

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 July 8, 2021 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 24, 2021
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consent
 - A. VR21052
A Request for a Deviation for parcel 02-2.0-04.0-2-003-002., located in Grand Oaks Mobile Home Community, Fenton, in Rock Township and Council District #1, for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.
 - B. PR221053
A Request for a Zone Change and Development Plan Approval for parcels 02-1.0-11.0-3-001-032., 02-1.0-11.0-3-001-032.02, 02-1.0-11.0-3-001-034., 02-1.0-11.0-3-001-035., and 02-1.0-11.0-3-001-036., located in Belleville RV Park, Rusty Drive, Fenton, in Rock Township and Council District # 2, from Single-Family Residential (R10) Zone District, Single-Family Residential (R-10) Zone District to Planned Mixed Residential (PR2) Zone District and Development Plan approval for Belleville RV Park Addition.
 - C. PM21054
A Request for a Revised Development Plan for Pleasant View Motel Addition, parcel 09-3.0-08.0-2-0002-001., located at 4301, 4313 and 4317 Jeffco Blvd., Arnold, in Windsor Township and Council District #4.
- VIII. REPORTS TO THE COMMISSION
- IX. CITIZENS TO BE HEARD
- X. ADJOURNMENT

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

Due to COVID-19, seating in the room will be limited in an effort to maintain proper social distancing practices. In the event of large crowds, attendees may be asked to wait outside until the case they wish to participate in or observe is called for hearing. Temperatures will be screened at the door.

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

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

Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580
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**Jefferson County, Missouri
Planning and Zoning Commission**
Meeting Date: July 8, 2021

Staff Report

General Information:

Petition Number: VR21052
Petition Name: Grand Oaks MHP

Petitioner Name: Grand Oaks MHC
Street Address: 175 Delores Dr.
City, State: Fenton, MO 63026

Owner Name: CC Grand Oaks Property LLC
Street Address: 1612 Apple Lane
City, State: Bloomfield Hills, MI 48302

Requested Action: Relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design Criteria that requires a 100' buffer for a Stream Order 3.

Parcel Number: 02-2.0-04.0-2-003-002

Township: Rock
Council District: #1
School District: Northwest
Fire District: High Ridge Fire
Water District: PWSD 2
Sewer District: Northeast PSD
Ambulance District: North Jefferson Ambulance

Prepared By: Rachel Krispin, Planner I
Date: June 25, 2021
Recommendation: Approval

Attachments:

1. Aerial Map
2. Location Map
3. Letter for Variance
4. Site Plan
5. Letter from the Stormwater Department including the analysis of the variance request.

Subject Property

The subject property is located near the intersection of Delores Drive and State Route 30. The property is zoned Planned Mixed Residential "PR2" and is approximately 30 acres in size. The site is currently developed with mobile homes.

According to FEMA's Flood Rate Insurance map, a portion of the property lies within the floodplain, and a small portion of the property lies within the floodway. Additionally, a Stream Order 3 traverses the property.

Surrounding Area

The surrounding zone districts and land uses are as follows:

To the North:	<u>Zoning:</u>	CC2
	<u>Land Use:</u>	Developed Commercial
To the East:	<u>Zoning:</u>	PR2 and CC2
	<u>Land Use:</u>	Developed Residential and Developed Commercial
To the South:	<u>Zoning:</u>	R7
	<u>Land Use:</u>	Developed Residential
To the West:	<u>Zoning:</u>	R7 and CC2
	<u>Land Use:</u>	Developed Residential and Developed Commercial

Petitioner Requests

The petitioner has submitted a request for relief from one (1) development requirement:

1. Relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design Criteria, which requires a 100-foot buffer on each side of the stream beginning at the top of the stream bank for a Stream Order 3. The petitioner is requesting permanent relief for stream buffer setbacks.

Analysis

The Department of Public Works, Stormwater Division is responsible for enforcing the Erosion and Sediment Control/Stormwater Management Design Manual, and therefore provided the analysis:

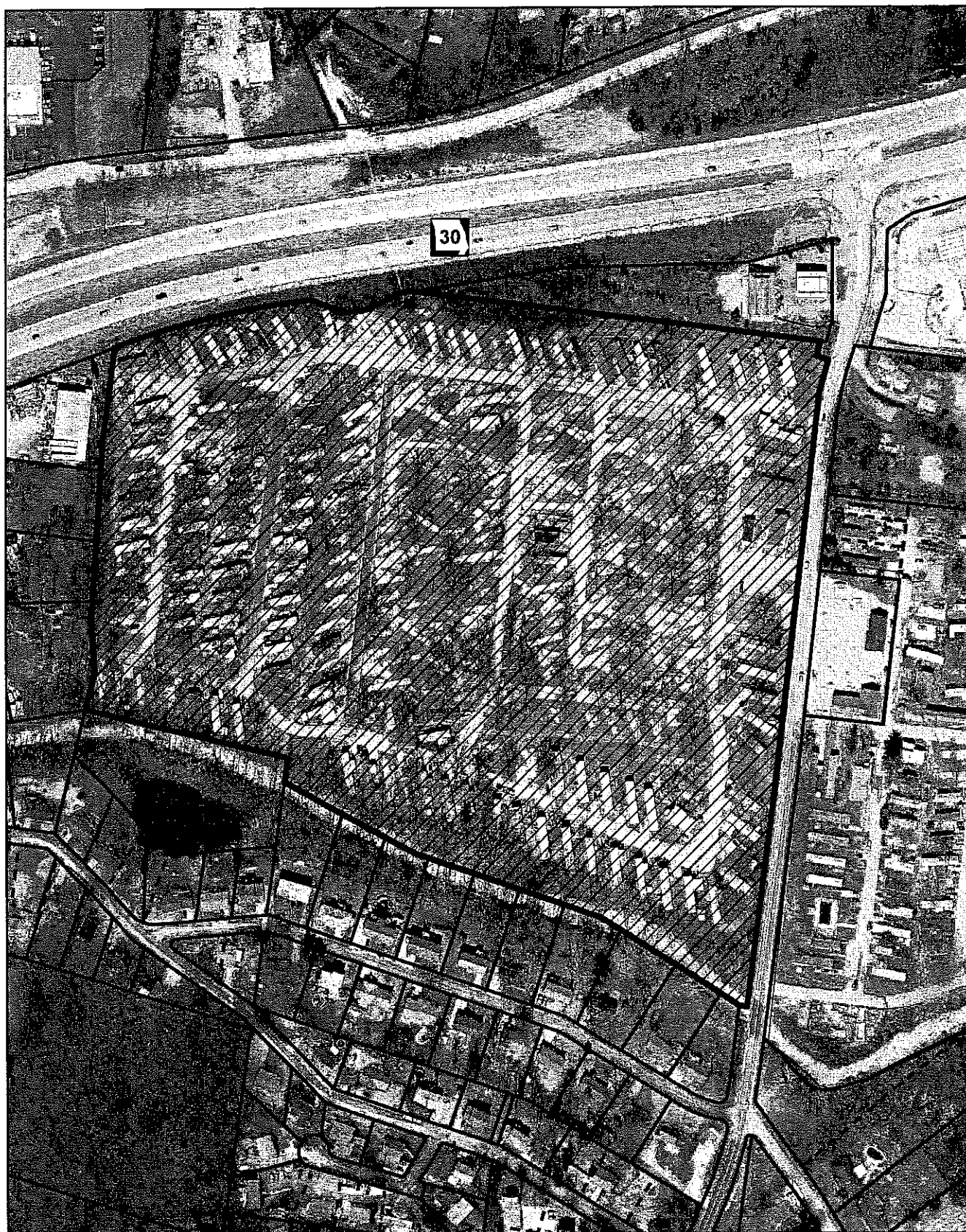
The Stormwater Division recommends approval from the Planning and Zoning Commission for the above variance requests. Jefferson County Stormwater Division is recommending the following conditions to be listed and required on this request.

1. A concrete washout onsite for concrete work as required by stormwater code.
2. No trash containers or construction material stored in the stream buffer.
3. Sediment and erosion controls in place for water quality protection.
4. All vegetation must be re-established after construction is completed.

Staff Recommendation

1. The Stormwater Division recommends **Approval** of VR21052 - relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design to receive permanent relief for the Stream Order 3 buffer requirements with the conditions outlined in the analysis provided by the Stormwater Division.

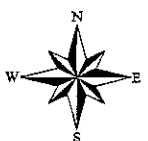
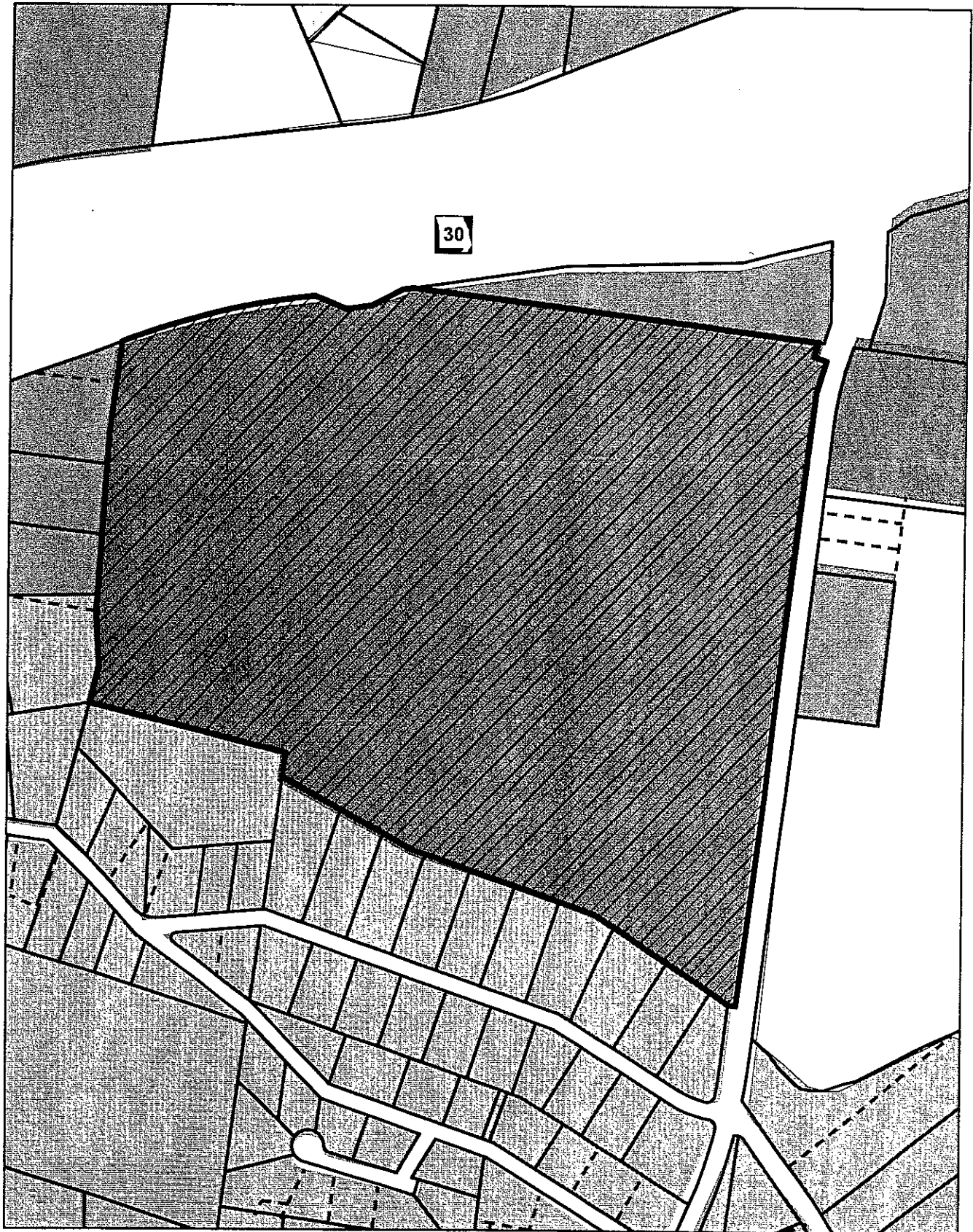
VR21052 - Grand Oaks MHP



