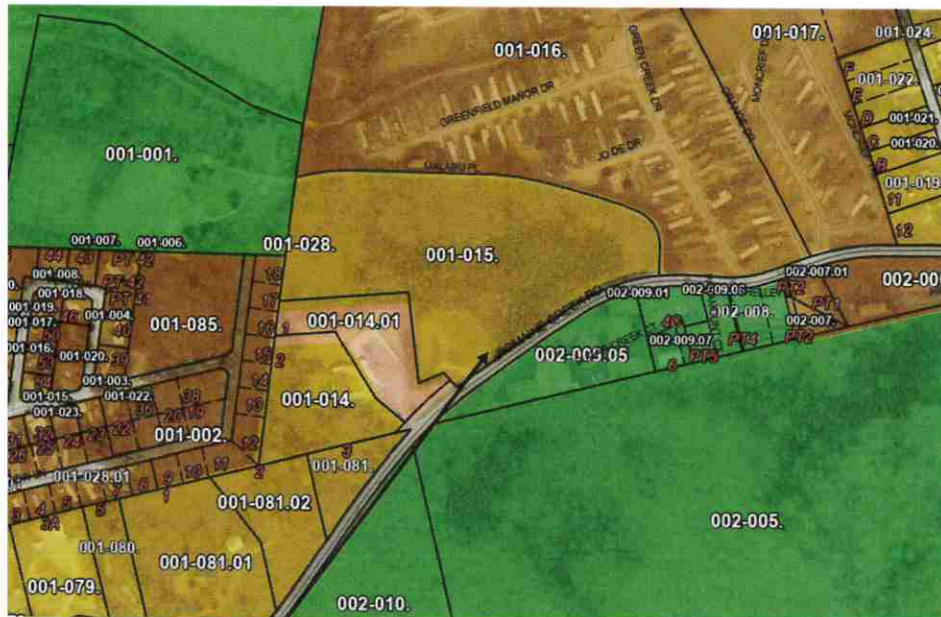
SITE

ADJOINING ZONING & LAND USES

ADJOINING ZONING & LAND USES: The subject property is located off Romaine Creek Rd in Fenton. There are a number of land uses along Romaine Creek Rd as set forth below.

EXISTING CONDITIONS MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential (Mobile Home Park)	PR2	Developed Residential
East	Residential (Multi-family, Mobile Home Park, and Single Family Residential)	PR2, R7, LR2	Single-family residential/LNC Multi-Family, Single Family Residential
South	Residential (Multi-Family, and Single Family Residential)	LR2	Developed LNC Multifamily, Single Family Residential
West	Residential, Commercial, Mobile Home Park	NC1, PR2, LR2, R7	Developed & Undeveloped Residential

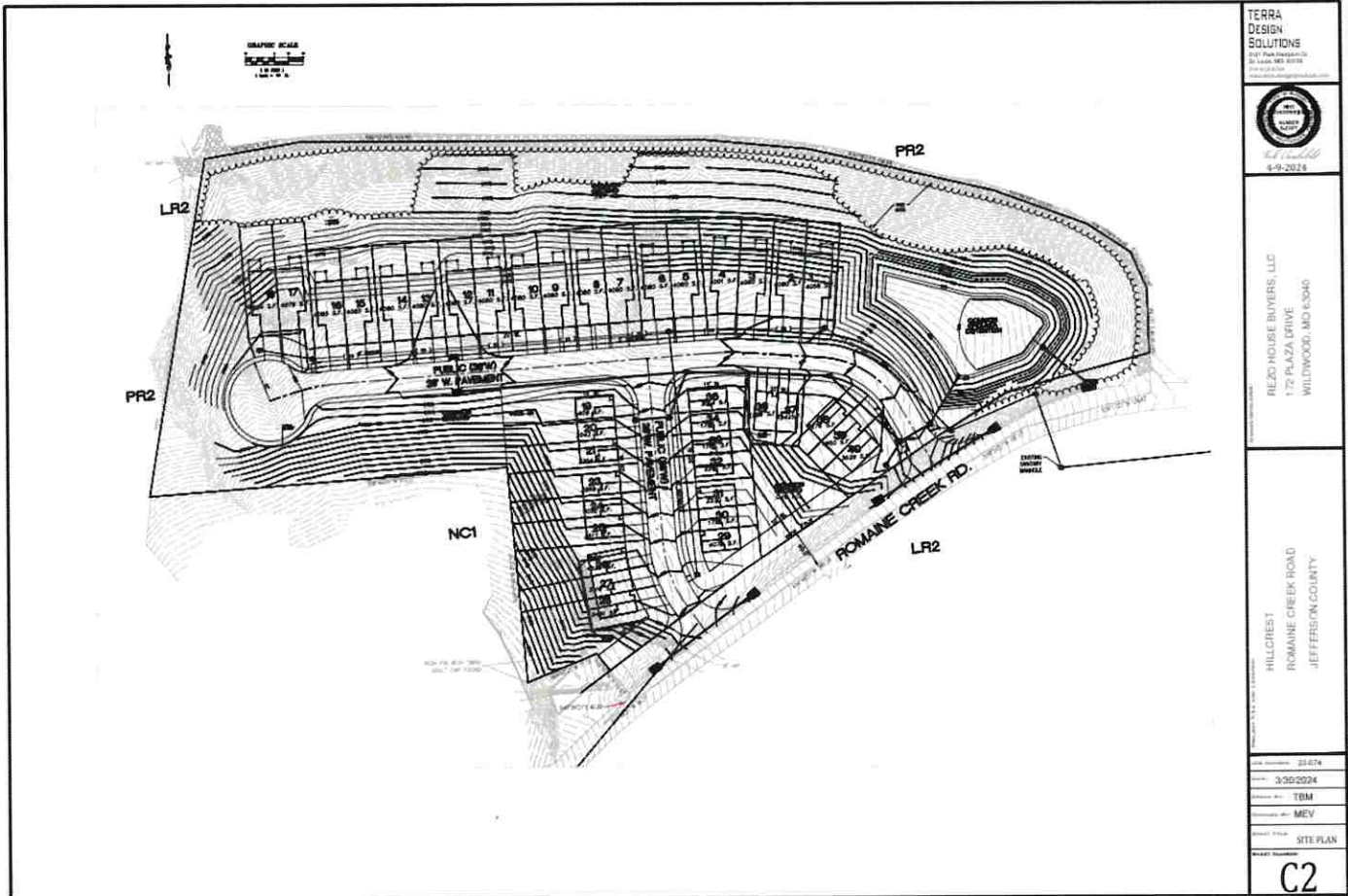
FIGURE 3 - EXISTING ZONING



SITE

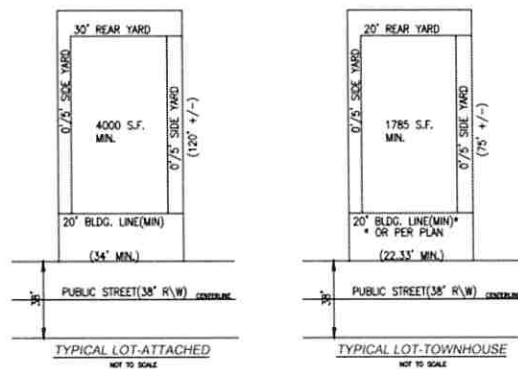
DEVELOPMENT PLAN

EXHIBIT B - DEVELOPMENT PLAN



The submitted development plan shows the following:

- ⇒ 2 access points off Romaine Creek
- ⇒ Detention area
- ⇒ 40 total house locations (mixture of duplexes and triplexes) O' lot line allowed for duplexes and triplexes, and one quad plex
- ⇒ Typical lot (Note: the typical lot diagram shows a 20' front setback and a 5' side setback, the code in PR1 requires a 25' front setback and a 6' side setback)



MODIFICATION REQUESTS

- ⇒ The petitioner has requested 1 modification :
 - The petitioner has requested relief from Section 400. 1670 — The minimum building setbacks

CRITERIA FOR CONSIDERATION

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

Zone Change

The proposed development is located within the Primary Growth Area. The Primary Growth Area encourages denser, more urban development. The proposed development would not be entirely out of character for the surrounding area. There is a wide array of zoning and denser style housing types in the area. This variety includes single family and multi-family residential as well as a mobile home park and a commercial development. The proposed plan provides some different types of housing while keeping in character with the surrounding area.

The overall density of the development is 40 units across 8.71 Acres. That is approximately 4.6 units per acre. The development leaves a fair amount of open space on the 8.71-acre parcel allowing for a less dense overall scope of development. The density is consistent with surrounding developments and is more in line with the R7 zoning which allows for a maximum of 5 units per acre as well as falls well below the maximum of 6 units per acre.

Development Plan

The proposed Development Plan shows two full access points. It is unclear if they meet the County's standards on ingress and egress. The two access points use county-maintained road Romaine Creek Road to service the proposed units. The units fall well under the requirements for additional access points (100 or more) from a county-maintained road.

The proposed development does appear to be compatible with the surrounding neighborhood, which includes a mixture of dense multi-family as well as single-family residential.

Staff believes the proposed plan mostly satisfies the County's UDO as well as the goals outlined by the county's master plan

Modification Analysis:

Relief from 400.1670— Minimum building setbacks: The petitioner is requesting to reduce the front setbacks from 25' to 20' and the side setbacks from 6' to 5'. The lots that are being created are brand new lots. There are some topographical challenges on the site, however there appears to ample room, given the amount of undisturbed common ground to push the houses back another 5' feet and allow for another foot of buffer on the sides that adjoin other structures. There have been other duplex developments in the county (most recently at Amberleigh Woods in 2022) that did not require a reduction in the setbacks.

RECOMMENDATION

Staff recommends **Approval with conditions** of PC24027, a request for a zone change on a portion of the subject property from Single-Family Residential zone district (R7) to Planned Residential (PR1) zone district and development plan approval for Hillcrest, in accordance with the following modifications, conditions of approval, regulatory requirements and departmental comments.

MODIFICATION RECOMMENDATIONS

⇒ Staff recommends **Denial** of the requested modification to Section 400.1670—Minimum Building Setback Requirements.

•

RECOMMENDED CONDITIONS/COMMENTS IF APPROVED

Regulatory Requirements

Permitted Uses

- Dwelling – two family
- Dwelling – three family
- Dwelling—four Family

Floor Area, Height, and other Building Requirements

- Maximum Density: 6 units per acre
- Minimum Lot Size: 4,228 square feet (individual units are allowed to be spilt by a 0' lot line)
- Minimum Lot Width: 40 feet
- Maximum Structure Height: 45 feet

Improvement Plan / Site Development

Required Yards

The required yards shall comply with those permitted on the Development Plan for Hillside. The required setbacks for the PR1 district include front yard - 25', side yard - 6', and rear yard - 30' (unless modified)

Design Standards

The development shall comply with Suburban Design Standards in accordance with Article 7 of the Jefferson County Unified Development Order.

Access

All possible access roads shall comply with street design requirements identified in the Unified Development Order.

Parking

Parking shall be provided in accordance with UDO requirements.

Signs

The subdivider shall provide a sign at the entrance to the subdivision which states, "Private Maintenance Begins". The subdivider shall also place all regulatory signs, including stop signs, speed limit, etc. See Article XIII for additional signage regulations.

Landscaping

The UDO requires the following landscaping for a subdivision:

Street Frontage*

- 1 tree for every 75 feet of street frontage.
- 1 shrub for every 20 feet of street frontage.