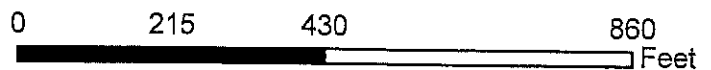
Subject Property

0 215 430 860 Feet

VR21052 - Grand Oaks MHP



Subject Property





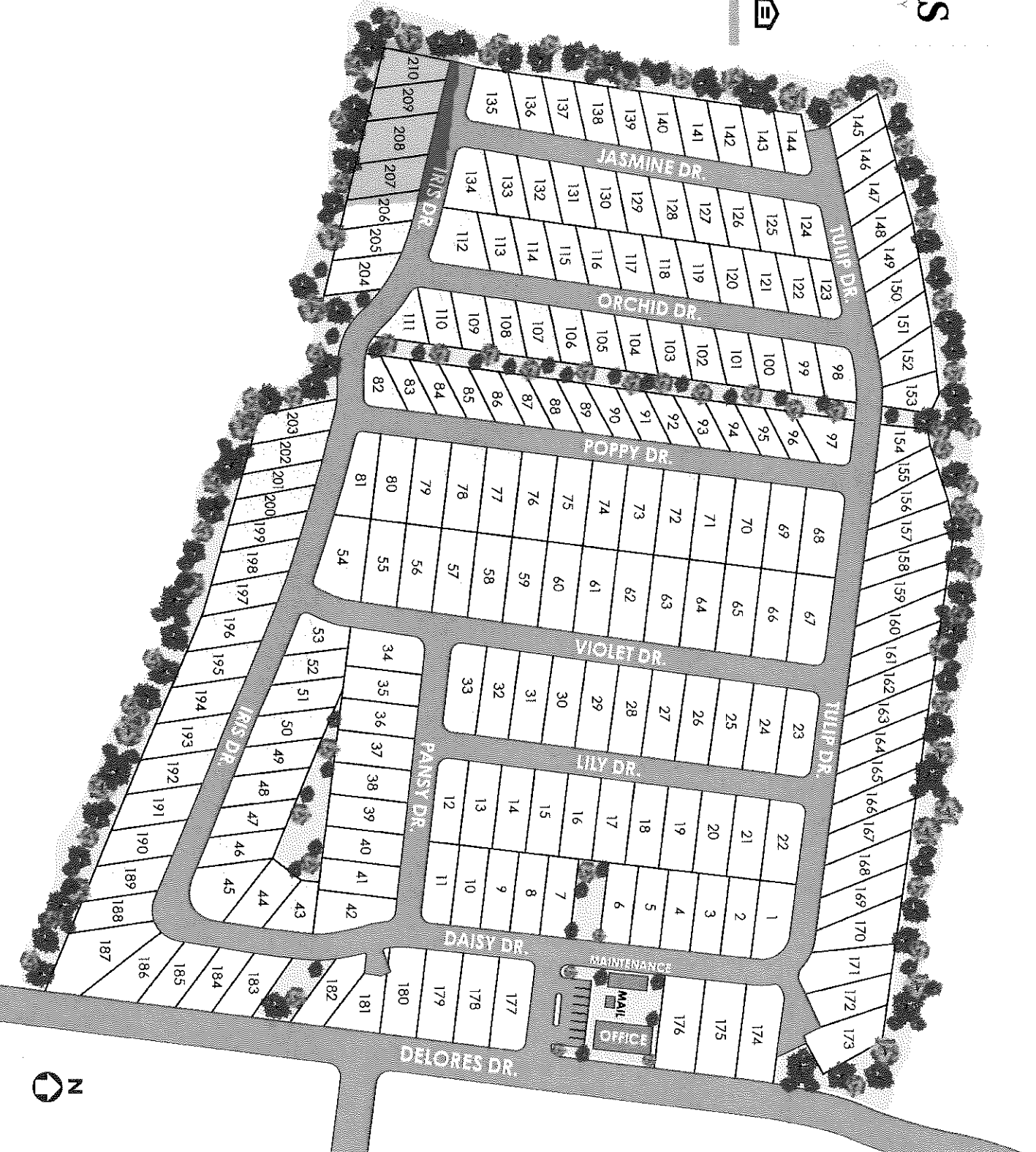
GRAND OAKS

MANUFACTURED HOME COMMUNITY

175 Delores Dr.
Fenton, MO 63026

(636) 238-2620

CambioMHC.com





Memo

TO: Josh Jump
FROM: Mike Cook, Stormwater Division
DATE: June 25, 2021
RE: Variance Request
LOCAT: Grand Oaks Mobile Home Park

Josh,

The Stormwater Division recommends approval from the Planning and Zoning Commission for the above variance requests. Jefferson County Stormwater Division is recommending the following conditions to be listed and required on this request.

1. A concrete washout onsite for concrete work as required by stormwater code
2. No trash containers or construction material stored in the stream buffer
3. Sediment and erosion controls in place for water quality protection
4. All vegetation must be re-established after construction is completed

Thank you,

A handwritten signature in black ink that reads "Michael Cook".

Michael Cook
Storm Water Division of
Jefferson County, Mo
725 Maple Street
Hillsboro, Mo 63050
636-797-6318

Jefferson County, Missouri

PLANNING DIVISION

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**Jefferson County, Missouri,
Planning and Zoning Commission**
Meeting Date: July 8, 2021

Staff Report

General Information:

Petition Number: PM21054
Petition Name: Pleasantview Motel Addition

Petitioner Name: Scott Meyer/Jusco LLC
Street Address: 1315 Jan Dr
City, State: Festus, MO 63028

Design Professional: VonArx Engineering
Street Address: 10785 Business 21
City, State: Hillsboro, MO 63050

Location of Site: 4301, 4313, and 4317 Jeffco Blvd

Requested Action: Revised Development Plan approval for Pleasantview Motel Addition

Size of Tract: 7 acres (per Assessor's records)

Parcel Numbers: 09-3.0-08.0-2-002-001

Existing Zone District: PM – Planned Mixed Use

Township: Windsor
Council District: #4
School District: Windsor
Fire District: Rock Community
Water District: PWSD 10
Sewer District: Rock Creek

Prepared By: Rachel Krispin, Planner I
Date: June 25, 2021
Recommendation: Approval

Attachments:

1. Aerial Map
2. Zoning Map
3. Development Plan
4. Modification Requests Document

Subject Property

The subject property is located at 4313 Jeffco Blvd. in Arnold. The parcel is developed with a motel, office, restaurant, and two apartment units. An auto repair shop, that was existing on the property when the petition was heard in February, has since been demolished and removed.

According to FEMA's Flood Insurance Rate Map, no portion of the property is located within the floodway and floodplain, and no stream orders traverse the property.

Surrounding Area

The zone districts and land uses surrounding the subject property are as follows:

To the North:	<u>Zoning:</u>	R7 and CC2
	<u>Land Use:</u>	Developed Residential and Undeveloped Commercial
To the East:	<u>Zoning:</u>	PC and CC2
	<u>Land Use:</u>	Undeveloped and Developed Commercial
To the South:	<u>Zoning:</u>	CC2 and R10
	<u>Land Use:</u>	Developed Commercial and Developed Residential
To the West:	<u>Zoning:</u>	R10
	<u>Land Use:</u>	Developed Residential

Background

The subject property went through a rezoning and development plan approval in February 2021. The original permitted uses on the development plan included: Motel, Restaurant (General), Office, and Multi-family (two existing apartment units). The petitioner is now seeking a revised development plan approval to remove the restaurant from the property and develop eight (8) motel units where the restaurant building is currently located.

The site has twenty-two (22) existing motel units that have been there for numerous years. In February 2021, the petitioner received approval to add fifteen (15) additional motel units, bringing the total to a proposed 37 motel rooms.

Official Master Plan

The subject properties are located in the Primary Growth Area on the Preferred Growth Alternative Map. This area is potentially suitable for all development patterns including Mixed-Use, Suburban, Large Lot, Rural Cluster, and Rural. The most appropriate development pattern in this case is a Suburban Development Pattern. This development pattern will be used to determine the design criteria applied to the property. The growth policies for this area include the following:

1. Development within the "Primary and Secondary Growth Areas" shall be required to utilize or extend public infrastructure systems, including water, sewer and roads.
2. Septic or on-site wastewater treatment systems shall be discouraged in the "Primary and Secondary Growth Areas" and lots with existing systems in these areas should be connected to public sewer when physically and financially possible.
3. Development will be one of the eight development patterns as defined by this plan.
4. Commercial and employment centers shall be located in either the municipality or the "Primary Growth Area," immediately adjacent, and it shall have direct access to a County, State or Federal highway.

Mixed Use Development Pattern

The Mixed-Use Development Pattern is the most appropriate pattern of development for the proposed uses. The Planned Mixed-Use Development Pattern is appropriate in the Primary Growth Area when the following site criteria exist:

1. Areas where existing service infrastructure access or capability for immediate expansion and connection, market pressures for both residential and commercial development, natural constraints or valued rural characteristics co-exist.
2. Any new development in the Primary Growth Areas not associated with or adjacent to existing development shall begin with the Mixed-use Development Pattern.

Land Uses	Land uses in this pattern are mixed, although transitions among intensity of uses are established according to a master plan. Design compatibility of buildings, rather than of particular uses, generally controls how the land use mix is to occur. This pattern also enables a variety of residential styles, including single-family homes, townhouses, and apartments all in a variety of designs – often in close proximity to each other.
Edges / Transitions	Within this pattern, edges and transitions between the different areas of the Mixed-use area are established design elements that bring areas together through common designs, such as street designs, building locations, or landscape materials, rather than with buffers and separation. The edges on the outside of the Mixed-use area may be sharp, as in the case of the edge between a Mixed-use area and rural area or natural area – or they may be gradual, as in the case of a Mixed-use area adjacent to Large Lot or Suburban Development Patterns.
Open Space	A range of open space is necessary for this pattern, and it is integral to the plan design. It includes more compact and formal open space in the Mixed-use core, including plazas, court yards or small parks - and more expansive or natural open space at the edge or outlying areas, including natural areas, greenways or larger parks.
Street network / Transportation	The street network is interconnected with block sizes, approximately 1,500 feet in length, unless topography or other natural areas require interrupting this pattern. Central areas with the greatest diversity of uses, and representing the commercial core, have smaller block lengths in the 400 to 500 foot range to facilitate more connections and dispersion of traffic. Pedestrian access, transit and para-transit service may be efficiently implemented in this pattern.
Service Infrastructure	Water and sewer in the Mixed-use core is on a common system, either public or private. Although some of the edges maintain sufficient open space to allow individual systems, the compact nature of the overall Mixed-use pattern generally makes it economically beneficial and more practical to access the common system in these areas as well.
Community Infrastructure	If the Mixed-use area is at a scale that cannot rely on existing remote facilities, community infrastructure must be designed into the plan. Typically, it is phased in as the Mixed-use area matures, often requiring constructions in the later phases, where a critical mass of residents and businesses have become established.
Lot sizes	Lot sizes vary within the Mixed-use area and even on individual blocks. Generally they range from 2,000 square feet (townhouses in the Mixed-use core) to 2 acres (estates on edges of the Mixed-use area). Overall densities for Mixed-use areas generally vary from 4 to 8 dwelling units per acre (rural mixed-use), but can reach 8 to 24 units per acre (urban mixed-use).
Criteria for Implementation	♦ Generally must involve between 40 acres and 160 acres if it is a new mixed-use area. (See “Infill” or “Mixed-use Addition” for using this pattern in established areas.) ♦ Must be located in an approved location, capable of facilitating ultimate build out of the Mixed-use area, in terms of access for streets and utilities.