Open yard areas**

- 1 tree for every 5,000 sq.ft. of open yard.
- 2 shrubs for every 5,000 sq.ft. of open yard.

* Trees and shrubs may be clustered but must be within 20 feet of the provided right-of-way.

** Open yard is the total lot area subtracted from the building footprint.

Stormwater

Stormwater management shall comply with Chapters 400 and 505 of the Code of Ordinances of Jefferson County.

Erosion and Sediment Control

Erosion and sediment control shall comply with Chapters 400 and 505 of the Code of Ordinances of Jefferson County.

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.

RECOMMENDED CONDITIONS/COMMENTS IF APPROVED

A Preliminary plat/site development plan approval shall be required.

Survey and existing data:

Include availability of existing water available to serve the project.

Proposed development:

Proposed zone district on cover sheet calls out R-07 should state PR1

Pavement:

The Engineer shall submit sight distance profiles showing that the required sight distance is met.

Access onto a county road shall require 300' of stopping sight distance at 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance between line of sight and surface/top of grass).

The engineer shall identify the clearance at the most restrictive point on the profiles.

Any vegetation or obstructions of any sort in the line of sight must be identified.

Local Access Streets:

Street width shows 28' pavement within 34' ROW with curbs which will allow parking on one side. No parking signs will be required on one side of street

Street thickness shall include 6" PCC/4" rock base or 2" Type C Asphaltic Concrete/3" Type X Asphaltic Concrete/4" rock base.

Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.

Required 125' offset is not met with opposite driveways on Romain Creek Rd.

Other street design requirements:

Streets shall intersect at right angles.

Sight triangle at street intersections are required (measured 35' along both ROW lines with clear vertical height between 3'-10').

Corner radius onto a street for is a minimum of 15'.

Corner radius onto a county road is a minimum of 30'.

Lighting shall conform to UDO Section 400.2460.

Sidewalks:

Sidewalks shall consist of 5' width and are required on both sides of street and around cul-de-sacs.

Mailbox locations must be shown for subdivisions.

Detention:

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.

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 hou.

Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.

Walls:

Any development where a retaining wall or vertical cut is proposed in an upward-sloping yard shall provide a minimum fifteen (15) foot wide fall zone easement from the bottom of the wall. Any structure requiring the issuance of a Jefferson County building permit, except a deck without walls or a roof, shall not be located within the fall zone easement.

A portion of every rear yard in residential developments shall provide adequate usable space for outdoor recreation by the occupants of the lot. At least thirty percent (30%) of the required rear yard area must be usable. A usable space is a contiguous area with grade less than thirty percent (30%).

Wall over 6' requires a permit from the Building Division.

Grading:

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.

A land disturbance permit is required from the Stormwater Department in accordance with Chapter 500.

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.

APPENDIX

SUPPLEMENTAL EXHIBITS

HILCREST

PART OF SECTION 10 OF SMITH'S SURVEY OF U.S. SURVEY 3011
TOWNSHIP 48 NORTH, RANGE 5 EAST,
JEFFERSON COUNTY, FENTON, MISSOURI

PRELIMINARY PLAN



PERTINENT DATA

1. SITE ADDRESS: 172 PLAZA DRIVE, WILDWOOD, MO 63040
2. LOT AREA: 0.171 ACRES
3. LOT DIMENSIONS: 120' x 140'
4. LOT COORDINATES: 172 PLAZA DRIVE, WILDWOOD, MO 63040
5. LOT OWNER: REZO HOUSE BUYERS, LLC
6. LOT SURVEY: 172 PLAZA DRIVE, WILDWOOD, MO 63040
7. LOT ZONING: R-1
8. LOT ADJACENTS: 172 PLAZA DRIVE, WILDWOOD, MO 63040
9. LOT EASEMENTS: 172 PLAZA DRIVE, WILDWOOD, MO 63040
10. LOT UTILITIES: 172 PLAZA DRIVE, WILDWOOD, MO 63040

UTILITIES

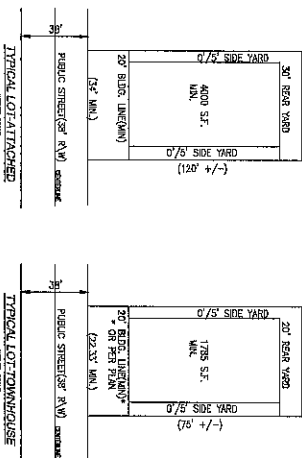
1. FIRE DISTRICT: 172 PLAZA DRIVE, WILDWOOD, MO 63040
2. WATER SERVICE: 172 PLAZA DRIVE, WILDWOOD, MO 63040
3. SEWER SERVICE: 172 PLAZA DRIVE, WILDWOOD, MO 63040
4. GAS SERVICE: 172 PLAZA DRIVE, WILDWOOD, MO 63040
5. ELECTRIC SERVICE: 172 PLAZA DRIVE, WILDWOOD, MO 63040
6. PHONE SERVICE: 172 PLAZA DRIVE, WILDWOOD, MO 63040
7. CABLE SERVICE: 172 PLAZA DRIVE, WILDWOOD, MO 63040
8. SATELLITE SERVICE: 172 PLAZA DRIVE, WILDWOOD, MO 63040
9. OTHER SERVICES: 172 PLAZA DRIVE, WILDWOOD, MO 63040

APPLICANT

1. NAME: REZO HOUSE BUYERS, LLC
2. ADDRESS: 172 PLAZA DRIVE, WILDWOOD, MO 63040
3. PHONE: (314) 345-4144
4. FAX: (314) 345-4144
5. EMAIL: info@rezo.com
6. WEBSITE: www.rezo.com
7. OTHER CONTACTS: 172 PLAZA DRIVE, WILDWOOD, MO 63040

OWNER

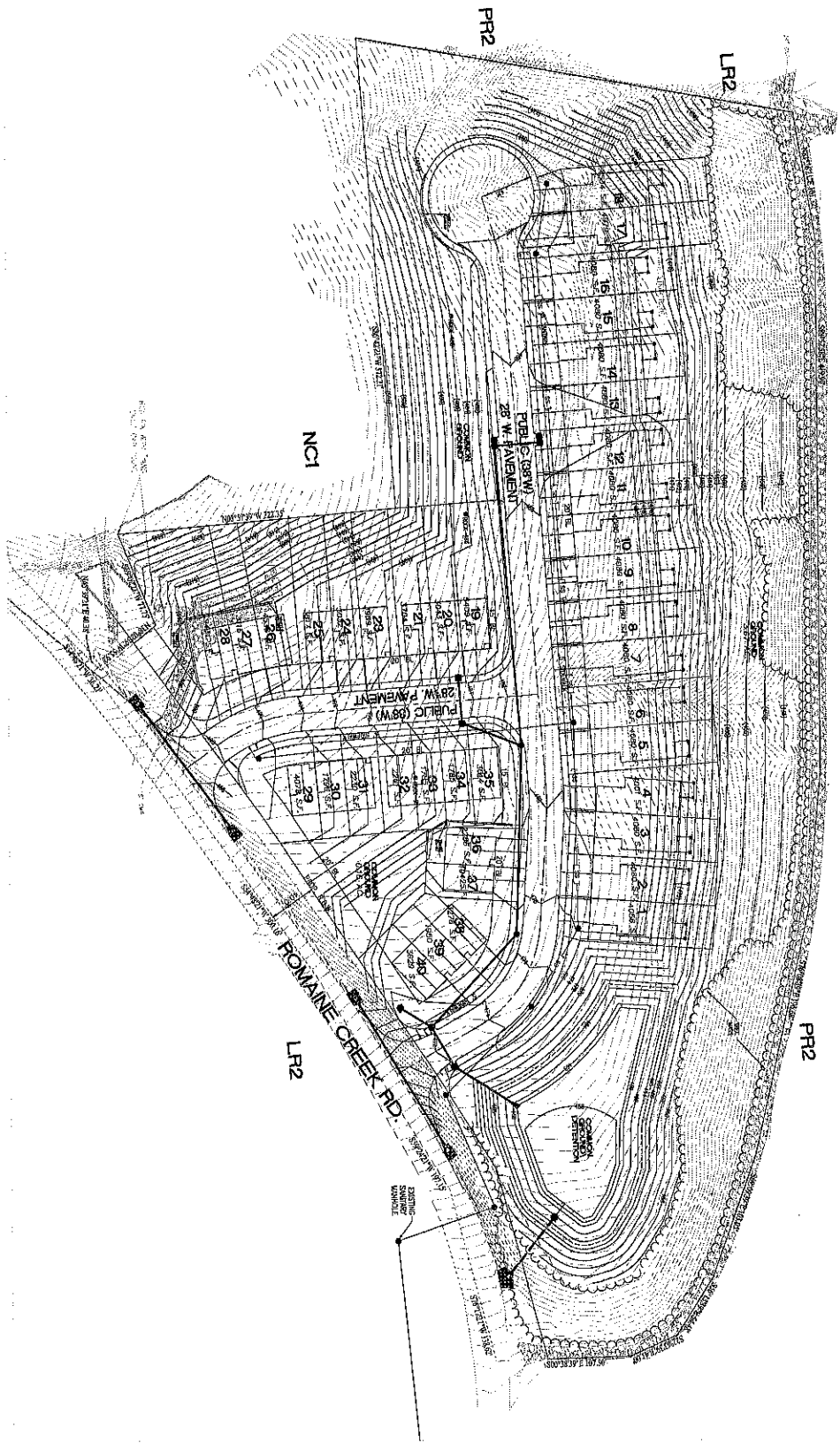
1. NAME: REZO HOUSE BUYERS, LLC
2. ADDRESS: 172 PLAZA DRIVE, WILDWOOD, MO 63040
3. PHONE: (314) 345-4144
4. FAX: (314) 345-4144
5. EMAIL: info@rezo.com
6. WEBSITE: www.rezo.com
7. OTHER CONTACTS: 172 PLAZA DRIVE, WILDWOOD, MO 63040



PROJECT TITLE AND LOCATION:
HILCREST
ROMAINE CREEK ROAD
JEFFERSON COUNTY

OWNER/DEVELOPER:
REZO HOUSE BUYERS, LLC
172 PLAZA DRIVE
WILDWOOD, MO 63040

DATE: 3/30/2024
DRAWN BY: TM
CHECKED BY: MEV
SHEET TITLE: COVER SHEET
SHEET NUMBER: C1



TERRA DESIGN SOLUTIONS 314-713-5746 314-713-5747 www.terra-design.com	4-9-2024	OWNER/DEVELOPER: REZO HOUSE BUYERS, LLC 172 PLAZA DRIVE WILDWOOD, MO 63040	PROJECT TITLE AND LOCATION: HILLCREST ROMAINE CREEK ROAD JEFFERSON COUNTY Job Number: 23-074 Date: 3/30/2024 Drawn By: TBM Checked By: MEV Sheet Title: SITE PLAN Sheet Number: C2
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PETITION NUMBER: PM24032

APPLICATION (PROJECT) NAME: CEDAR HILL MILL

APPLICANT: CEDAR HILL IMPROVEMENT PARTNERSHIP
6093 STATE RD BB, CEDAR HILL, MO, 63016

PROPERTY OWNER NAME: LALUMONDIERE FAMILY TRUST

DESIGN PROFESSIONAL: VONARX ENGINEERING

REQUEST: A REQUEST FOR A ZONE CHANGE FROM SINGLE-FAMILY RESIDENTIAL (R20) ZONE DISTRICT TO PLANNED MIXED (PM) ZONE DISTRICT AND DEVELOPMENT PLAN APPROVAL FOR CEDAR HILL MILL.

SITE LOCATION: 8460 WOLF RD., CEDAR HILL, MO 63016

PARCEL/LOCATOR NUMBER: 06-7.0-25.0-2-004-008

EXISTING ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL (R20)

COUNCIL DISTRICT: 7

MASTER PLAN DESIGNATION: PRIMARY GROWTH AREA

DEVELOPMENT PATTERN; SUBURBAN DEVELOPMENT PATTERN

TOTAL SITE AREA: .62 ACRES

PUBLIC SERVICE AVAILABILITY: PWSD 08/NA

EXISTING SITE CONDITIONS: VACANT W/ THE MILL

CASE MANAGER: JOSH JUMP/PLANNER II

MEETING DATE: JUNE 13, 2024

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT & SITE LOCATION & EXISTING CONDITIONS

LOCATION:

The subject property is located off Wolf Rd. just west of the intersection of State Highway BB and Cedar Hill Rd. The subject property is .62 acres in size. The site is mostly surrounded by single family residences with a few outliers of a fire station and a lawfully non-conforming commercial site at BB and Cedar Hill Rd. The subject property is currently vacant with the vacated mill on the site. The subject property does not appear to be in a designated sewer district and is serviced by Public Water Supply District #8.

According to FEMA's Flood Insurance Rate Map, there is significant floodway as well as 100 yr floodplain as well as stream order 6

FRONTAGE: The property in question has frontage along Wolf Rd.

FIGURE 1 - SITE LOCATION



SITE

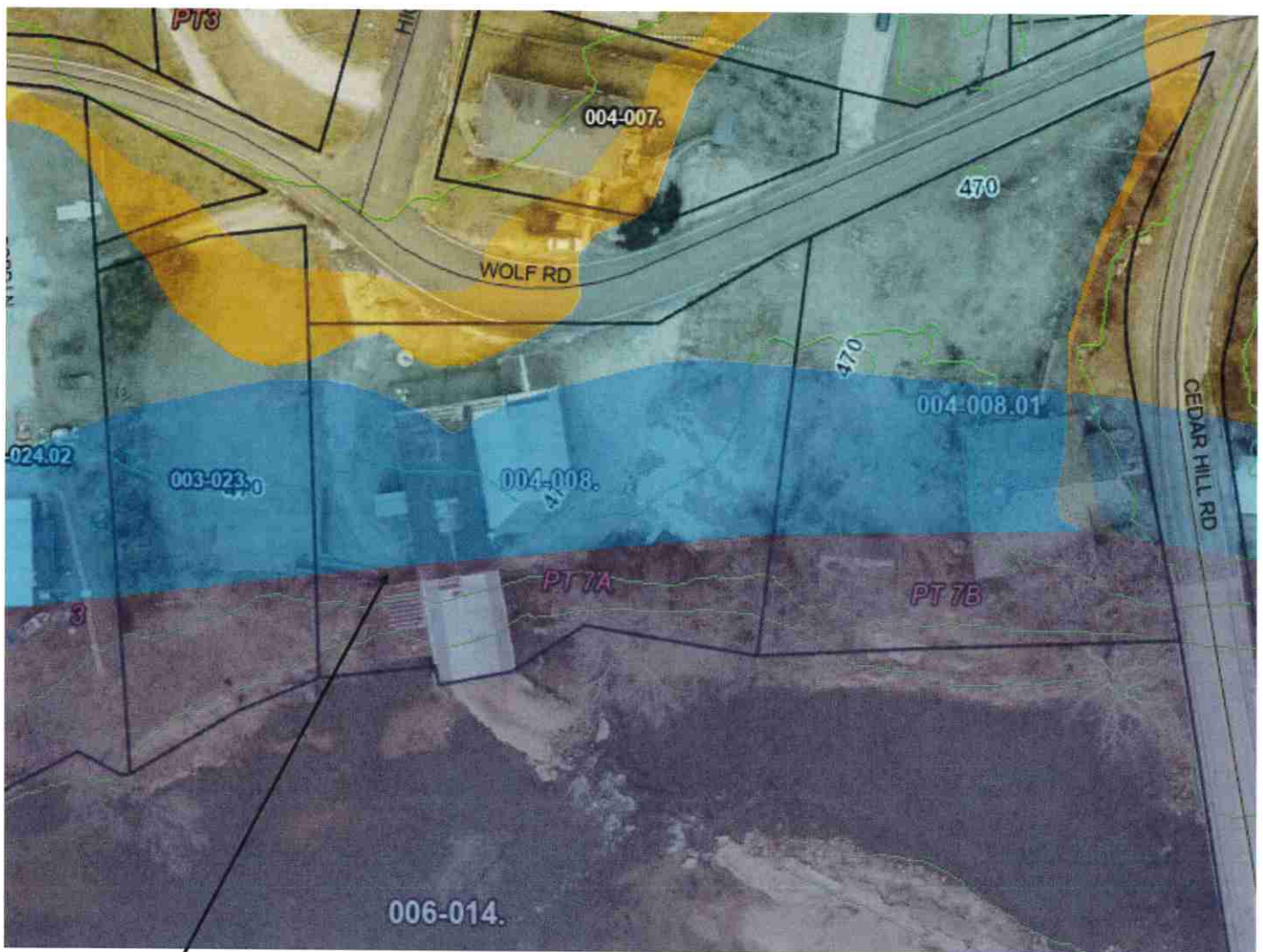
PROJECT & SITE LOCATION & EXISTING CONDITIONS

TOPOGRAPHY: The property is fairly flat topographically

FLOODPLAIN ISSUES/STREAM ORDERS: there are significant portions of the property in the floodway as well as the 100yr floodplain as well as a stream order 6 traversing the southern part of the property

VEGETATIVE COVER/SCREENING: The property is developed with an old mill

FIGURE 2 - SITE TOPOGRAPHY



SITE

ADJOINING ZONING & LAND USES

ADJOINING ZONING & LAND USES: The subject property is located off Wolf Rd. The surrounding properties are zoned and appear to be used residentially .

EXISTING CONDITIONS MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential	R20	Developed Residential
East	Residential	R20	Developed Residential
South	Residential	R20	Developed Residential
West	Residential	R20	Developed Residential

FIGURE 3 - EXISTING ZONING



SITE

BACKGROUND

The petitioner met with the county in September of 2023. The petitioner discussed what they were looking to do with the property. Given the scope of the development and land uses a Planned Mixed district was the zoning designation that would need to be applied for. The petitioner submitted their development plan on April 30, 2024.

CEDAR HILL MILL DEVELOPMENT PLAN

TOWN OF CEDAR HILL AND WM RADEAKARS
BDRY ADJ PT LOT 7A (P.B. 267, PG. 001B),
LOCATED IN SECTION 25, T. 42 N., R. 3 E.

8460 WOLF ROAD

CEDAR HILL, MISSOURI 63016
JEFFERSON COUNTY, MISSOURI

GENERAL NOTES

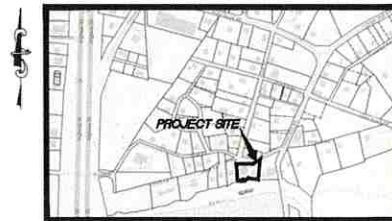
- THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND GAS UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY WAIVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 249 RSMo.
- ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
- TOPOGRAPHIC SURVEY PROVIDED BY JEFFERSON COUNTY LEAD.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF JEFFERSON COUNTY & LMC.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY JEFFERSON COUNTY & MISSOURI DNR.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE DEVELOPER SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH JEFFERSON COUNTY PRIOR TO ANY CLEANING, GRADING, OR INSTALLATION OF IMPROVEMENTS.
- GRADING CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES PRIOR TO STARTING THE GRADING. ADDITIONAL EROSION CONTROL DEVICES SHALL BE INSTALLED PER JEFFERSON COUNTY STANDARDS.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EXISTING MATERIALS, FREE FROM BROKEN BRICKS, ROCK, FROZEN EARTH, RUBBER, DRUMS, MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- GRADING CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN INTERFERENCES SHALL BE PERMITTED.
- INTERIM STORMWATER DRAINAGE CONTROL IN THE FORM OF SALTATION CONTROL MEASURES ARE REQUIRED.
- THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH JEFFERSON COUNTY STANDARDS.
- ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
- 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 CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ASSIGNMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- THE OWNER SHALL AT ALL TIMES CONTAIN MUD AND OTHER SPILLS ON THIS SITE. NO VEHICLE, TRAILER OR CONSTRUCTION EQUIPMENT IS TO SUPPORT MUD ON ANY OTHER MATERIAL ON PUBLIC STREETS. PROJECT WILL BE STOPPED IF STREETS ARE CLOSED WITHOUT PRIOR WRITTEN PERMISSION FROM JEFFERSON COUNTY.
- NOY ROAD SHALL BE KEPT OPEN TO TRAFFIC DURING ALL PHASES OF CONSTRUCTION OF IMPROVEMENTS IN THE RIGHT-OF-WAY. NO DRIVING LANCES SHALL BE CLOSED WITHOUT PRIOR WRITTEN PERMISSION FROM JEFFERSON COUNTY.
- THE CONTRACTOR SHALL FURNISH, MAINTAIN, AND REMOVE TRAFFIC CONTROL DEVICES FOR THE PURPOSE OF REGULATING, WARNING, AND DIRECTING TRAFFIC DURING ALL PHASES OF CONSTRUCTION. ALL TURNING, WARNING, AND STOPPING SIGNS SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.

ABBREVIATIONS

NUT NOW OR FORMERLY
HOLE
DL DEED BOOK
PL PLAT BOOK
PG PAGE
CONC CONCRETE
SAN SANITARY
WH WHOLE
H HOLE
L LENGTH
D DIA
TO TO BE REMOVED
UP TO BE USED IN PLACE
D.S. ROCK DOWNSLOUT

LEGEND

1/4" UTILITY POLE
1/2" USE HYDRAUNT
GAS VALVE
--- SANITARY SINK
--- STORM SINK
--- GAS LINE
--- WATER LINE
--- OVERHEAD ELECTRIC LINE
--- EXISTING CONTOURS
--- PROPOSED CONTOURS
--- PROPOSED SANITARY SINKS
--- PROPOSED STORM SINKS
--- PROPOSED LIGHT STANDARD



LOCATION MAP
NO SCALE

DRAWING INDEX

C1	TITLE SHEET
C2	EXISTING CONDITIONS
C3	SITE PLAN

VARIANCE REQUESTS:

SECTION 204.12.01.01 - EROSION & SEDIMENT CONTROL/STORMWATER MANAGEMENT DESIGN CRITERIA
WE ARE REQUESTING RELIEF FROM THIS REQUIREMENT IN ORDER TO PROVIDE PARKING FOR THE PROPOSED FACILITY. AS THERE IS NO USABLE AREA OUTSIDE THE STREAM ORDER FOR PARKING.

SECTION 204.12.01.02 - SUBSISTENCE - VEHICLE PARKING, RELIEF
BASED ON TABLE 204.12.01.02, WE WOULD BE REQUIRED TO PROVIDE 27 PARKING SPACES FOR MUSEUM USAGE. HOWEVER THIS USE WILL EMPLOY 2 OR LESS EMPLOYEES WITH NO RETAIL. WE ARE REQUESTING A REDUCTION OF PARKING FROM 27 SPACES TO 11 SPACES.