	♦ Must occur according to an overall Mixed-use Master Plan that adapts to the terrain and natural features of the specific site. ♦ Must have access to or establish a common water and sewer system ♦ Typically phased over time (10 to 15 years) – allowing community infrastructure (i.e. fire, schools, parks) to be phased in as mixed-use area matures. ♦ Mixed-use area has a defined center and edge encompassing a radius of ¼ to 1 mile, facilitating potential pedestrian connections from all areas. ♦ Interconnected streets required, particularly in the central area. ♦ Commercial and civic activities are concentrated in the central area of the Mixed-use area. ♦ Non-residential square footage correlates to residential development. ♦ A variety of residential types and formats are provided in each phase of the Mixed-use area.
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Unified Development Order

PM – Planned Mixed Use District

It is the intent and purpose of the PM – Planned Mixed Use District to permit the most efficient use of land that combines a variety of commercial, office, residential and public uses. The district is designed to have uses that are centrally located and compact so that maximum convenience is afforded the users and occupants of the district and the following intent and applicability:

1. To allow greater flexibility in development standards (lot coverage, setbacks, building heights, lot sizes, etc.) to facilitate adaptation of development to the unique conditions of a particular site, while providing higher standards of site design and building design, a high level of environmental sensitivity, and more satisfying living and working environments than can be achieved under the standards of other zoning districts.
2. To promote a streetscape that encourages buildings to be moved forward adjacent to the front yard setback line or adjacent to the required landscape improvements.
3. To encourage pedestrian friendly development.
4. Permit a mixture of uses that, with proper design and planning, will be compatible with each other and with surrounding uses or zoning districts.
5. An area may be considered for rezoning to PM District if any one of the following conditions exist:
 - a. More than one land use or land use intensity is proposed for development on a single parcel, where only a single use is permitted under other zoning classifications; or
 - b. Different land uses that would not otherwise be permitted to locate within the same zoning district are proposed for development on one or more adjacent parcels under single or separate ownership.

Residential Uses – Characteristics:

1. The PM district may allow for a more flexible placement, arrangement and orientation of residential structures, with accompanying flexibility in the subdivision of land and the grouping of open space and accessory facilities such as garages and parking.
2. The PM district also may provide for a mixture of housing types (single-family, two-family).
3. The proposed residential development should incorporate natural features.

Office Uses – Characteristics:

1. The PM district may contain office and institutional uses compatible with the surrounding area.

Commercial Uses – Characteristics:

1. The PM district may provide for maximum attainable commercial usage of property while ensuring development consistent with the adopted County long-range plans.

Mixed Use Design Standards – Objectives

Residential Uses:

1. Encourage developments with mixtures of densities, lot sizes, and housing types.
2. Foster neighborhood security with means for maintaining activity at all times of the day.
3. Encourage linking neighborhoods with safe, attractive pedestrian connections both along the street and on open space greenways.
4. Connect residences to each other and to neighborhood parks, schools, public facilities, and shops with direct pedestrian pathways.
5. Encourage interconnectivity among neighborhoods to distribute traffic evenly and avoid excessive traffic on any one street and limit traffic cutting-through from one neighborhood to another or from one County maintained road to another.
6. Minimize cut-through traffic within a neighborhood by providing a safe access configuration for internal and external traffic movement and design streets with appropriate speeds based upon the intended use, allowing for narrower widths and other traffic calming measures.
7. Encourage parks and community facilities.

Non-residential Uses:

1. Provide a focal point for neighborhoods surrounding office and commercial development.
2. Allow a mixture of non-residential and residential uses to occur in a compact, pedestrian friendly manner.
3. Allow vehicular access to the varied activities that occur in the mixed-use development pattern, but never at the expense of pedestrian safety.
4. Encourage buildings with diverse and interesting architectural styles that allow mixed-use developments to attain a unique identity in the County.
5. Prescribe compact development patterns that preserve rural qualities of outlying areas.

Development Plans

A Development Plan is intended to establish regulations and restrictions that are in harmony with the general purpose and intent of the UDO, but in a manner that allows the regulations to differ in one or more respects from the zoning regulations that are generally applicable to the underlying zoning districts.

Development Plan – Objectives – Section 400.1390

The objectives of the Development Plan process are:

1. To permit the use of more flexible land use regulations.
2. To provide latitude in the location of buildings, structures, open spaces, play areas, parking, roads, drives and variations in setbacks and yard requirements.
3. To facilitate use of the most advantageous techniques of land development.
4. To encourage the combination and coordination of architectural styles, building forms and relationships.
5. To encourage the conservation of existing natural resources and maintain the character of the County.
6. To limit specific uses within the underlying zoning district to a particular Development Plan when it is deemed more appropriate and/or compatible to surrounding uses, proposed or future uses or when deemed to be in the best interest of the community to limit the uses, based on existing and / or proposed traffic conditions and / or concerns and other land use concerns.

Development Plan – Criteria for approval – Section 400.1230D

According to the UDO, the applicable zoning district regulations are to be used as a guide for the review of the Development Plan. Conditions or restrictions may be imposed. These conditions or restrictions may be required prior to submittal of a Preliminary Plat or Site Development Plan. The Planning Commission and County Council may consider the following criteria.

1. Whether the development is designed, located and proposed to be operated so that the health, safety, and welfare of the public will be protected.
2. Whether the development will impede the orderly development and improvement of surrounding property.
3. Whether the development incorporates adequate ingress and egress and an internal street network that provides for the efficient flow of traffic.
4. The criteria set forth in Section 400.1140D as follows:
 - 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.

In accordance with Section 400.1240, any substantial changes to an approved Development Plan may only be approved by the County Council after review and recommendation by the Planning and Zoning Commission.

Proposed Revised Development Plan (received June 10, 2021)

Uses & Access

The Revised Development Plan shows the area of the existing restaurant to be replaced with eight (8) motel units. Slightly different than the original approved submittal, there are now twelve (12) motel units attached to the existing motel building. When approved, the Development Plan showed fifteen (15) proposed units attached. Now, there are twelve (12) proposed attached units and eight (8) units where the restaurant exists today. Staff does not have an issue with the lesser number of units on the southern wing of the building layout. Access is still proposed to be maintained from Jeffco Blvd. Addressed with the original submittal, the proposed entrance from Jeffco Blvd is much more controlled than it exists today. All uses are to remain from the original submittal, with the exception of "Restaurant (General)" to be removed.

Parking

The original Development Plan showed fifty-five (55) standard spaces, three of which being ADA compliant. The Revised Development Plan shows a total of fifty-three (53) standard spaces, with two being ADA complaint. A total of fifty-three (53) parking spaces does meet the requirement of the UDO parking calculations; however, an additional ADA compliant space will need to be added in order to meet the minimum requirement of accessible spaces. The total of ADA compliant spaces will need to be a minimum of three (3) spaces.

Landscaping

It appears that the landscaping detail was not changed from the original Development Plan submittal since there are no additional notes on the subject matter. The Plan shows the removal of asphalt along Jeffco Blvd (excluding the entrance/exit from the subject property) and the implementation of sod/seed and landscaping. The Revised Development Plan does not show any landscape island within the parking lot, which is consistent with the original submittal. A variance has been requested for the tree count along Miller Road, and parking lot landscaping.

Modifications

In accordance with Section 400.1230E the Planning Commission may recommend, and the County Council may approve modifications on the development plan when the petitioner requests to modify one or more of the restrictions or regulations of the UDO. Modifications should be consistent with the criteria for development plans, in the best interest of the County, incorporate sound planning principles and design elements that are compatible with surrounding properties, be consistent throughout the proposed project, effectively utilize the land upon which the development is proposed, and further the goals and intent of the UDO.

The petitioner has requested the same modifications as the original submittal, with the exception of one modification that referred to parking calculations. The Revised Development Plan satisfies parking requirements, therefore, not included on the current listed modifications. The following modifications have the same analysis as before which include:

1. Article XII, Section 400.4100, A.5.a (2) – Surface and Curbing.

The petitioner is seeking relief from the requirement that curbing be constructed around the perimeter of the parking lot. Petitioner has included curbing along the entrance/exit from Jeffco Blvd. The remainder of the parking lot is enclosed by buildings on three sides and will be sloped. Staff has concluded that the slope is adequate for the stormwater to drain into an inlet on the southwest corner of the proposed development.

2. Article XII, Section 400.4100, A.5.c - Detention

The existing site is almost completely covered by buildings, asphalt paving and hard packed gravel which does not absorb water. The developer is proposing removing 8,000 feet of impervious area and replacing it with grass and landscape plantings. There will be a significant reduction in stormwater runoff for the revised site.

3. Article XIV, Section 400.4690, A.1 and 2 – Parking Lot Landscaping and Trees (Landscaped Islands).

The petitioner is requesting relief from the implementation of parking lot islands. Due to the configuration of the parking lot, the petitioner did not include any parking islands. Staff finds this acceptable because the implementation of parking lot islands would, in theory, mean losing available parking spaces. Staff does not believe losing parking spaces for parking lot islands would be effective in this scenario.

4. Article XIV, Section 400.4650 A.1 – Landscaping Minimum Requirements.

The petitioner is requesting relief from landscaping requirements along Miller Road only. Five trees are required, as well as fourteen shrubs. Due to overhead powerlines, the petitioner would like to only add the required shrub count along Miller Road. Staff finds it acceptable to not plant trees to avoid conflict with powerlines, however, staff would like to see the number of trees be accounted for in the shrub count. Therefore, staff would like to see nineteen shrubs along Miller Road.

5. Article VII, Section 400.2610 – Driveway Width and Throat Length.

The minimum required width for this use is 36 feet. The required width must be continued for 60 feet. Due to constraints of the existing buildings the engineer is proposing a 36' wide drive for the first 36.25 feet, then tapering to 28' in width for the remainder 23.75' of the throat.

The proposed entrance will provide stacking room for several cars prior to entering the parking area. The new entrance will provide a significant safety improvement over the present layout. Traffic presently enters the site at numerous locations across the frontage of the property. The restaurant presently has parking which backs toward and potentially into a live traffic lane on the state highway. The revised design will have all traffic entering at one point and will eliminate the parking directly off of the highway.

Analysis

Zone Change

The subject property is located in the Primary Growth Area of Jefferson County and is consistent with the County's Official Master Plan. The proposed Development Plan is consistent with the intent and purpose of the Planned Mixed Use (PM) zone district. The development promotes variations of commercial uses that fit with the character of the neighborhood. The proposed land uses for "Motel, Multi-family dwelling, and office" are consistent with the character of the surrounding area.

Revised Development Plan

The property is suitable for the proposed uses stated in the Revised 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.

Staff Recommendation

Staff recommends **Approval** of PM21054, a request for a Revised Development Plan for Pleasantview Motel as proposed in accordance with the following recommendations for the requested modifications, conditions, regulatory requirements, and departmental comments:

Modifications

1. Staff recommends **Approval** for relief from **Article XII, Section 400.4100, A.5.a (2) – Surface and Curbing** as shown in the Development Plan.
2. Staff recommends **Approval** for relief from **Article XII, Section 400.4100 – Detention** as shown in the Development Plan.
3. Staff recommends **Approval** for relief from **Article XIV, Section 400.4690, A.1 and 2 – Parking Lot Landscaping and Trees** as shown on the Development Plan.
4. Staff recommends **Approval with Conditions** for relief from **Article XIV, Section 400.4650 A.1 – Landscaping Minimum Requirements** to allow only shrubs, instead of trees and shrubs, along Miller Road with the condition that the required number of trees be accounted for with additional shrubs, bringing the total to nineteen shrubs.
5. Staff recommends **Approval** for relief from **Article VII, Section 400.2610 – Driveway Width and Throat Length** in accordance with the entrance design depicted in the Development Plan.

Conditions of Approval

1. A Site Development Plan shall be submitted to the Jefferson County Planning Division in accordance with the Unified Development Order (UDO) of Jefferson County.
2. A copy of the approved Development Plan incorporating any conditions and approved modifications shall be attached to each set of Site Development plans submitted.
3. All improvements required in the Development Plan and Site Development Plan must be installed or an escrow accepted by the Jefferson County, Missouri, Council for all incomplete items prior to occupancy of the buildings for each phase.
4. If more than one (1) acre of land is being disturbed, the proposed development will require a Jefferson County Land Disturbance Permit.

Regulatory Requirements

Permitted Uses

Land uses shall be permitted per the approved Development Plan. These land uses shall be:

Motel

Motel Office

Multi-Family Dwelling (two existing apartment units)

Improvement Plans/Site Development

Design Standards

The development shall comply with the Mixed-Use 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

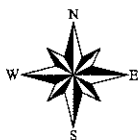
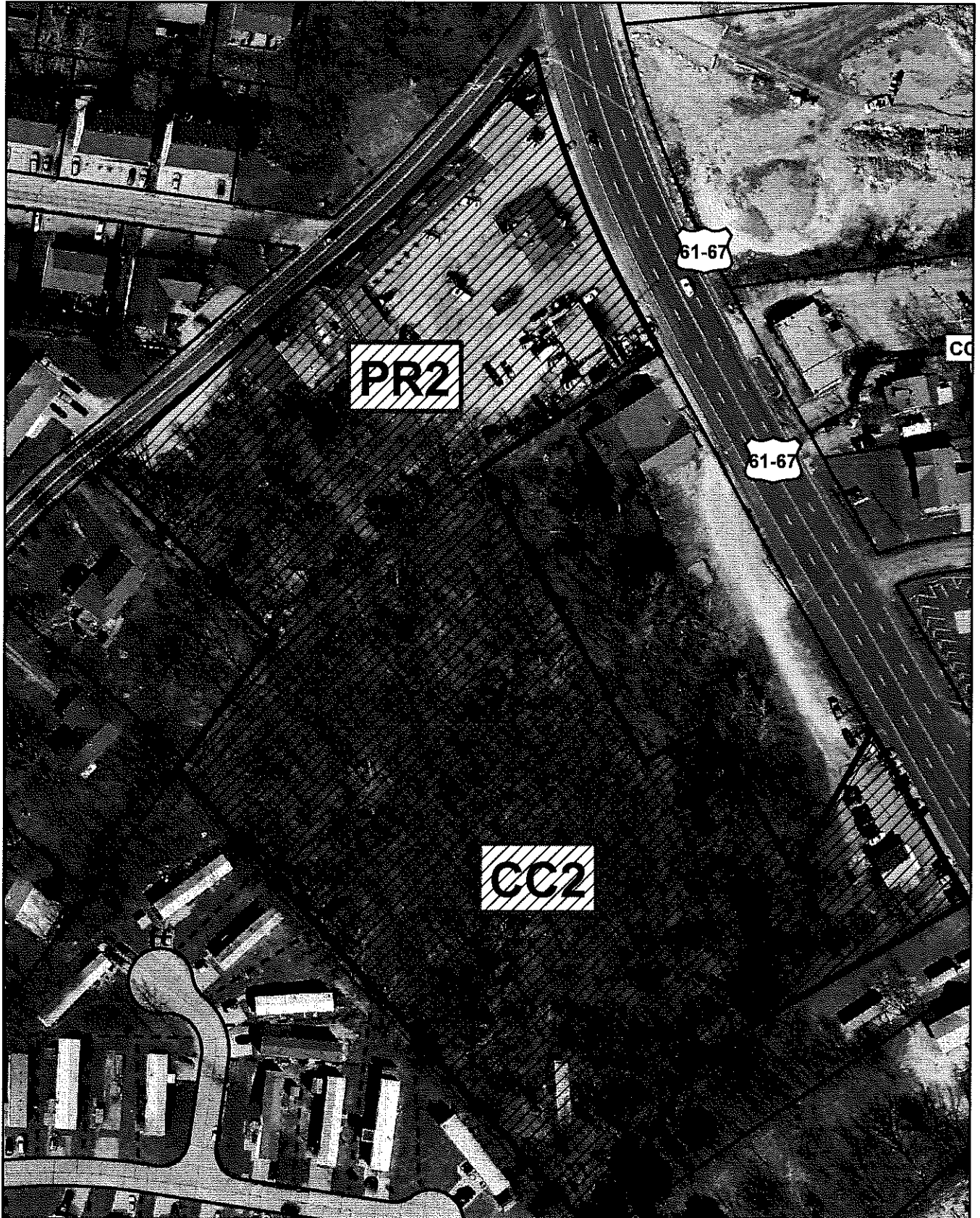
A geotechnical study prepared by an Engineer licensed in the State of Missouri shall be required where there are more than 5 feet of cut or 5 feet of fill and any slopes steeper than 3:1.

Departmental Comments:

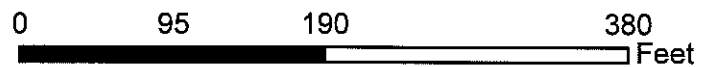
1. Driveway entrances (within state ROW):
 - a. Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 36'-54'.
 - b. The entrance width shall be provided from the street into the site for a throat length of 60'. Condition not met, see deviation request.
2. Stormwater/detention:
 - a. Detention system shall detain and release stormwater at a rate not to exceed the release rate from the site under the existing (pre-developed) conditions for the 2-year and 10-year, 24-hour storm event. See deviation request.
 - b. Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.

UDO required 125' offset not met with driveway opposite on Highway 61/67. Apply for internal deviation.

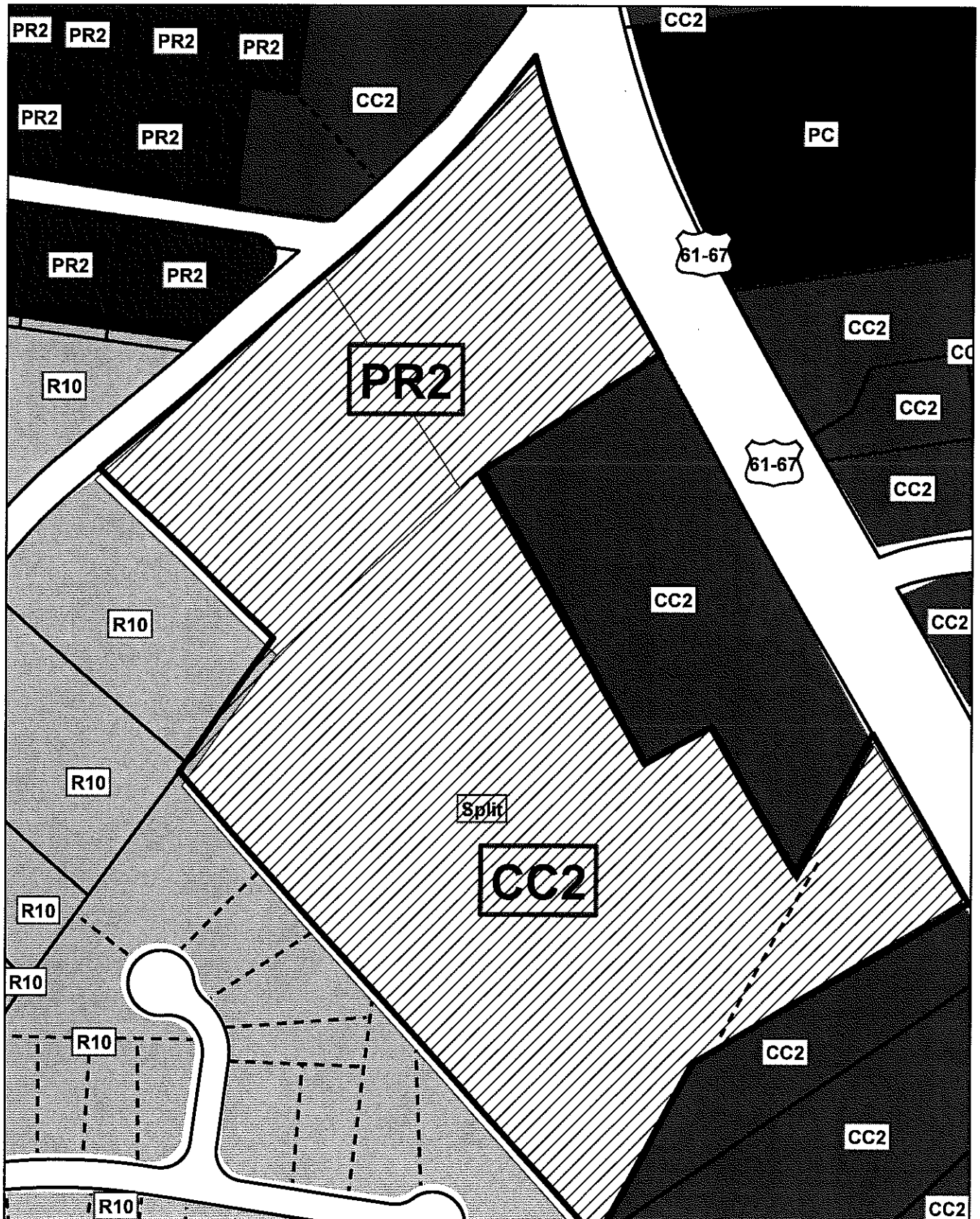
PM21054 - Pleasantview Motel



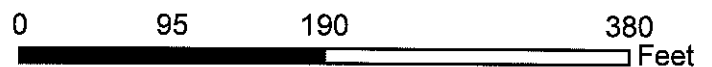
Subject Property



PM21054 - Pleasantview Motel



Subject Property



THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID 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 310 RENE.

Revised Pleasantview Motel Addition

Variance Requests

SECTION 400.4100, A.5.a.(2) – SURFACE AND CURBING

THE PARKING LOT CURRENTLY HAS NO CURBING WITH RUN-OFF SHEET FLOWING ACROSS THE SITE. THE CLIENT WISHES KEEP THE SAME CONFIGURATION WITH RUN-OFF FLOWING TO AN AREA INLET AT THE BEND IN THE NEW ADDITION AND PIPED UNDER THE ADDITION.

SECTION 400.4100, A.5.c. – DETENTION

THE CURRENT SITE IS ALMOST ENTIRELY PAVED OR ROOFTOP. THE NEW LAYOUT WILL ACTUALLY DECREASE RUN-OFF BASED ON THE COUNTY'S LANDSCAPING REQUIREMENTS. ADDITIONAL ASPHALT AROUND THE PROPOSED PARKING LOT WILL BE REMOVED AND SEEDED/SODDED.

SECTION 400.4690, A.1. AND 2. – PARKING LOT LANDSCAPING AND TREES (LANDSCAPED ISLANDS)

WE PROPOSE TO ELIMINATE THE ISLAND REQUIREMENT DUE TO SPACE CONSTRAINTS.