SECTION 204.12.01.03 - DRIVEWAY REQUIREMENTS - CORNER CLEARANCE
THE DISTANCE BETWEEN OUR DRIVEWAY AND HIGH TREES TO THE WEST (W), SOUTH (S), AND TWO DRIVEWAYS TO THE EAST DO NOT MEET THE 12' OFF SET REQUIREMENT. THERE IS NO LOCATION ALONG OUR DRIVEWAY THAT WOULD ALLOW US TO MEET THIS STANDARD. THEREFORE WE ARE ASKING FOR RELIEF FROM THIS REQUIREMENT.



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

SITE DATA

PROPERTY OWNER: LALAMONIERE FAMILY TRUST
8801 OLD BRIMMELVILLE RD
HOUSE SPRING, MO 63051
DEVELOPER: CEDAR HILL IMPROVEMENT PARTNERSHIP
8000 STATE ROAD 88
CEDAR HILL, MO 63016
314-691-2540
SITE ADDRESS: 8460 WOLF RD
CEDAR HILL, MISSOURI 63016
FACILITY NUMBER: 06-15-25-3-004-006
FORM NUMBER: 250000000
EFFECTIVE: 8/20/2014

EXISTING ZONING: R-20
PROPOSED ZONING: PM - PLANNED MIX
TOWNSHIP: METAMIC
WATERSHED: BIG RIVER
COUNCIL DISTRICT: 7
SET-BACK LINES: ESTABLISHED AS PART OF THE P&Z APPROVAL
LANDSCAPE BUFFERS: ESTABLISHED AS PART OF THE P&Z APPROVAL

SERVICE DISTRICTS

FIRE: CEDAR HILL FIRE PROTECTION DISTRICT
8100 CEDAR HILL ROAD
CEDAR HILL, MO 63016
AMBULANCE: BIG RIVER AMBULANCE DISTRICT
8201 LINDEN LANE
CEDAR HILL, MO 63016
SCHOOL: NORTHWEST R-1 SCHOOL DISTRICT
8000 CEDAR HILL RD
CEDAR HILL, MO 63016
636.274.0000
SEWER: MISSOURI AMERICAN WATER
1111 CHASE ROAD
DRIVE CEDAR, MO 63041
(816) 430-5820
WATER: PIEDMONT
1705 CHATEAU ROAD
CEDAR HILL, MO 63016
636.274.3125

CAD: SPIRE
100 MARKET ST.
ST. LOUIS, MISSOURI 63101
BOULEVARD 4177
ELECTRIC: AMERICAN
6400 HICKORY MAN
HOUSE SPRING, MISSOURI 63051
MAIL 9928419
TELEPHONE: 4241
120 N. 2ND
PESCO, MISSOURI 63028
636.301.7008
POST OFFICE: U.S. POST OFFICE
1000 STATE HIGH 88
CEDAR HILL, MO 63016
303.576.9777
CABLE TV: CHARTER COMMUNICATIONS
1105 ST. LOUIS GALLERY
ST. LOUIS, MISSOURI 63103
314.261.0650

PARKING CALCULATIONS

PARKING REQUIREMENTS:
MUSEUM 1 SPACE / 200 S.F. SFA = 5,400 S.F./200 = 27 SPACES
PARKING PROVIDED: 11 SPACES INCLUDING 1 A.C. SPACE

LANDSCAPING SUMMARY:

WOLF RD. (1217) 2 STREET TREES
11 SHRUBS
OPEN SPACE (1217 S.F.) 2 TREES
4 SHRUBS
NOTE: STREET TREES: 1/25 FT FRONTAGE
SHRUBS: 1/25 FT FRONTAGE
OPEN SPACE OF NON PAVED AREAS:
TREES: 1/2000 S.F.
SHRUBS: 2/5000 S.F.

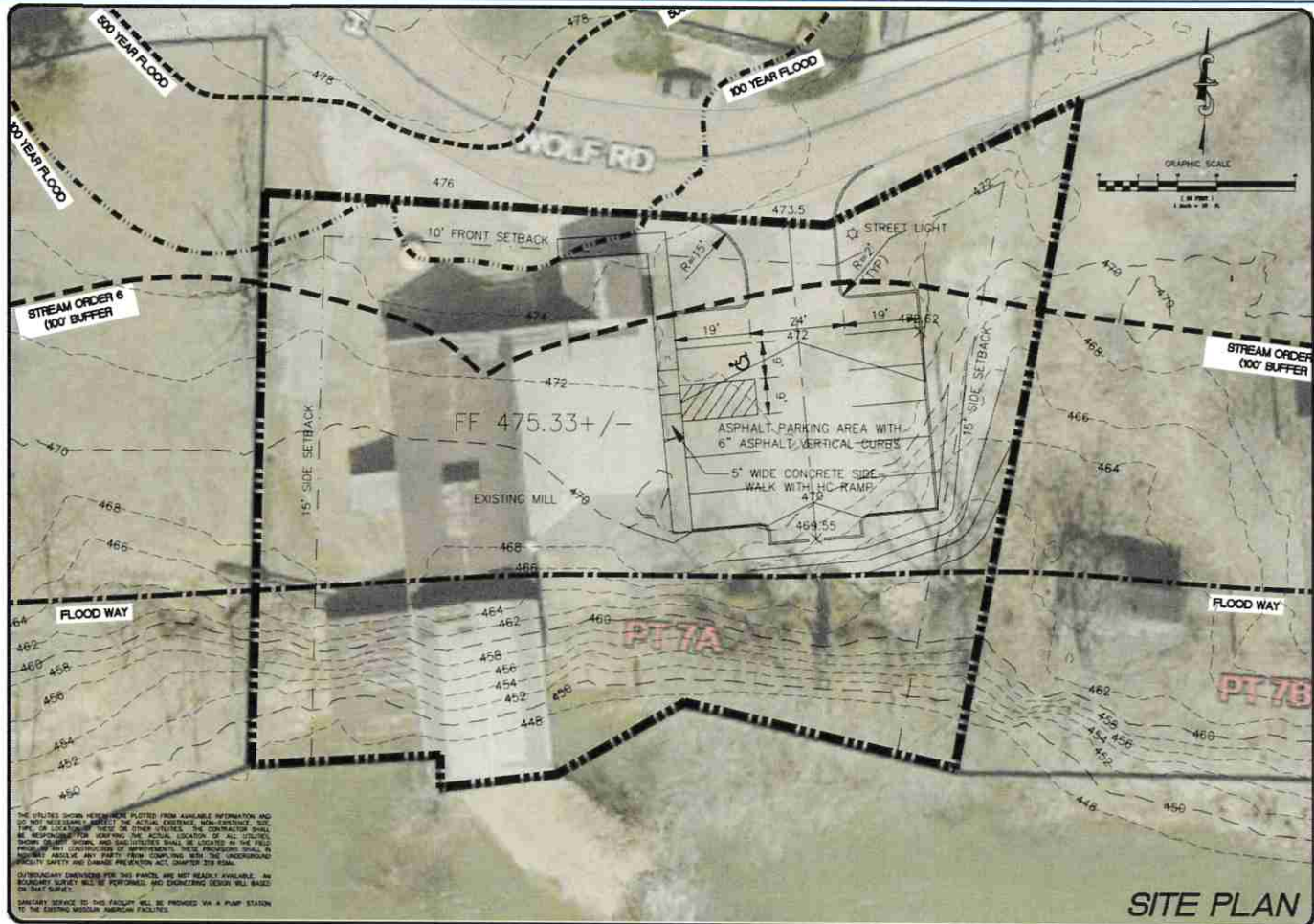
LANDSCAPING LEGEND:

SHADE TREE: 2.5" CALIPER MEASURED 4" ABOVE GROUND
11 SHRUBS
EVERGREEN TREE: 4" DIA. IN HEIGHT
ORNAMENTAL TREE: SIMILAR TO SHADE TREE
SHRUB: 18" BALLED OR BURLAPED ON TWO GALLON CONTAINER

TITLE SHEET

DEVELOPMENT PLAN

EXHIBIT B - DEVELOPMENT PLAN



The submitted development plan shows the following:

- ⇒ Existing Mill
- ⇒ Asphalt parking area
- ⇒ Floodway/100 year floodplain limits
- ⇒ Stream Order 6 limits

MODIFICATION REQUESTS

- ⇒ The petitioner has requested 3 modifications :
 - The petitioner has requested relief from Section 505.170,B.6.a — Stream Buffer Requirements
 - The petitioner has requested relief from Section 400.4050—Vehicle Parking by Use
 - The petitioner has requested relief from Section 400.2620—Driveway requirements—corner clearance

CRITERIA FOR CONSIDERATION

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

Zone Change

The proposed Development Plan is consistent with the intent and purpose of the Planned Mixed Use (PM) zone district. The development promotes a small historical site that fits within the character of the neighborhood. The addition of a low traffic, low volume historical site does not seem out of character with the surrounding neighborhood. The proposed land uses for "Museum or Art Gallery" are consistent with the character of the surrounding area.

Development Plan

The property is suitable for the proposed uses stated in the Development Plan submittal. Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from the development as proposed. The development does not appear to have any features that would impede the normal and orderly development and improvement of the surrounding properties, and there should be no injurious effect or detriment to neighboring properties if all requirements of the UDO are met (with the exception of those modifications for which the staff has recommended approval). The development will require full site development submittal and approval.

Modification Analysis:

- The petitioner has requested relief from Section 505.170,B.6.a — Stream Buffer Requirements—
The storm water department has declared that given the scope of the proposed development a variance is not necessary in this case.
- The petitioner has requested relief from Section 400.4050—Vehicle Parking by Use
The petitioner is requesting relief from the parking requirements. The UDO would require a total of 27 spaces and the petitioner is requesting to provide 11. The petitioner has provided information that the museum will only employ 3 people. The additional parking is in an incredibly sensitive area that would also prove to be challenging and detrimental to the floodway and stream order issues the property faces. The Planning Division does not see any issue with reducing the number of parking spots given the low traffic and environmentally sensitive area of the property. However, given the fairly modest parking that will be installed, the lot will not be able to accommodate events or gatherings that would require more than 11 parking spots. Those types of events shall not be held at the site.
- The petitioner has requested relief from Section 400.2620—Driveway requirements—corner clearance
Since there is no other location that would allow this requirement to be met, staff recommends approval.

RECOMMENDATION

Staff recommends **Approval with conditions** of PC24032, a request for a zone change on a portion of the subject property from Single-Family Residential zone district (R20) to Planned Mixed (PM) zone district and development plan approval for Cedar Hill Mill, in accordance with the following modifications, conditions of approval, regulatory

MODIFICATION RECOMMENDATION

- Staff recommends **Approval** of the requested relief from Section 400.4050—Vehicle Parking by Use with the condition that events/gatherings that would require more than 11 parking spaces shall not be held at the site
- Staff recommends **Approval** of the requested relief from Section 400.2620—Driveway requirements—corner clearance

RECOMMENDED CONDITIONS/COMMENTS IF APPROVED

Regulatory Requirements:

Regulatory Requirements

Permitted Uses

Land uses shall be permitted per the approved Development Plan. These land uses shall be:
Museum or art gallery

Improvement Plans/Site Development

Design Standards

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

Access

Access shall be provided in accordance with the Jefferson County UDO, unless modified.