SECTION 400.4650, A.1. – LANDSCAPING MINIMUM REQUIREMENTS (MILLER ROAD ONLY)

THE EXISTING BUILDING IS WITHIN THE SETBACK LINE ON MILLER ROAD AND LIES ONLY 5' TO 7' OFF OF THE R/W LINE. IN ADDITION, THERE IS AN EXISTING OVERHEAD ELECTRIC LINE IN THAT AREA. WE PROPOSE TO ELIMINATE THE TREE REQUIREMENT, HOWEVER WE WILL INSTALL THE SHRUBS AS REQUIRED.

SECTION 400.2610 TABLE 7-11, MIN. AND MAX. WIDTH FOR DRIVEWAY BY TYPE AND VOLUME OF USE

THIS DEVELOPMENT IS CLASSIFIED AS HIGH VOLUME, THEREFORE TWO-WAY ACCESS MINIMUM WIDTH IS 36' (THREE LANES). IN ORDER TO PROVIDE A STRAIGHT AND CLEAN ENTRANCE, OUR DESIGN VARIES IN WIDTH FROM JEFFCO BLVD. BACK INTO THE DEVELOPMENT. THIS DOES NOT CONFORM TO THE REQUIREMENT OF EXTENDING THE WIDTH THROUGHOUT THE ENTIRE THROAT LENGTH.

Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580
<www.jeffcomo.org>

Jefferson County, Missouri
Planning and Zoning Commission
Meeting Date: July 8, 2021

Staff Report

General Information:

Petition Number: PR221053
Petition Name: Belleville RV Park (Addition)

Petitioner Name: BMHP LLC
Street Address: 1 Heritage Ct, Fenton, MO 63026
City, State: O'Fallon, MO 63366

Design Professional: VonArx Engineering
Street Address: 10785 Business 21
City, State: Hillsboro, MO 63050

Location of Site: 217, 221 Rusty Dr., Fenton, MO 63026

Requested Action: Rezoning from Single Family Residential (R10) and Non-Planned Community Commercial zone district (CC2) to Planned Mixed Residential (PR2) zone district and Development Plan approval for Belleville RV Park (Addition)

Size of Tract: 2.68 Acres
Parcel Numbers: 02-1.0-11.0-3-001-032, 02-1.0-11.0-3-001-032.02, 02-1.0-11.0-3-001-034, 02-1.0-11.0-3-001-035, 02-1.0-11.0-3-001-036

Existing Zone District: R10, CC2
Township: Rock
School District: Fox C-6
Fire District: Saline Valley Fire Protection District
Water District: PWSD #3
Sewer District: Northeast PSD
Council District: #2

Prepared By: Josh Jump, Planner II
Date: June 29, 2021
Recommendation: Approval with conditions

Attachments: Zoning Map
Aerial Map
Development Plan
Modification Letter

Subject Property

The subject properties are east of the intersection of Old Highway 141 and Rusty Drive. The subject properties consist of five (5) parcels. Belleville RV park is located directly south of the subject properties. These five (5) properties would be an expansion of the Belleville RV park development. Regarding the subject property's access to public utilities, 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, the entirety of the properties is covered by 100-year floodplain from Saline Creek, and the easternmost parcels are covered by floodway from the creek. Saline Creek, a Stream Order 3 with a 100-foot buffer, also traverses the properties.

Surrounding Area

The subject properties are located along the Highway 141 corridor, which is fronted by a mixture of non-residential, multi-family residential, and mobile-home park development in the vicinity of the subject property. It should be noted that this is a heavily flood prone area of the county.

To the North:	<u>Zoning:</u> R10 <u>Land Use:</u> Developed Residential
To the East:	<u>Zoning:</u> R10 & PC <u>Land Use:</u> Developed Residential and Developed Commercial
To the South:	<u>Zoning:</u> CC2 <u>Land Use:</u> Developed Commercial
To the West:	<u>Zoning:</u> CC2 & R10 <u>Land Use:</u> Developed Commercial and Developed Residential

Background

A pre-application meeting was held with the petitioner and a Development Plan was submitted on June 2, 2021 with the engineer to discuss the PR2 zoning for an expansion of an RV park. A development plan and modification requests were submitted on June 10, 2021. This plan is being reviewed under the Unified Development Order (UDO).

Official Master Plan

The subject property is located in the Primary Growth Area on the Preferred Growth Alternative Map. This area is potentially suitable for all development patterns including Industrial, Mixed-Use, Suburban, Large Lot, Rural Cluster, and Rural. The most appropriate development pattern in this case is the Mixed-Use Development Pattern. This development pattern will be used to determine the design criteria applied to the property. The growth policies for this area include the following:

1. Development within the "Primary and Secondary Growth Areas" shall be required to utilize or extend public infrastructure systems, including water, sewer and roads.
2. Septic or on-site wastewater treatment systems shall be discouraged in the "Primary and Secondary Growth Areas" and lots with existing systems in these areas should be connected to public sewer when physically and financially possible.
3. Residential development that has access to established transportation corridors shall be encouraged.

Mixed-Use Development Pattern

The Mixed-Use Development Pattern is the most appropriate pattern of development for the proposed Belleville RV Park Addition development. The Mixed-use represents a more compact Development Pattern. It encourages a mix of land uses made compatible by design elements such as building forms, streetscape, and public spaces. The mix often features mutually supported uses, allowing the opportunity for the Mixed-use to be self-supporting, at least for typical daily needs of the residents.

Land Uses	Land uses in this pattern are mixed, although transitions among intensity of uses are established according to a master plan. Design compatibility of buildings, rather than of particular uses, generally controls how the land use mix is to occur. This pattern also enables a variety of residential styles, including single-family homes, townhouses, and apartments all in a variety of designs – often in close proximity to each other.
Edges / Transitions	Within this pattern, edges and transitions between the different areas of the Mixed-use area are established design elements that bring areas together through common designs, such as street designs, building locations, or landscape materials, rather than with buffers and separation. The edges on the outside of the Mixed-use area may be sharp, as in the case of the edge between a Mixed-use area and rural area or natural area – or they may be gradual, as in the case of a Mixed-use area adjacent to Large Lot or Suburban Development Patterns.
Open Space	A range of open space is necessary for this pattern, and it is integral to the plan design. It includes more compact and formal open space in the Mixed-use core, including plazas, court yards or small parks - and more expansive or natural open space at the edge or outlying areas, including natural areas, greenways or larger parks.
Street network / Transportation	The street network is interconnected with block sizes, approximately 1,500 feet in length, unless topography or other natural areas require interrupting this pattern. Central areas with the greatest diversity of uses, and representing the commercial core, have smaller block lengths in the 400 to 500 foot range to facilitate more connections and dispersion of traffic. Pedestrian access, transit and para-transit service may be efficiently implemented in this pattern.
Service Infrastructure	Water and sewer in the Mixed-use core is on a common system, either public or private. Although some of the edges maintain sufficient open space to allow individual systems, the compact nature of the overall Mixed-use pattern generally makes it economically beneficial and more practical to access the common system in these areas as well.
Community Infrastructure	If the Mixed-use area is at a scale that cannot rely on existing remote facilities, community infrastructure must be designed into the plan. Typically, it is phased in as the Mixed-use area matures, often requiring constructions in the later phases, where a critical mass of residents and businesses have become established.
Lot sizes	Lot sizes vary within the Mixed-use area and even on individual blocks. Generally they range from 2,000 square feet (townhouses in the Mixed-use core) to 2 acres (estates on edges of the Mixed-use area). Overall densities for Mixed-use areas generally vary from 4 to 8 dwelling units per acre (rural mixed-use), but can reach 8 to 24 units per acre (urban mixed-use).
Criteria for	♦ Generally must involve between 40 acres and 160 acres if it is a new mixed-use

Implementation	area. (See "Infill" or "Mixed-use Addition" for using this pattern in established areas.) ♦ Must be located in an approved location, capable of facilitating ultimate build out of the Mixed-use area, in terms of access for streets and utilities. ♦ Must occur according to an overall Mixed-use Master Plan that adapts to the terrain and natural features of the specific site. ♦ Must have access to or establish a common water and sewer system ♦ Typically phased over time (10 to 15 years) – allowing community infrastructure (i.e. fire, schools, parks) to be phased in as mixed-use area matures. ♦ Mixed-use area has a defined center and edge encompassing a radius of ¼ to 1 mile, facilitating potential pedestrian connections from all areas. ♦ Interconnected streets required, particularly in the central area. ♦ Commercial and civic activities are concentrated in the central area of the Mixed-use area. ♦ Non-residential square footage correlates to residential development. ♦ A variety of residential types and formats are provided in each phase of the Mixed-use area.
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Unified Development Order

PR2 – Planned Mixed Residential Zone District Section 400.1540

The PR-2 Planned Mixed Residential Use District is established to provide opportunities for high-density mixed residential use development from single-family to multi-family dwellings units with a variety of formats and densities. The plan for this district should be designed to create a transition from more intense mixed uses to less intense mixed-uses. While providing for a wide range of dwelling types the PR-2 district may also be appropriate in large-scale mixed-use developments. This district is designed for areas served by centralized utilities.

Section 400.2300. Mixed Use Design Standards – Objectives

A. Residential Uses

1. Encourage developments with mixtures of densities, lot sizes, and housing types.
2. Foster neighborhood security with means for maintaining activity at all times of the day.
3. Encourage linking neighborhoods with safe, attractive pedestrian connections both along the street and on open space greenways.
4. Connect residences to each other and to neighborhood parks, schools, public facilities, and shops with direct pedestrian pathways.
5. Encourage interconnectivity among neighborhoods to distribute traffic evenly and avoid excessive traffic on any one street and limit traffic cutting-through from one neighborhood to another or from one County maintained road to another.
6. Minimize cut-through traffic within a neighborhood by providing a safe access configuration for internal and external traffic movement and design streets with appropriate speeds based upon the intended use, allowing for narrower widths and other traffic calming measures.
7. Encourage parks and community facilities.

Development Plans

A Development Plan is intended to establish regulations and restrictions that are in harmony with the general purpose and intent of the UDO, but in a manner that allows the regulations to differ in one or more respects from the zoning regulations that are generally applicable to the underlying zoning districts.

Development Plan – Objectives – Section 400.1390

The objectives of the Development Plan process are:

1. To permit the use of more flexible land use regulations.
2. To provide latitude in the location of buildings, structures, open spaces, play areas, parking, roads, drives and variations in setbacks and yard requirements.
3. To facilitate use of the most advantageous techniques of land development.
4. To encourage the combination and coordination of architectural styles, building forms and relationships.
5. To encourage the conservation of existing natural resources and maintain the character of the County.
6. To limit specific uses within the underlying zoning district to a particular Development Plan when it is deemed more appropriate and/or compatible to surrounding, uses, proposed or future uses or when deemed to be in the best interest of the of the community to limit the uses, based on existing and / or proposed traffic conditions and / or concerns and other land use concerns.

Development Plan – Criteria for approval – Section 400.1230D

According to the UDO, the applicable zoning district regulations are to be used as a guide for the review of the Development Plan. Conditions or restrictions may be imposed. These conditions or restrictions may be required prior to submittal of a Preliminary Plat or Site Development Plan. The Planning Commission and County Council may consider the following criteria:

1. Whether the development is designed, located and proposed to be operated so that the health, safety, and welfare of the public will be protected.
2. Whether the development will impede the orderly development and improvement of surrounding property.
3. Whether the development incorporates adequate ingress and egress and an internal street network that provides for the efficient flow of traffic.
4. The criteria set forth in Section 400.1140D as follows:
 - 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.

In accordance with 400.1240, any substantial changes to an approved Development Plan may only be approved by the County Council after review and recommendation by the Planning and Zoning Commission.

Proposed Development Plan (received June 8, 2021)

Uses & Access

The development plan for Belleville RV Park (addition) comprises a total of five (5) parcels totaling 2.68-acres (according to the submitted application). The sites are mixture of both attached dwellings that appear to be vacant and in a state of disrepair and part of an old mobile home park. The development plan proposes to utilize former single-family home lots as sites for recreational vehicles (RV's). These sites will be an addition to the Belleville RV Park that has existed for some time.

Parking

The development plan shows an undetermined number of parking spaces for the RVs but does indicate a paved pad with each RV space that would suffice for parking. All of the RV spaces appear to have an additional parking space for a non-RV vehicle.

Landscaping

The following landscaping will be required if the plan is approved:

Street Frontage:

Street frontage landscaping is required as outlined in Section 400.4650 A. of the UDO.

Open Lot:

Open lot landscaping is required as outlined in Section 400.4650 B. of the UDO.

Buffers and Screening:

Medium-Impact screening will be required along any property boundaries which are zoned R10 – Single Family Residential, a modification has been requested for the buffer and screening requirement.

Modifications

In accordance with Section 400.1230E the Planning Commission may recommend, and the County Council may approve modifications on the development plan when the petitioner requests to modify one or more of the restrictions or regulations of the UDO. Modifications should be consistent with the criteria for development plans, in the best interest of the County, incorporate sound planning principles and design elements that are compatible with surrounding properties, be consistent throughout the proposed project, effectively utilize the land upon which the development is proposed, and further the goals and intent of the UDO.

The petitioner is requesting the following modifications:

1. **Article VII Section 400.2550 – Minimum Right-Of-Way and Improved Surface Width**
2. **Article VII Section 400.2560 – Street Standards, Minimum Pavement Standards**
3. **Article XIV, 400.5560 and Chapter 505– relief from requiring full stormwater detention.**
4. **Article XIV, 400.4740 B.1 and B.2 – Buffer Standards**

Analysis

Zone change

A total of 33 recreational vehicle pads are proposed on the subject properties. The property is currently vacant except for the unoccupied single-family units. The zoning allows for a density of 18 units per acre. The proposed plan would slightly increase the density; however it still falls well under the maximums allowed. The property is currently zoned Single Family Residential (R10) and Non-Planned Community Commercial (CC2).

Due to the subject property being entirely located within a 100-year floodplain and partially within a floodway, staff feels that the nature of the proposed use (recreational vehicle park), the temporary occupancy of recreational vehicles, and the ease of removing recreational vehicles from the property during a flood event make the proposed use for the parcel more ideal for the property than the previous use (mobile home park).

The proposed development is located in the Primary Growth Area where all development patterns including the Mixed-Use Development Pattern can be used. Therefore, the proposed development and uses are consistent with the County's Official Master Plan.

Development Plan

The parcel is suitable for the proposed use as an RV park. The plan satisfies the requirements of the UDO applicable to this use. There should be no injurious effect or detriment to neighboring properties if all the requirements of the UDO are met.

No additional major public facilities such as water, sewerage, schools, or parks are needed in conjunction with this development other than what will be provided by the developer. The development of the parcel appears to generally incorporate adequate ingress and egress if the requirements of the UDO are met. There should not be any problem with the adequacy and availability of public facilities and services.

Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from the development if all of the requirements of the UDO are met. The development does not appear to have any features that would impede the normal and orderly development and improvement of the surrounding property. Approval of the proposed Development Plan in accordance with the conditions of approval, regulatory requirements, and departmental comments would allow for a development consistent with the stated intent of the PR2-Planned Mixed Residential Zone District.

Modification Analysis:

1. Article VII Section 400.2550 – Minimum Right-Of-Way and Improved Surface Width

Access roads are Cool Valley Drive from Old Route 141 to Clearwater Drive; Clearwater Drive (all); Rusty Drive from Clearwater Drive east to end of pavement and Pilgrim Place (all). The existing roads are 22' in width with the exception of the last 100 feet of Clearwater Drive (Rusty Drive to Pilgrim Drive) which is about 18' in width. The right of ways for these streets exceed minimum UDO requirements. In essence, the request only affects the last 100 feet of Clearwater Drive, which is meant to accommodate two-way traffic, and at 18 feet wide is too narrow for large RVs to be entering and exiting on a regular basis.

2. Article VII Section 400.2560 – Street Standards, Minimum Pavement Standards

The UDO requires a street thickness of 6" PCC (or 2" Type C Asphaltic Concrete/5" Type X Asphaltic Concrete/4" rock base). The existing surfaces are of unknown thickness but are still in serviceable condition after years of moving heavy mobile homes in and out. The engineer is proposing some minor pavement repairs to be shown on the improvement plans.

3. Article XIV, 400.5560 and Chapter 505– relief from requiring full stormwater detention.

The site is in the floodway/floodplain making water conveyance and detention design difficult or impossible.

4. Article XIV, 400.4740 B.1 and B.2 – Buffer Standards

The petitioner is requesting to reduce the 20' buffer down to 15', but to still meet the required number of plantings in the buffer. The transition from the current zoning and its uses to the proposed one is something that requires a little more space of the lots. The proposed pads back all the way up to the proposed 15' buffer line. The location of the property and its proximity to major floodways and floodplains make the proposed use a better use than the existing uses. Staff does not see any indication that granting the variance to the buffer would have any injurious effect to surrounding property owners so long as the 15' buffer is heavily landscape as proposed.

Staff Recommendation

Staff recommends **approval** of petition PR221053 a rezoning from Single Family Residential (R10) and Non-Planned Community Commercial (CC2) and development plan approval for Belleville RV Park (addition), subject to the following conditions of approval, regulatory requirements and departmental comments:

Modifications

1. Staff recommends **denial** of the requested modification from, Article VII Section 400.2550 – Relief from UDO required minimum pavement widths.
2. Staff recommends **approval** of the requested modification from Article VII, Section 400.2560, relief from minimum pavement standards with the condition that the stretch of Cool Valley Dr., from Old Highway 141 to the intersection with Clearwater Dr., be improved with a two inch overlay.
3. Staff recommends **approval** of the requested modification from Article XIV, 400.5560 and Chapter 505, relief from requiring full stormwater detention and using low impact stormwater detention as a substitute.
4. Staff recommends **approval** of the requested modification to Article XIV 400.4740 B.1 and B.2 – to reduce the buffer from 15' to 20' per the landscaping plan submitted.

Conditions of Approval

1. Recreational vehicles (RV's) shall not occupy a pad/site/space continuously for a period in excess of six (6) months in duration.
2. The maximum number of recreational vehicle spaces allowed within the recreational vehicle park shall not be more than twenty (20) per acre.
3. Minimum width of an RV/trailer space shall be twenty-five (25) feet and it shall be so designed to provide space for parking both the RV/trailer and towing vehicle off the roadway. No RV/trailer shall be closer than twelve (12) feet to any other adjacent unit, structure or roadway and all spaces shall have direct access to the roadway.
5. The minimum open area required for a common use of the recreational vehicle park shall be not less than 20% of the gross area of the recreational vehicle park. Common open space shall be calculated as any open unoccupied area remaining after the dwelling spaces, buildings, roadways or streets, and parking areas have been deducted. This open space shall be landscaped or otherwise designed and made available for recreational use.
6. All areas not used for roadways, parking or occupied by structures shall be maintained with ground cover.

Regulatory Requirements

Permitted Uses

Land uses shall be permitted per the approved Development Plan:
Recreational Vehicle Park

Floor Area, Height, and other Building Requirements

Maximum Density (recreational vehicles): 20 vehicles/acre
Maximum Structure Height: 50 feet

Site Development

Required Yards

Front Yard – 15 feet; Side Yard – 6 feet; Rear Yard – 10 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, unless modified.

Parking

Parking and loading shall be provided per the regulation of Article XII of the Jefferson County Unified Development Order, unless 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.

Geotechnical

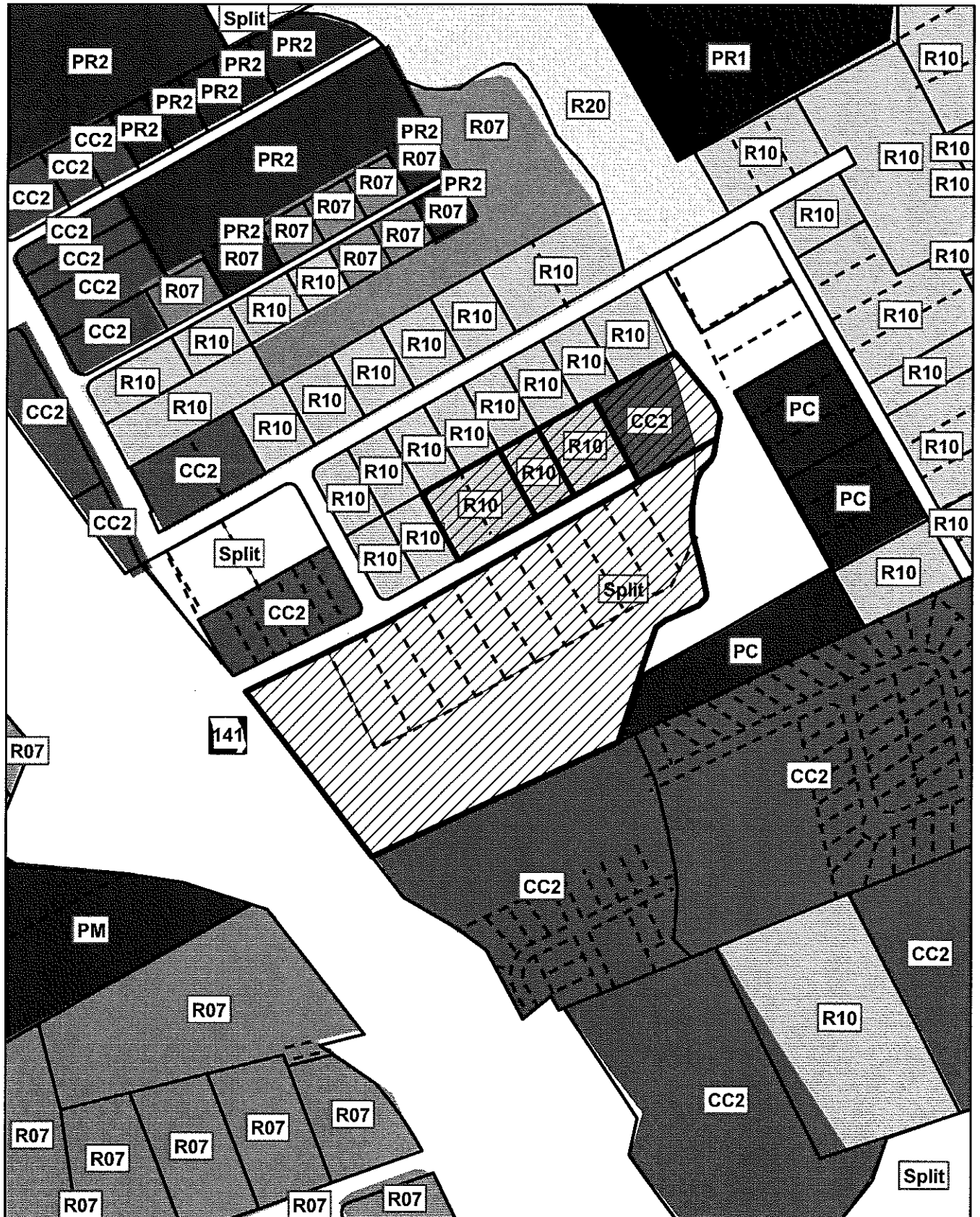
A geotechnical study prepared by an Engineer licensed in the State of Missouri shall be required where there is more than 5 feet of cut or 5 feet of fill or slopes greater than 3:1. Where grades are proposed at slopes greater than 3:1 slope stability must be addressed in the study.