Parking

Parking and loading shall be provided in accordance with Article XII of the Jefferson County UDO, unless modified.

Signs

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

Landscaping

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

Noise

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

Stormwater and Erosion and Sediment Control

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

Geotechnical

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

RECOMMENDED CONDITIONS/COMMENTS IF APPROVED

General:

A site development plan shall be required
Provide plans at 1"=100' scale, north arrow and location map.

Survey and existing data:

Provide property boundary (bearing and distances) for entire project limits.
Include a statement of availability of existing utilities available to serve the project (water, sewer, transportation access, etc).
Provide existing 5' contours per USGS or county datum.
Identify all existing lots, buildings, structures, utility easements, wet/wet-weather watercourses, and significant physical features for entire site.
Identify public and private ROW, access drives, and road easements for entire site.

Proposed development:

Provide location, dimension, area and general use of all buildings, structures, lots, parking areas, drives, streets, and sidewalks.

Pavement:

The Engineer shall submit sight distance profiles showing that the required sight distance is met.
Access onto a county road shall require 300' of stopping sight distance at 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance between line of sight and surface/top of grass).
The engineer shall identify the clearance at the most restrictive point on the profiles.
Any vegetation or obstructions of any sort in the line of sight must be identified.
Driveway entrances:
Thickness shall provide 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base).
Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 26'-42'.

Lighting shall conform to UDO Section 400.2460.

Parking areas:

Parking areas with 5 or more required parking spaces must provide a paved surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
Drive aisles width (boc):
Drive aisles shall be 20' wide for one-way 0 degree and 60 degree.
No parking space shall be located within the entrance throat.
Parking lot spaces shall not be placed in such a manner that vehicles will back into a street.
Straight back curbing (concrete or asphalt) is required around parking areas.
Pavement shall slope between 1% and 6%.

Sidewalks:

Sidewalks shall consist of 5' width.

Detention:

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.

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.

Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.

Drainage improvements, including detention shall be designed using the following methods to determine flow quantities: a TR-55 Analysis shall be used to design detention and the Rational method shall be used to design piping systems.

Roadside ditches/swales may be used only if all lots are over 2 acres in size.

Stream Buffers:

The Stormwater Division requires that stream buffers be maintained for stream orders 1 through 6 as required by Section 505.170.B.3 of The Jefferson County Stormwater Design Manual.

Modification request for buffer strip of the Stream Order 6 referenced below.

Floodplain:

The Building Division requires a Floodplain Development Permit for any grading or improvements within a known floodplain.

Show limits of the floodway.

Show the limits and the elevation(s) of the 100-year floodplain.

The elevation of all lots and right of way must be elevated at least 1' above the 100-year storm event.

Submit calculations for culverts and bridges within the limits of the floodplain.

A LOMAR is required for any lots impacted by the floodway.

Walls:

A retaining wall with a height 6 feet or greater will require a building permit from the Code Enforcement Division.

Grading:

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.

A land disturbance permit is required from the Stormwater Department in accordance with Chapter 500.

APPENDIX

SUPPLEMENTAL EXHIBITS

TOWN OF CEDAR HILL AND WM RADEAKARS
BDRY ADJ PT LOT 7A (P.B. 267, PG. 001B),
LOCATED IN SECTION 25, T. 42 N., R. 3 E.

CEEDAR HILL, MISSOURI 63016
JEFFERSON COUNTY, MISSOURI

THE UTILITIES SHOWN HEREIN WERE OBTAINED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, SIZE, TYPE OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND ALL UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RS&O.

2. ALL ELEVATIONS ARE BASED ON U.S.C.S. DATUM.
3. TOPOGRAPHICAL SURVEY PROVIDED BY ERECTION COUNTY LIDAR.
4. ALL UTILITIES AND ERECTIONS OF CONTRIBUTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF ERECTION COUNTY & DES.
5. ALL GRADE AREAS SHALL BE PROTECTED FROM EROSION CONTROL BY ERECTION COUNTY & DES.
6. EROSION CONTROL SHALL BE PROVIDED BY ERECTION COUNTY & DES.
7. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE DEVELOPER SHALL HAVE A PERMIT FOR CONSTRUCTION OVERLAPPING WITH ERECTION COUNTY PRIOR TO ANY CLEARING, GRADING, OR INSTALLATION OF IMPROVEMENTS.
8. GRADE PROTECTION SHALL MEET ERECTION COUNTY PRIOR TO STARTING THE CONSTRUCTION OF THE PROJECT. ERECTION COUNTY SHALL BE INVOLVED FOR ERECTION COUNTY STANDARDS.
9. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED LEACH MATERIAL, FREE FROM BRUSH, MANURE, ROCK, FROZEN FUEL, RUBBER, ORGANIC MATERIAL, AND OTHER CONTAMINANTS.
10. GRADE PROTECTION SHALL KEEP EXISTING ROADWAYS LEVEL AND ADJACENT AREAS AT ALL TIMES.
11. PROPOSED CONDICTIONS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
12. A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN GRADE SHALL EXCEED 3:1 SLOPE.
13. NO EROSION SHALL BE PERMITTED.
14. INTERIOR STORMWATER DRAINAGE CONTROL IN THE FORM OF SLATION CONTROL MEASURES ARE REQUIRED.
15. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH ERECTION COUNTY STANDARDS.
16. NO STORMWATER SHALL BE DISCHARGED AT AN ADJACENT NATURAL DISCHARGE AREA.
17. ADEQUATE TYPING OF STREET PAVING SHALL BE PROVIDED FOR CONSTRUCTION ERECTION. PAVING ON NON-STREET AREAS SHALL BE PROVIDED IN ORDER TO PREVENT EROSION AND THE PREVENT CAUSING HAZARDOUS ROADWAY AND DRAINING CONDITIONS.
18. THE DEVELOPER IS ADVISED THAT UTILITY OWNERS WILL REQUIRE COMPENSATION FOR ANY DAMAGE TO UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
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9/9	PLAY ROOM	0	SAFETY SENS	0
10/10	POCKET	0	SAFETY SENS	0
11/11	STORM SENS	0	STORM SENS	0
12/12	SAFETY	0	STORM SENS	0
13/13	MANHOLE	0	DATA LINE	0
14/14	LENGTH	0	OVERHEAD ELECTRIC LINE	0
15/15	DELTA	0	DESIGN CONTROLS	0
16/16	TO BE RELATED	0	DESIGN CONTROLS	0
17/17	TO BE RELATED	0	DESIGN CONTROLS	0
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87/87				



DRAWING INDEX	
C1	TITLE SHEET
C2	EXISTING CONDITIONS
C3	SITE PLAN

[illegible]

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

PROPERTY OWNER:	LAUNDONSON FAMILY TRUST 4933 OLD BRYNMAEL RD HOLME SPRINGS, MO 63051
DEVELOPER:	CEJONG HILL IMPROVEMENT 6023 STATE ROAD BR CEJONG HILL, MO 63016 314-991-2580
SITE ADDRESS:	0.82 ACRES
PARCEL NUMBER:	8460 WLF BR CEJONG HILL, MISSOURI 63011
FURN PANELS:	76-70-35-0-2-004-004L 389800000387 EFFECTIVE 6/30/2019

PRE:	CEAR HILL FIRE PROTECTION DISTRICT
	8748 CEDAR HILL ROAD
	CEAR HILL MO 63076
AMBULANCE:	BIG PIVEN AMBULANCE DISTRICT
	6531 LOREN LAKE
	CEAR HILL MO 63076
SCHOOL:	NORTHWEST #1 SCHOOL DISTRICT
	CEAR HILL MO 63076
	636.274.0553
SEWER:	MISSOURI AMERICAN WATER
	727 CHAM ROAD
	CRICE COULE MO 63141
	(660) 456-0600
WATER:	PNED NO. 8
	707 SHAM ROAD
	CEAR HILL MO 63076
	636.274.3123

PARKING REQUIREMENTS:
MUSEUM: 1 SPACE / 200 S.F. GFA = 5,400 S.F./200 = 27 SPACES
PARKING PROVIDED: 11 SPACES INCLUDING 1 H.C. SPACE

MOJ. RD. (213)	3 STREET TREES 11 SHRUBS
OPEN SPACE (8,783 S.F.)	2 TREES 4 SHRUBS
NOTE:	
STREET TREES: 1/75 FT FRONTAGE SHRUBS 1/20 FT FRONTAGE	
OPEN SPACE OF NON PAVED AREAS: TREES 1/5000 S.F. SHRUBS 2/5000 S.F.	

SHADE TREE, 2 1/2" CALIPER MEASURED 6" ABOVE GROUND

 EXTENDED TREE, 6" MIN. IN HEIGHT

 ORNAMENTAL TREE, SIMILAR TO SHADE TREE

 SHRUB, 16" BALLED OR BURLAPED OR TWO GALLON CONTAINER

TITLE SHEET



EXISTING CONDITIONS

C2 5/11/2024 AS NOTED 15478 David L. VonArx CIVIL ENGINEER	DEVELOPMENT PLAN CEDAR HILL MILL CEDAR HILL, MISSOURI	VonArx Engineering Honesty • Integrity • Experience 2100 S. Main St., Suite 100 Cedar Hill, MO 63016 (314) 691-2580 David L. VonArx, P.E.	SEAL DAVID L. VONARX, P.E. CIVIL ENGINEER MISSOURI	DEVELOPER: Cedar Hill Improvement Partnership 6093 State Road BB Cedar Hill, Missouri 63016 (314) 691-2580	Date	Revisions