Departmental Comments:

- 1) A Site Development Plan shall be submitted to the Jefferson County Planning Division in accordance with the Unified Development Order of Jefferson County.

- 2) A copy of the approved Development Plan incorporating any conditions shall be attached to each set of Site Development plans submitted.
- 3) All improvements required in the development plan and site development plan must be installed or an escrow accepted by the Jefferson County, Missouri, Council for all incomplete items prior to occupancy of the building.
- 4) The project is shown on several lots. A boundary adjustment is required to join the parcel into one.
- 5) Pavement:
 - a) Access roads are Cool Valley Drive from Old Route 141 to Clearwater Drive; Clearwater Drive (all); Rusty Drive from Clearwater Drive east to end of pavement and Pilgrim Place (all).
 - b) Access roads width shall provide 22' pavement within 28' ROW with curbs. Street thickness shall provide 6" PCC (or 2" Type C Asphaltic Concrete/5" Type X Asphaltic Concrete).
 - c) The existing roads are 22' in width with the exception of the last 100 feet of Clearwater Drive (Rusty Drive to Pilgrim Place) which is about 18' in width.
 - d) The streets are in serviceable but worn condition. The existing roads are 22' in width with the exception of the last 100 feet of Clearwater Drive (Rusty Drive to Pilgrim Drive) which is about 18' in width.
- 6) Stormwater/detention:
 - a) Detention system shall detain and release stormwater at a rate not to exceed the release rate from the site under the existing (pre-developed) conditions for the 2-year and 10-year, 24-hour storm event. Provide soil types, CN's, etc.
 - b) Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.
- 7) Floodplain:
 - a) The fill which has been placed in the floodway since 2018 must be removed.
 - b) The Code Enforcement Division requires a Floodplain Development Permit for any grading or improvements within a known floodplain.
 - c) Show limits of the floodway (lots and detention systems should not be within floodway).
 - d) Show the limits and the elevation(s) of the 100-year floodplain.
 - e) Submit calculations for culverts and bridges within the limits of the floodplain.

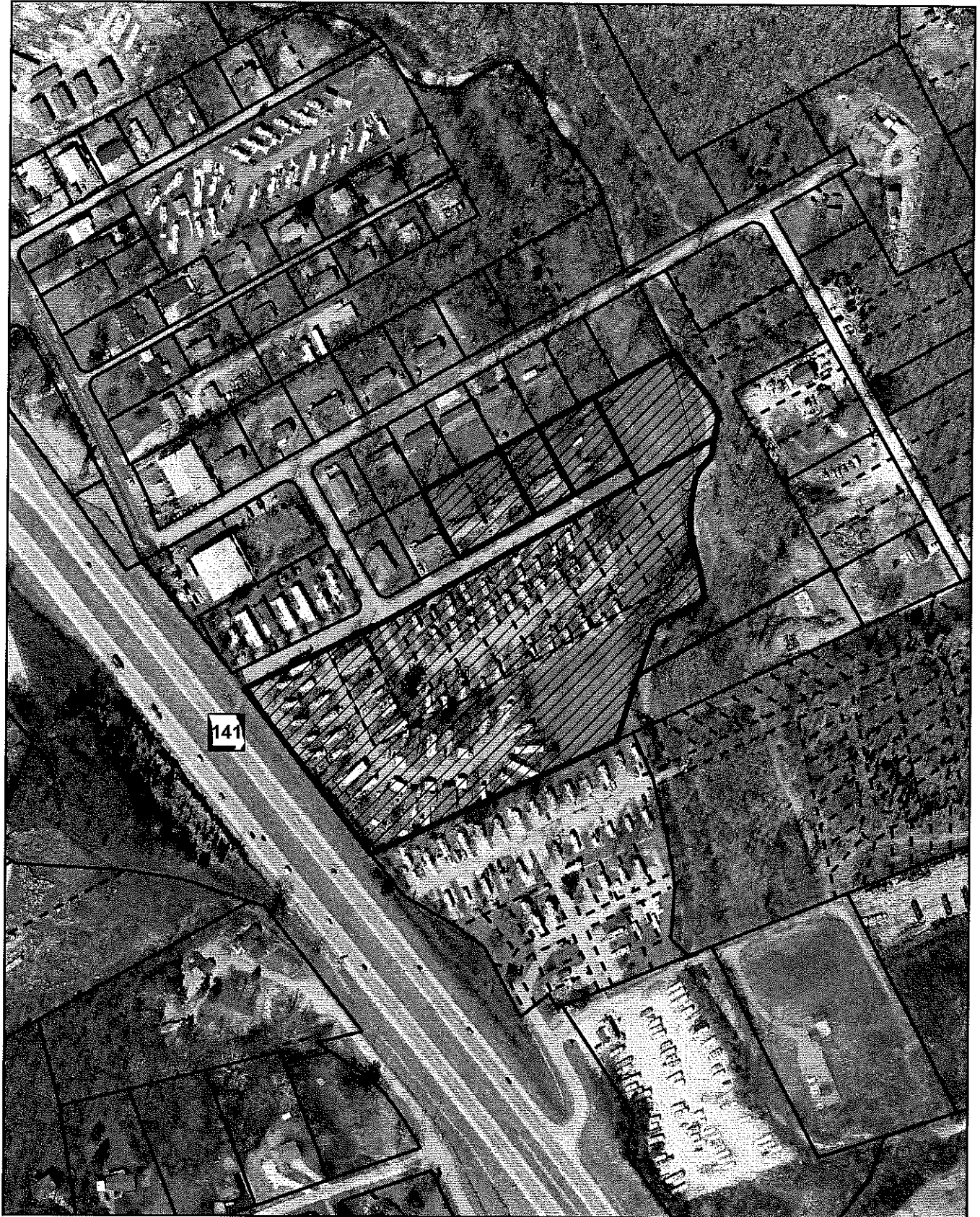
PR221053 - Belleville RV Park Addition



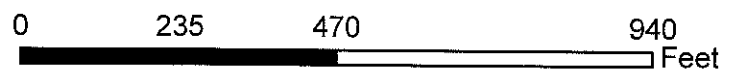
Subject Property

0 235 470 940 Feet

PR221053 - Belleville RV Park Addition



Subject Property



SALINE VALLEY GARDENS 3, LOTS 1 THRU 10 AND U.S.
SURVEY 3011, PT. OF LOT 9, SECTION 11, R43N, R5E
JEFFERSON COUNTY, MISSOURI



THE SHARE OF BAKED ABOVE THE 100-YEAR LEVEL.

C1	TITLE SHEET
C2	EXISTING CONDITIONS & DEMO PLAN
C3	SITE PLAN
C4	GRADING PLAN

TITLE SHEET

Issue Date	1/XX/2021
Scale	NONE
Job Number	15292
Sheet Number	C1

BELLEVILLE RV PARK ADDITION
DEVELOPMENT PLAN
JEFFERSON COUNTY, MISSOURI

VON AXMINSTER
Engineering
Electricity, Electronics, Engineering
Mechanical, Electrical, Electronic
Engineering
1990-1991

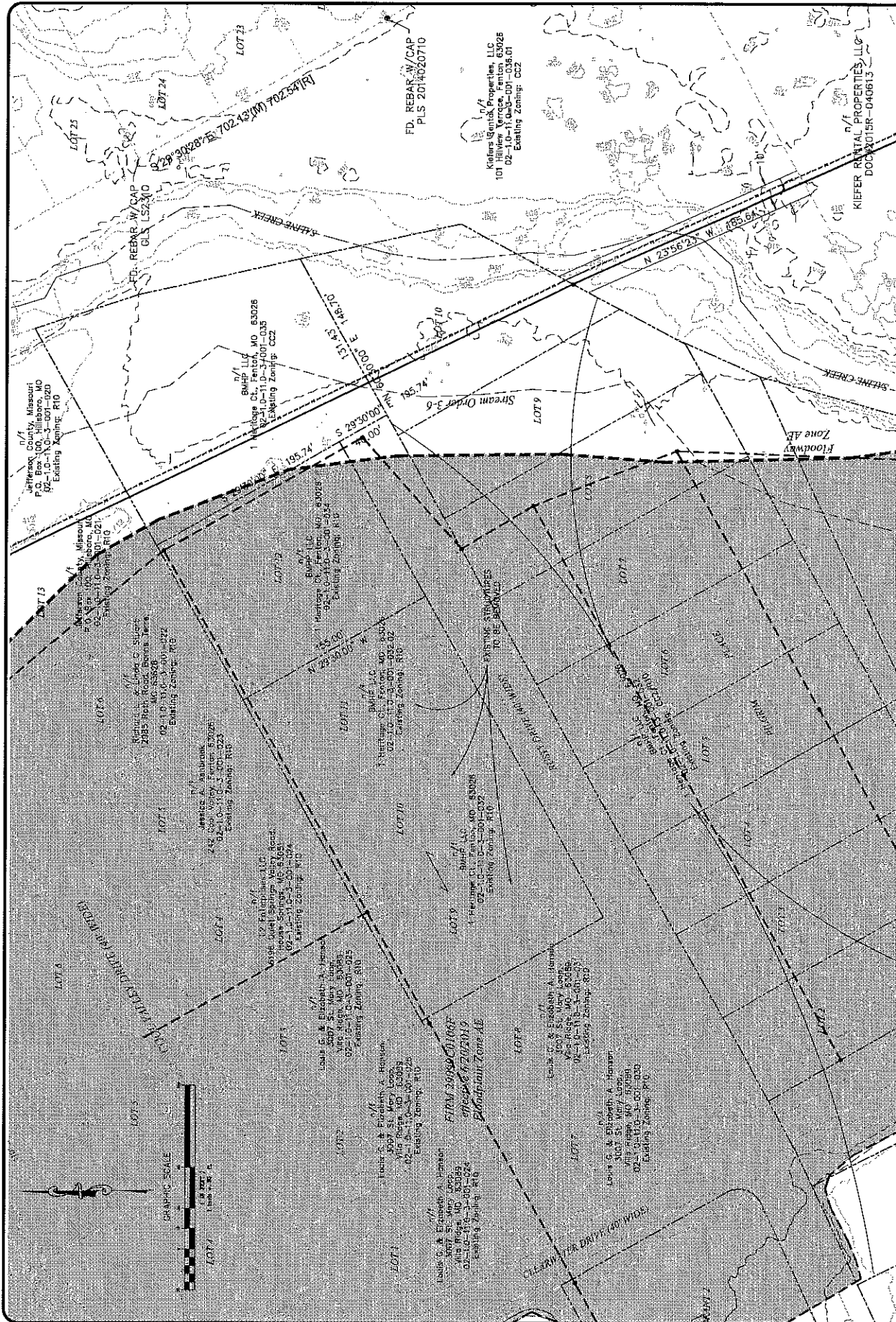
BMHP LLC
1 Heritage Court
Fenton, Missouri 63026
847-910-2180
earbellewillie@gmail.com

SITE DATA

PROPERTY OWNER:	DAVIS, LLC
APPROVING AGENCY:	PLANNING & ZONING DEPARTMENT
PROJECT LOCATION:	1000 S. 10TH AVE. - FENTON, MO 63025
EXISTING ZONING:	D-2
SITE AREA:	8.42 AC.
PARCEL NUMBERS:	D2-1.0-11.0-3-001-036 D2-1.0-11.0-3-001-037 D2-1.0-11.0-3-001-038 D2-1.0-11.0-3-001-039 D2-1.0-11.0-3-001-040 D2-1.0-11.0-3-001-041 D2-1.0-11.0-3-001-042 D2-1.0-11.0-3-001-043 D2-1.0-11.0-3-001-044
WATERSHED:	SUCKAN CREEK - METAMORPHIC RIVER
COUNCIL DISTRICT:	2
STREAM ORDER:	3-5