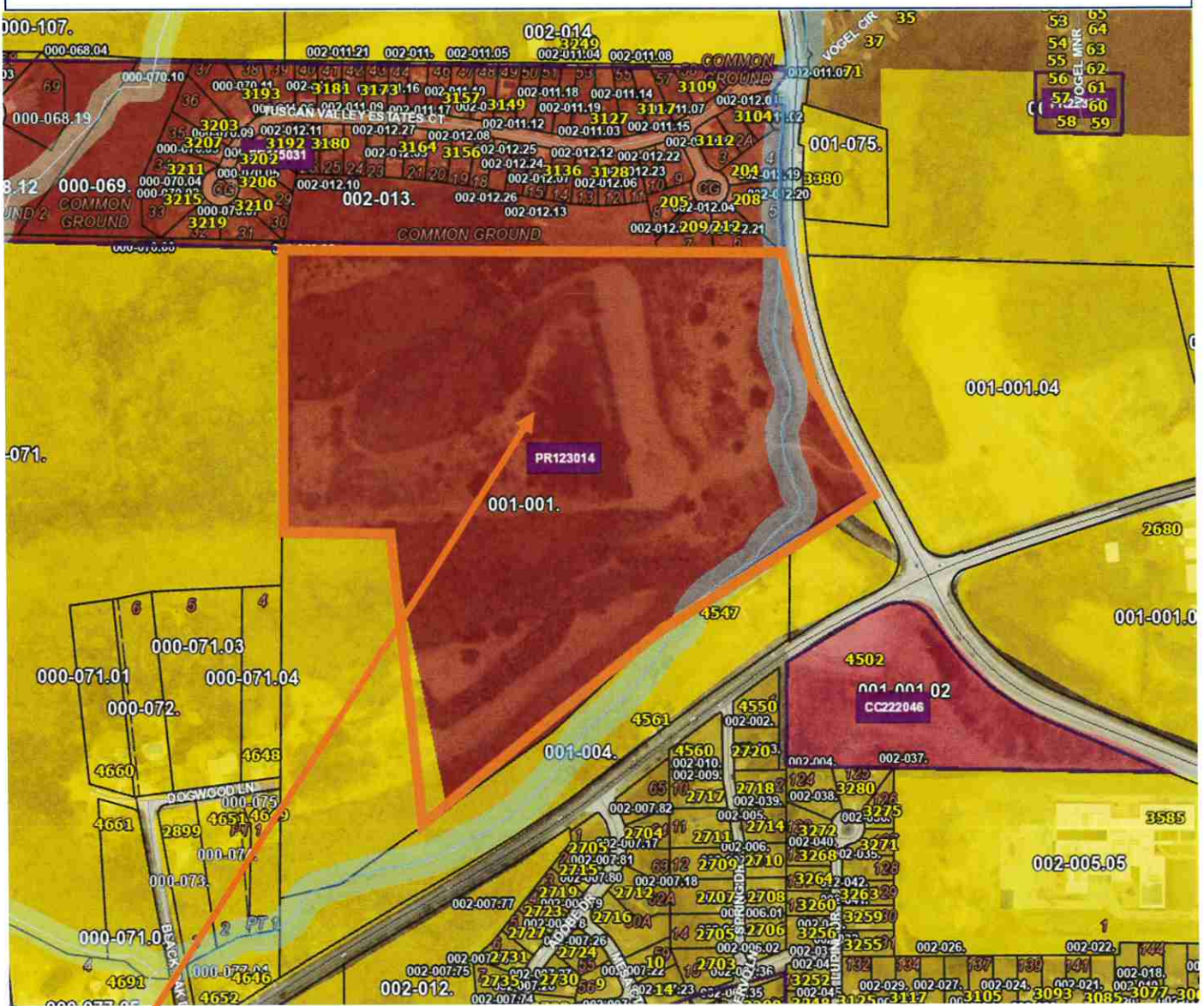
PETITION NUMBER:	PP24036
APPLICATION (PROJECT) NAME:	BELLA TERRA
APPLICANT:	MCBRIDE BERRA LAND COMPANY LLC 17415 N OUTER FORTY RD, CHESTERFIELD MO 63005
PROPERTY OWNER NAME:	BURKARD ALVIN J & LAVERNE E TRUST
DESIGN PROFESSIONAL:	STERLING ENGINEERING
REQUEST:	PRELIMINARY PLAT APPROVAL FOR PP24036—BELLA TERRA
SITE LOCATION:	NORTHWEST CORNER OF VOGEL RD AND OLD LEMAY FERRY RD
PARCEL/LOCATOR NUMBER:	02-7.0-36.0-3-001-001
EXISTING ZONING DISTRICT:	PR1—PLANNED RESIDENTIAL AND SINGLE-FAMILY RESIDENTIAL (R20). WHILE THE PROPERTY IS SPLIT-ZONED, THE “R20” PORTIONS ARE NOT INCLUDED IN THIS PRELIMINARY PLAT.
COUNCIL DISTRICT:	3 - ARONS
MASTER PLAN DESIGNATION:	PRIMARY GROWTH AREA
DEVELOPMENT PATTERN;	SUBURBAN
TOTAL SITE AREA:	32.77 PER THE APPLICATION
PUBLIC SERVICE AVAILABILITY:	SEWER (ROCK CREEK PUBLIC SEWER), WATER (PWSD C1)
EXISTING SITE CONDITIONS:	VACANT LAND
RECOMMENDATION:	APPROVAL, SUBJECT TO REGULATORY REQUIREMENTS AND DEPARTMENTAL COMMENTS
CASE MANAGER:	RACHEL KRISPIN

PROJECT & SITE LOCATION & EXISTING CONDITIONS

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The property is currently vacant and heavily vegetated/wooded.

FRONTAGE: The parcel presents roughly approximately 670-feet of frontage on Vogel Rd within the Planned Single-Family Residential (PR1) zone district.

FIGURE 1 - SITE LOCATION



SITE

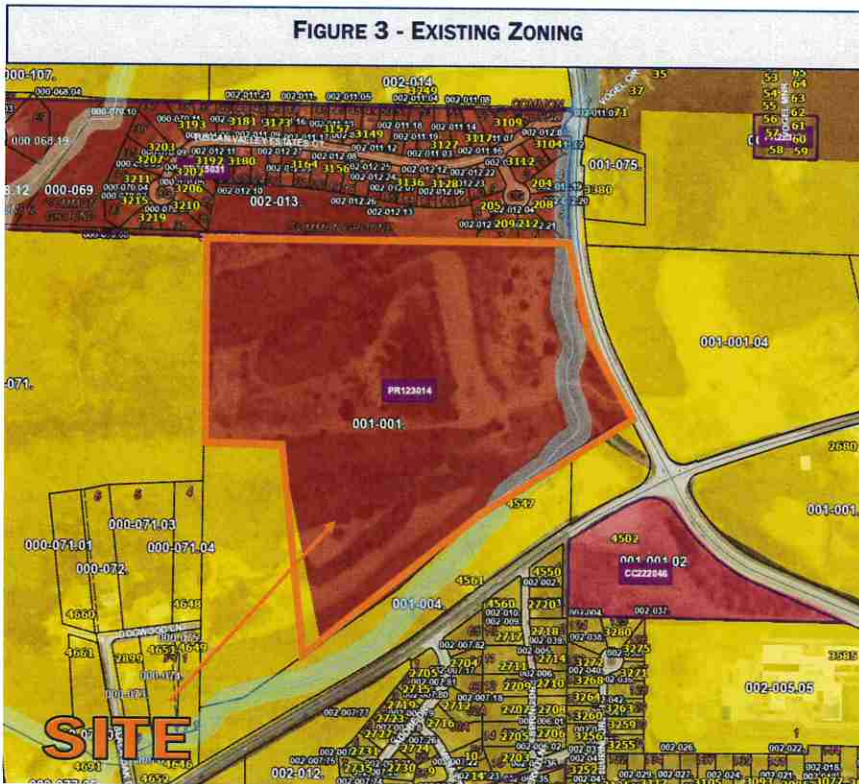
ADJOINING ZONING & LAND USES

SURROUNDING ZONING

The subject property is located at the intersection of Vogel Rd and Old Lemay Ferry Rd. The immediate surrounding area is predominately single-family residential zoning and land uses. There is Non-Planned Community Commercial (CC2) zoning located across Old Lemay Ferry Rd; however, this parcel is vacant and undeveloped.

EXISTING CONDITIONS MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
NORTH	SINGLE FAMILY RESIDENTIAL	PR1	TUSCAN VALLEY SFR SUBDIVISION
EAST	VACANT LAND	R20	UNDEVELOPED/VACANT LAND
SOUTH	SINGLE-FAMILY RESIDENTIAL	R20	DEVELOPED RESIDENTIAL
WEST	SINGLE-FAMILY RESIDENTIAL	R20	DEVELOPED RESIDENTIAL

FIGURE 3 - EXISTING ZONING

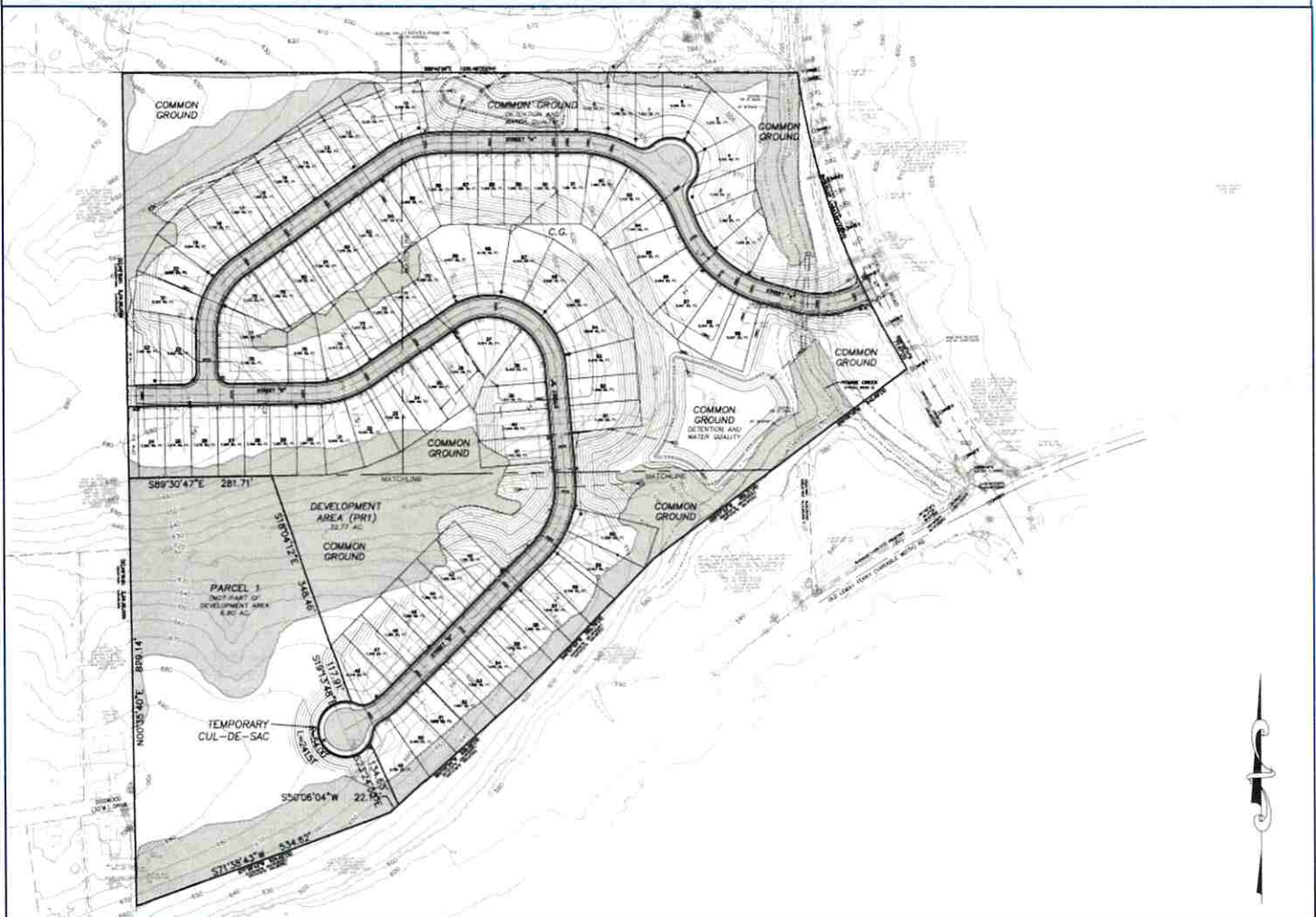


BACKGROUND

The proposed development has a revised development plan that was approved in 2024 exhibiting the following development components:

- ⇒ Ninety-nine (99) Single Family Lots
- ⇒ Minimum lot size: 7,200 sq ft
- ⇒ Minimum Lot Width: 50'
- ⇒ Two (2) parking spaces per lot
- ⇒ Proposed detention basins located in two (2) areas
- ⇒ One (1) entrance proposed off Vogel Rd
- ⇒ Density: 3.3 Dwelling Units/Acre (DUA)
- ⇒ Two areas have been excluded from the proposed development: 1) area located at the northwest corner of Vogel Rd and Old Lemay Ferry Rd, and 2) southwest portion of the subject property.