SERVICE DISTRICTS

FIRE:	SALINE VALLEY FIRE PROTECTION DISTRICT 1000 N. 10TH AVE. PATERSON, MO 63072 816.343.9300
AMBULANCE:	BOST. TOWNSHIP AMBULANCE DISTRICT 1000 N. 10TH AVE. PATERSON, MO 63072 816.343.9300
SOUNDCL:	TRK Camp 745 SIFTON BLVD. PATERSON, MO 63072 816.326.8000
SEWER:	NORTHEAST PUBLIC SEWER DISTRICT 104 BRAVOS ROAD PATERSON, MO 63072 816.343.5090
WATER:	MISSOURI AMERICAN WATER ALTON, IL 62002 1.866.430.0070
ELECTRIC:	AMERICAN ELECTRIC CO. 10015 SPRINGWOOD PATERSON, MISSOURI 63091 816.343.5500
POST OFFICE:	U.S. POST OFFICE 10 PATERSON PLAZA PATERSON, MO 63072 816.343.5500
TELEPHONE:	AT&T 422 NORTH 3500 PATERSON, MISSOURI 63091 314.8461.3500



C3

SITE PLAN

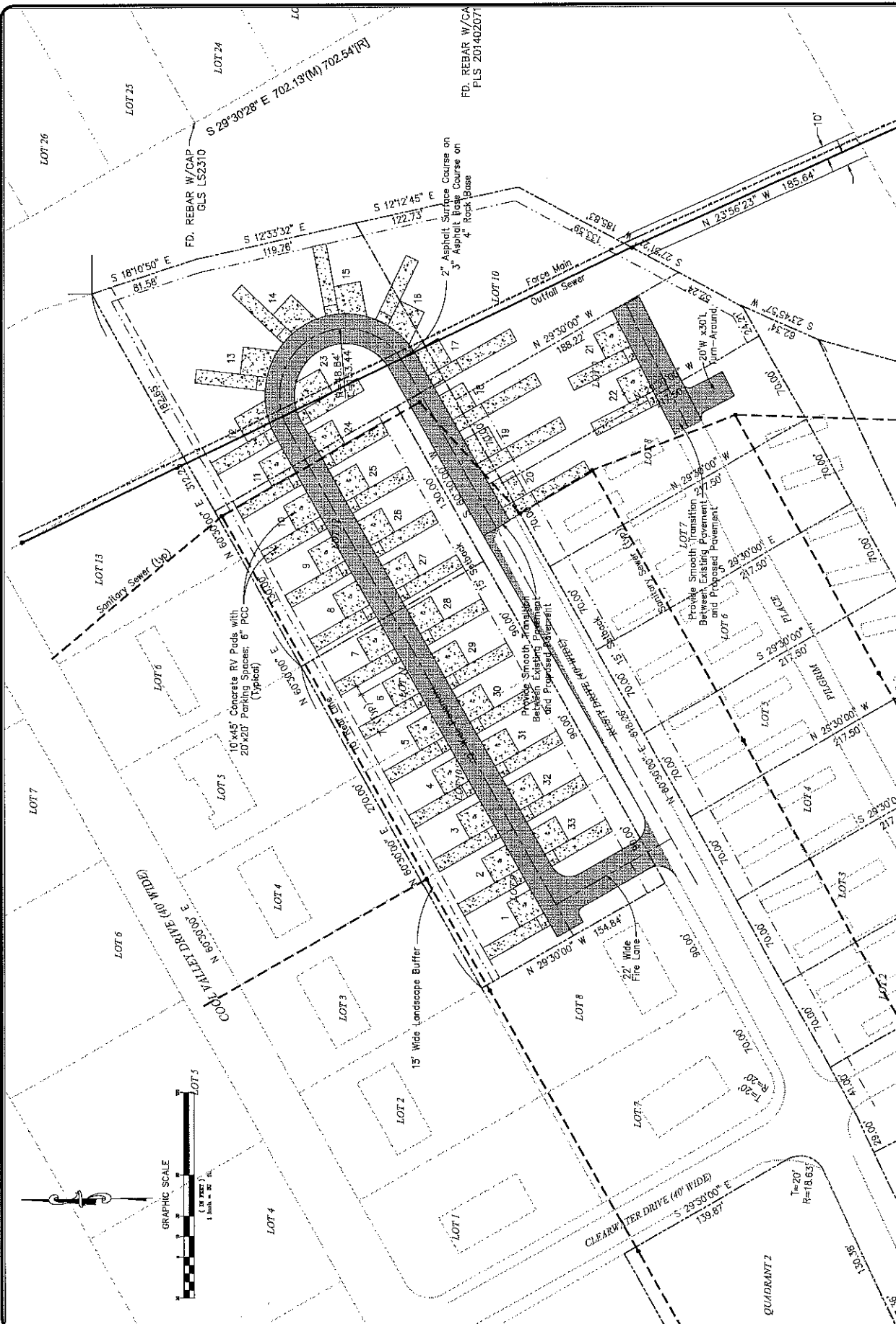
BELLEVILLE RV PARK ADDITION
DEVELOPMENT PLAN
JEFFERSON COUNTY, MISSOURI

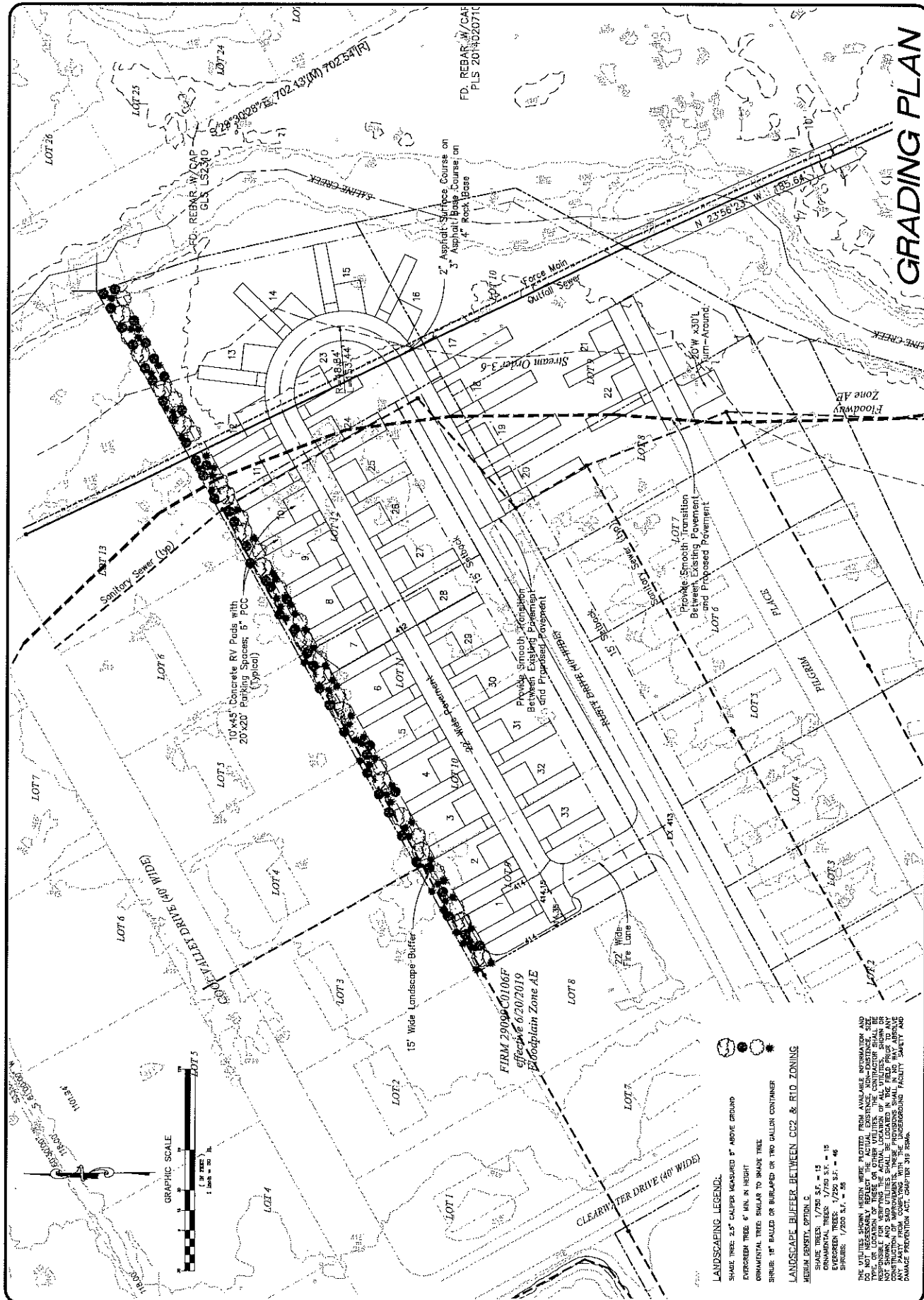
DATE: 1/XX/2021
SCALE: 1" = 20'
JOB NUMBER: 15292
DRAWN BY: [Name]

VonArx
Engineering
11111 Highway 100, Suite 100
Belleville, Missouri 63403
Phone: 636.333.1111
Fax: 636.333.1112
Email: info@vonarx.com



BH&P LLC
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Fenton, Missouri 63026
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entbelleville@gmail.com





Belleville RV Park Addition

VARIANCE REQUESTS

MODIFICATION OF SECTION 400.2550 - STREET STANDARDS-MINIMUM ROW AND IMPROVED SURFACE WIDTH

TABLE 7-4 - MINIMUM DESIGN STANDARDS FOR TWO-WAY STREETS

MOST, IF NOT ALL OF THE STREETS: COOL VALLEY DRIVE, CLEARWATER DRIVE, RUSTY DRIVE AND PILGRIM PLACE MEET THE 22' WIDE REQUIREMENT, HOWEVER IT IS NOT KNOWN IF THE STREETS MEET THE PAVEMENT TYPE AND THICKNESS REQUIREMENTS. WE PROPOSE TO USE THESE STREETS "AS-IS", WITH REPAIRS AS NECESSARY. REPAIR LOCATIONS TO BE NOTED ON THE IMPROVEMENT PLANS.

MODIFICATION OF SECTION 400.4740 - BUFFER DESIGN STANDARDS (SECTIONS B.1 AND B.2)

SECTION B.1. - WIDTH OF BUFFER/SIDE LOT LINES

DUE TO POSSIBLE FUTURE EXTENSION OF PROPOSED RUSTY DRIVE BACK TO CLEARWATER DRIVE, WE PROPOSE TO ELIMINATE THE 10' BUFFER BETWEEN CC2 AND R10 AT THAT LOCATION

SECTION B.1. - WIDTH OF BUFFER/REAR LOT LINES

DUE TO SPACE LIMITATIONS, WE PROPOSE TO REDUCE THE 20' BUFFER FROM 20' TO 15'. WE WILL STILL PROVIDE ALL OF THE REQUIRED PLANTINGS OF THE 20' BUFFER IN THE 15' BUFFER.

MODIFICATION OF SECTION 400.5560 AND CHAPTER 505 - RELIEF FROM STORMWATER RETENTION REQUIREMENTS.

THE PROPERTY'S LOCATION IN THE FLOODWAY/FLOODPLAIN MAKE DETENTION PONDS INFEASIBLE SINCE THE UDO REQUIRES THAT THE BERM BE ELEVATED ABOVE THE 100-YEAR LEVEL.