EXHIBIT A - APPROVED DEVELOPMENT PLAN

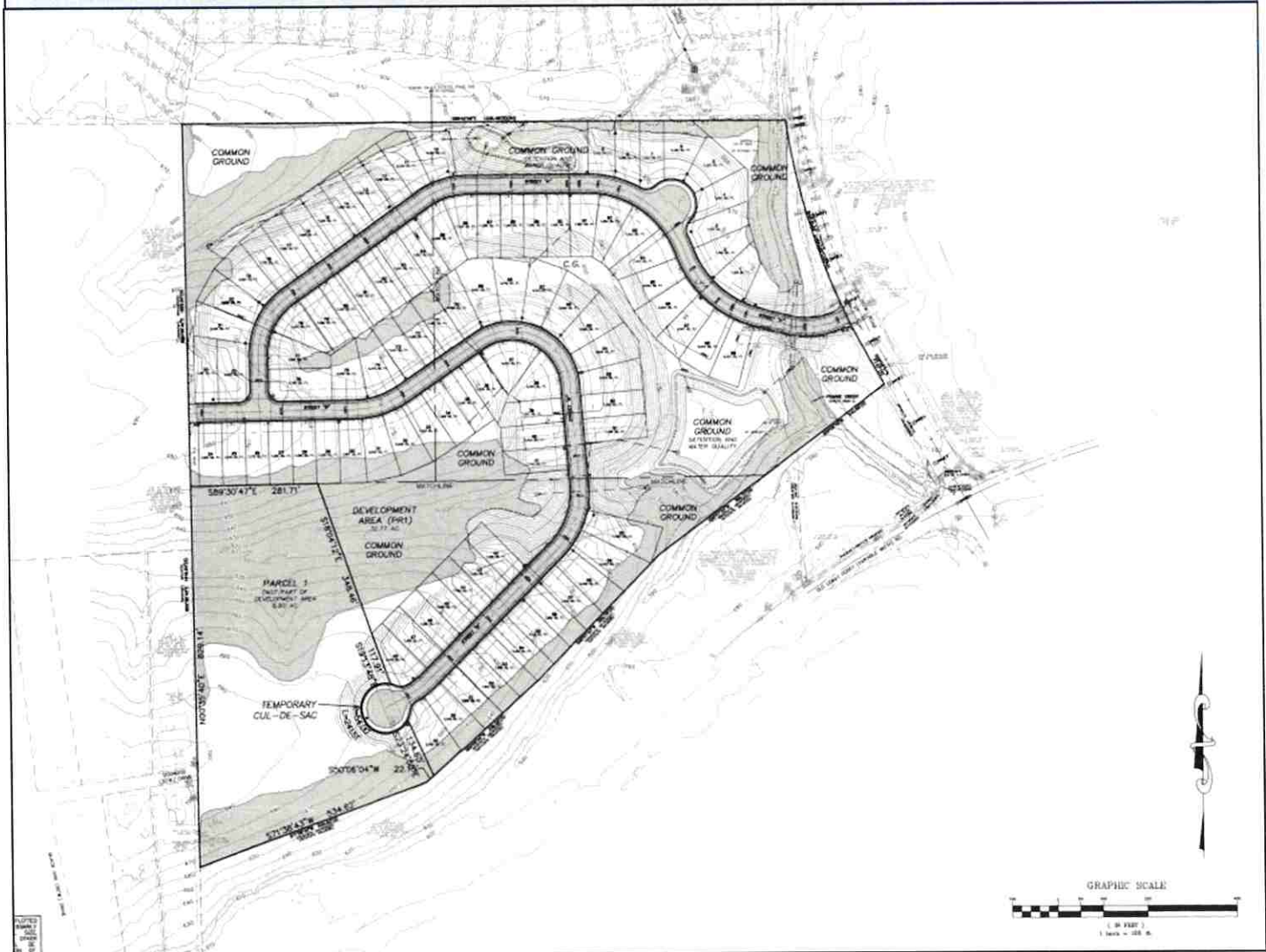


PRELIMINARY PLAT

The submitted Preliminary Plat shows the following, and is generally consistent with the approved revised development plan:

- ⇒ Ninety-nine (99) single-family residential lots (Min: 7,200 sq ft - Max: 11,000 sq ft)
- ⇒ 11.06 AC of Common Ground (33.75% of total developable lot acreage)
- ⇒ Cul-de-sac turnaround
- ⇒ One (1) point of ingress/egress
- ⇒ Detention basin located in two (2) areas
- ⇒ Stream Order that runs along the eastern property line

EXHIBIT A - PRELIMINARY PLAT



DEPARTMENTAL AGENCIES AND COMMENTS

- ⇒ Jefferson County Code Enforcement Division
- ⇒ Jefferson County Stormwater Division
- ⇒ Jefferson County Public Works
- ⇒ Spire Inc. (formerly Laclede Gas)
- ⇒ Ameren
- ⇒ Charter Communications
- ⇒ Southwestern Bell Telephone Company
- ⇒ Jefferson County 911 Dispatch
- ⇒ Rock Community Fire Protection District
- ⇒ Fox C-6 School District
- ⇒ PWSD #1
- ⇒ Rock Creek Public Sewer
- ⇒ Rock Ambulance District
- ⇒ Missouri State Highway Department
- ⇒ Missouri Department of Natural Resources
- ⇒ Natural Resources Conservation Service
- ⇒ U.S. Army Corps of Engineers

ANALYSIS

The plat shows 99 lots for 99 single-family residential homes. The lots range in size from 7,200 square feet to 11,000 square feet. The subdivision has one main access point: the main access comes from Vogel Rd, a County maintained road. The number of access points meets UDO standards for the development (one point of access required for 1-99 lots).

The density that is permitted by the UDO for the approved PR1 zone district (application PR124035) is 6 units per acre. The density for the development is 3.3 units per acre. This falls well under the 6 units per acre maximum allowed by the UDO. The development provides a variety of lot sizes for new single-family homes that are in line with the standards set forth by the UDO under the proposed PR1 zone district.

The Department of Public Works had the following comments in regard to the proposed development:

Public Works received a request on May 6, 2024, to review the subject development proposal. After review, the Public Works Department offers the following comments:

- 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 on Vogel Road.
- 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: 3.3 units per acre

⇒ Maximum Structure Height: 40 feet

⇒ Minimum Lot Size: 7,200 sq. ft.

⇒ Minimum Lot Width: 50 ft.

SITE DEVELOPMENT:

Required Yards:

⇒ Front Yard – 25 feet;

⇒ Side Yard – 6 feet;

⇒ Rear Yard – 30 feet

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

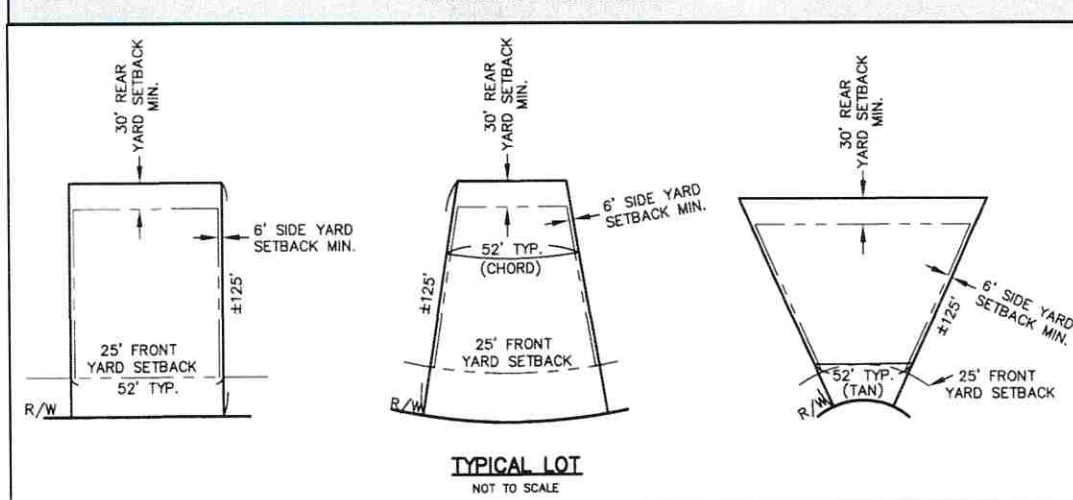
ACCESS: Access shall be provided in accordance with the Jefferson County Unified Development Order, except as specifically modified.

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.

EXHIBIT B - TYPICAL LOT



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

(Continued on page 9)

(Continued from page 8)

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

SURVEY AND EXISTING DATA:

- Provide existing 5' contours per USGS or County datum.
- If development of lots is proposed on parcel 1 in future, a second point of access will be required.

COUNTY ROAD:

- Vegetation or obstructions of any sort in line of sight must be identified.
- As constructed sight distance profiles will be required prior to escrow release.

LOCAL ACCESS STREETS:

- The street width provided only allows for parking on one side. "No Parking" signs will be required on one side of all streets.
- Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.
- If the block length exceeds 1500' a brow, cul-de-sac, or turn around will be required.
- Cul-de-sacs must provide 50'R at ROW and 39' at back of curb.
- Proposed cul-de-sac at the end of "Street B" is called out as temporary. This cul-de-sac is required to be constructed as permanent.
- The corner clearance sight triangle is 35' along ROW at intersections (clear height 3'-10'). No obstructions in the sight triangle to be placed in the street ROW.

SIDEWALKS:

- 5' wide sidewalks are required on both sides of streets and around cul-de-sacs.

Lighting shall conform to UDO Section 400.2460.

Mailbox locations must be shown for subdivisions.

DETENTION:

- 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.
- 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.
- Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.
- Drainage improvements, including detention shall be designed using the following methods to determine flow quantities: a TR-55 Analysis shall be used to design detention and the Rational method shall be used to design piping systems.

(Continued on page 10)

(Continued from page 9)

- The Stormwater Division requires that stream buffers be maintained for all stream orders as required by Section 505.170-B-3 of The Jefferson County Stormwater Design Manual.
- A 404 permit may be required by the United States Army Corps of Engineers for the construction of the entrance crossing through the stream order two known as Pomme Creek.
- A stream order variance must be obtained from the Stormwater Department for any stream buffer encroachments that are not exempt from Chapter 505.

GRADING:

- 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.
- A land disturbance permit is required from the Stormwater Department in accordance with Chapter 500.
- 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.

WALLS:

- Any development where a retaining wall or vertical cut is proposed in an upward-sloping yard shall provide a minimum fifteen (15) foot wide fall zone easement from the bottom of the wall. Any structure requiring the issuance of a Jefferson County building permit, except a deck without walls or a roof, shall not be located within the fall zone easement.
- A portion of every rear yard in residential developments shall provide adequate usable space for outdoor recreation for the occupants of the lot. At least thirty percent (30%) of the required rear yard area must be usable. A usable space is a contiguous area with grade less than thirty percent (30%).
- A retaining wall with the height of 5 feet or greater will require a building permit from the Code Enforcement Division.

APPENDIX

SUPPLEMENTAL EXHIBITS

DATE REVISIONS	1-2-2024 INITIAL SUBMITTAL

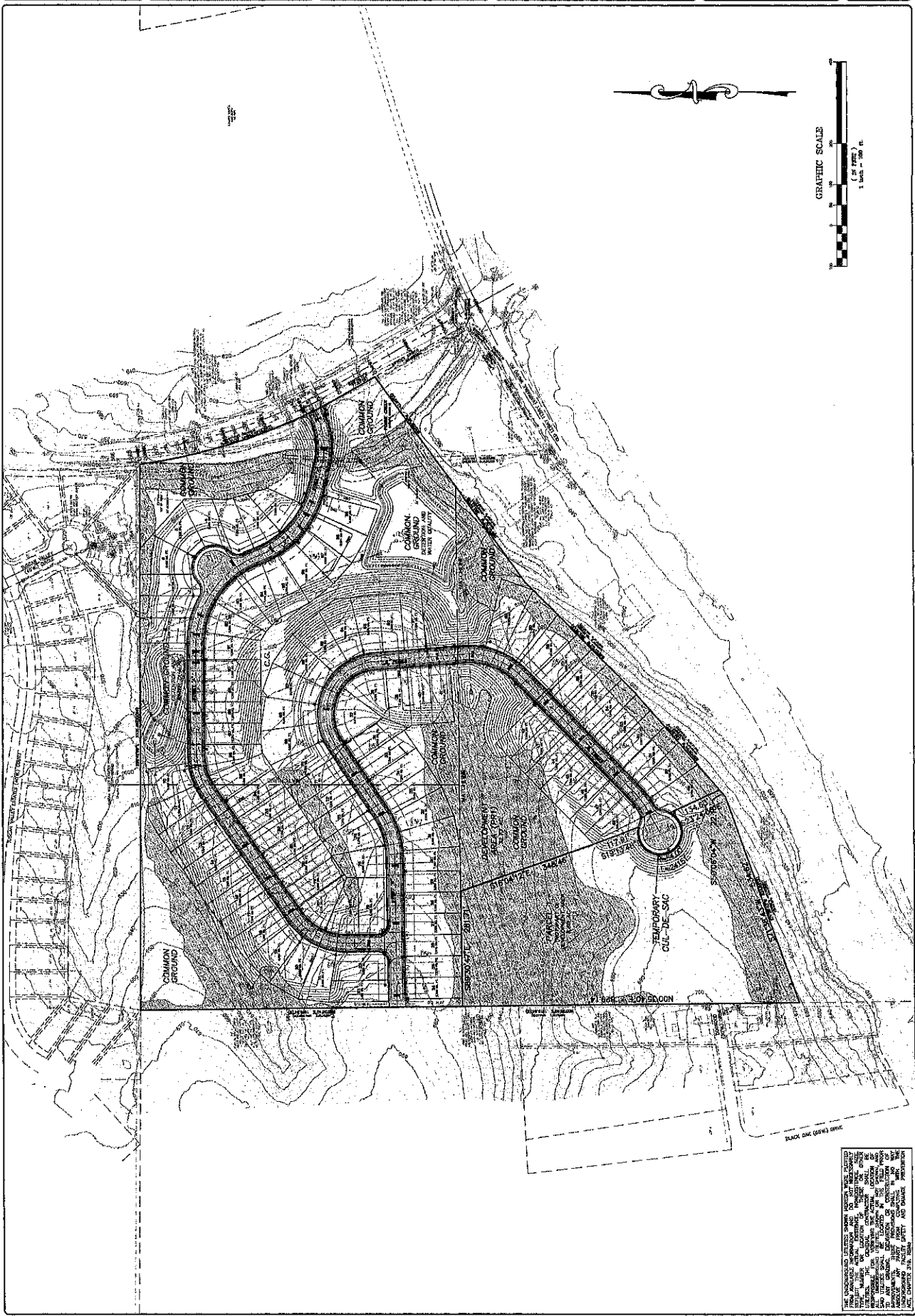
McBride Terra Land Company, LLC
17414 NORTH OUTER 48 ROAD
CHESTERFIELD, MISSOURI 63005

THE STERLING CO.
ENGINEERS & SURVEYORS
808 New Brunswick Road
St. Louis, Missouri 63109
PH 314-427-0900 FAX 314-427-8844
Corporate Certificate of Authority #001348

Bella Terra
SOUTHERN COUNTY, MISSOURI
OVERALL PRELIMINARY PLAT



20-05-175	20-05-175
May 2, 2024	May 2, 2024
2.1	2.1
2.1	2.1



THIS PLAT IS A PRELIMINARY PLAT OF A SUBDIVISION OF LAND IN SOUTHERN COUNTY, MISSOURI, AND IS NOT A FINAL PLAT. IT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE MISSOURI DEPARTMENT OF REVENUE. THE PLAT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND SURVEYOR. THE PLAT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND SURVEYOR. THE PLAT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND SURVEYOR.

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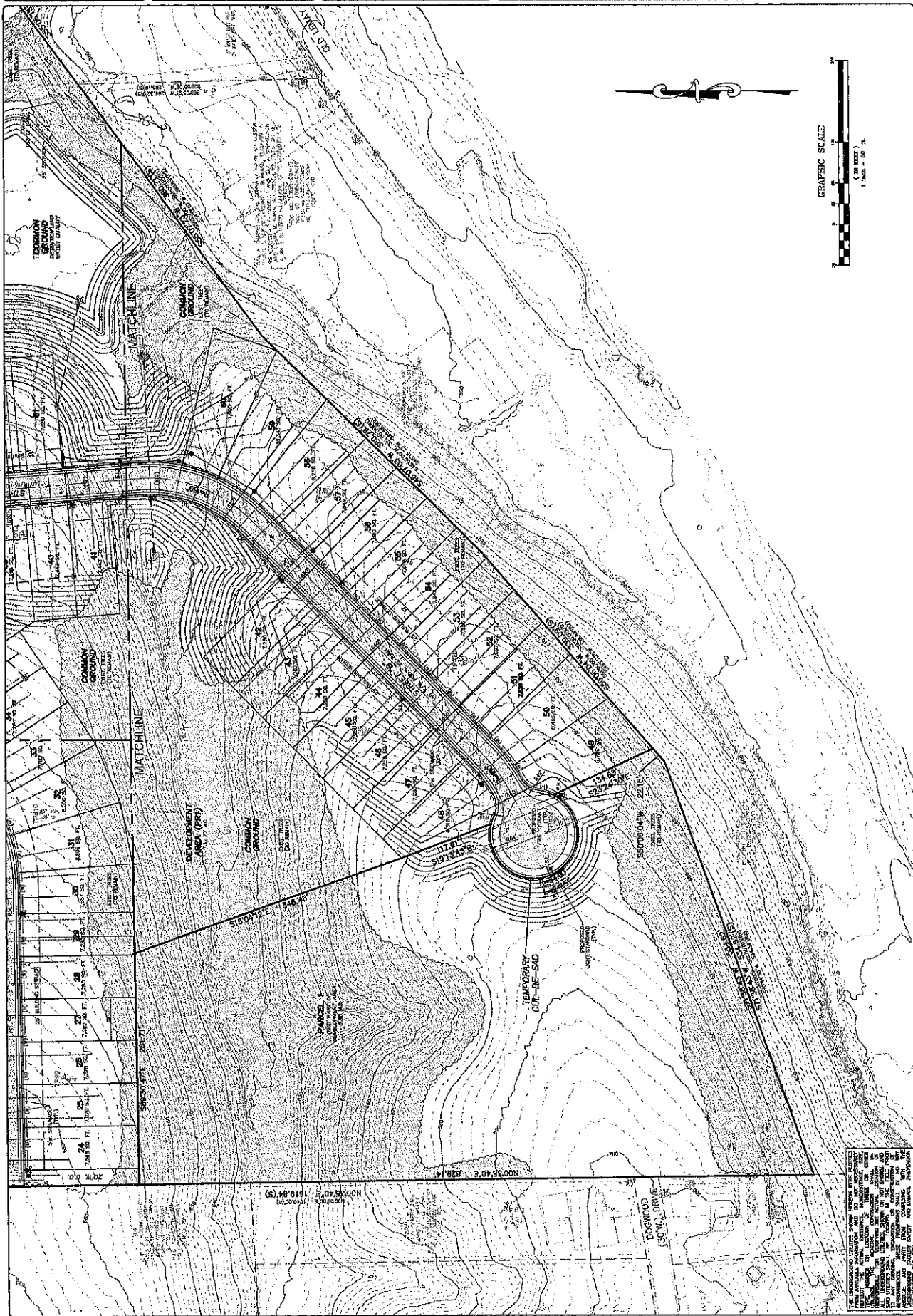
McBride Berra Land Company, LLC
17415 NORTH OLIVER 40 ROAD
O'HESTERFIELD, MISSOURI 63005

THE STERLING
ENGINEERS & SURVEYORS
Corporate Offices of Authority 2015-16
805 New Brunswick Road
St. Louis, Missouri 63109
Ph: 314-487-0400 Fax: 314-487-0444
www.sterling-eng.com

Bella Terra
JEFFERSON COUNTY, MISSOURI
PRELIMINARY PLAN

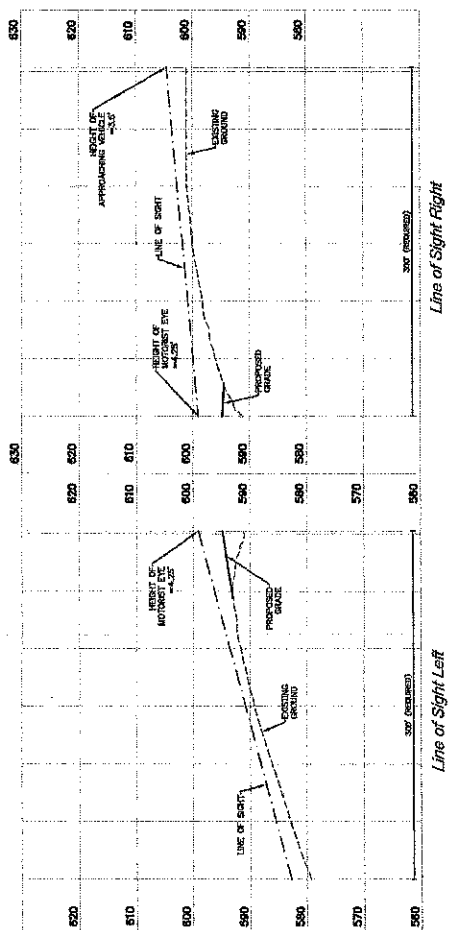


DATE	20-05-175
ISSUED	May 2, 2024
DESIGNED BY	DL
CHECKED BY	DL
DATE	3.2
PROJECT	PREP/AT



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Rachel Krispin

From: Tautphaeus, Michael J <MTautphaeus@ameren.com>
Sent: Tuesday, May 14, 2024 1:26 PM
To: Joshua Jump; Rachel Krispin
Subject: Bella Terra Subdivision in Arnold

I received a preliminary plat of this subdivision from Code Enforcement department requesting input.

Ameren would request the following at every lot:

- In front of lot, a 15' wide easement
- In rear of lot, a 10' wide easement
- On the sides, a 5' wide easement on either side

If you have any questions, feel free to contact me.

Thanks

Mike Tautphaeus PE, PMP : : Supervising Engineer, Jefferson District : : Meramec Valley Division
Ameren Missouri : : 6450 Hwy MM : : House Springs, MO 63051 : : C 314.972.2950

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