

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 13, 2023 in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri. The public will be given an opportunity to be heard.

The tentative agenda of this meeting includes:

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

**IV. APPROVAL OF MINUTES
June 22, 2023**

V. SWEARING IN OF WITNESSES

VI. INTRODUCTION OF EVIDENCE

VII. NEW BUSINESS

1. Consent

A. FP23018

The Final Plat for The Greens at Fox Run Plat Two, parcel 03-9.0-29.0-0-000.003., located at 1 Putt Lane, Eureka, in Meramec Township and Council District #1.

2. Consideration

A. CU23020

A Request for a Conditional Use Permit for parcel 12-6.0-23.0-0-000-072., located at 9637 Old State Route 21, Hillsboro, in Central Township and Council District #7, for A Group Home for persons with disabilities, hospice or special care, in a Non-Planned Community Commercial (CC-2) Zone District.

C. PR223022

A Request for a Zone Change and Development for parcel 09-4.0-18.0-4-004-013., located at 6021 West Outer Road, Imperial, in Council District #4, from Non-Planned Community Commercial (CC-2) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan Approval for Park West Apartments.

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: FP23018

Meeting Date: July 13, 2023

Prepared By: Josh Jump/Planner II

Applicant Information

DEVELOPER NAME: FRGC Acquisition LLC

STREET ADDRESS: 10328 Lake Bluff Dr., St. Louis, MO 63123-7244

DESIGN PROFESSIONAL: Clayton Engineering

SITE ADDRESS: 1 Putt Ln, Eureka, MO 63025

PARCEL NUMBERS: 03-9.0-29.0-0-000-003

NATURE OF REQUEST: Approval of the Final Plat for "The Greens at Fox Run Plat Two"

Parcel and Site Information

LOT COUNT: 57

PARCEL SIZE: 17 Acres

EXISTING ZONE DISTRICT: Planned Unit Development (PUD)

FEET OF ROAD FRONTAGE: Approximately 3200' on State Highway W

AVAILABLE SERVICES: Public Water, Public Sewer

Regulatory Requirements

PERMITTED USES:

Dwelling, Single-Family

FLOOR AREA, HEIGHT, AND OTHER BUILDING REQUIREMENTS

Minimum Lot Size: 6,713 square feet (per: approved improvement plans)

Minimum Lot Width: 50 Feet

Maximum Structure Height: 30 Feet

IMPROVEMENT PLAN/SITE DEVELOPMENT

Required Yards

Front Yard: 25' on Privately Maintained Roads

Side Yard: 5'

Rear Yard: Rear Yard 30'

Design Standards

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

Access

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

Street Improvements

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

Parking

Parking for the single-family residences shall be 2 per dwelling unit, excluding garage

Signs

Signs shall comply with Article XIII of the Jefferson County Unified Development Order. The developer shall provide all regulatory signs, including stop signs, speed limit, etc. The developer shall provide a sign at appropriate location in the subdivision, which states "Private Maintenance Begins". This will be reviewed at the improvement plan stage if a preliminary plat is approved.

Landscaping

Landscaping shall comply with landscaping requirements as outlined in Article XIII of the Jefferson County Unified Development Order.

Stormwater

Stormwater management shall comply with Chapter 505 of the Jefferson County Code of Ordinances

Erosion and Sediment Control

Erosion and sediment control shall comply with Chapter 505 of the Jefferson County Code of Ordinances

Geotechnical

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

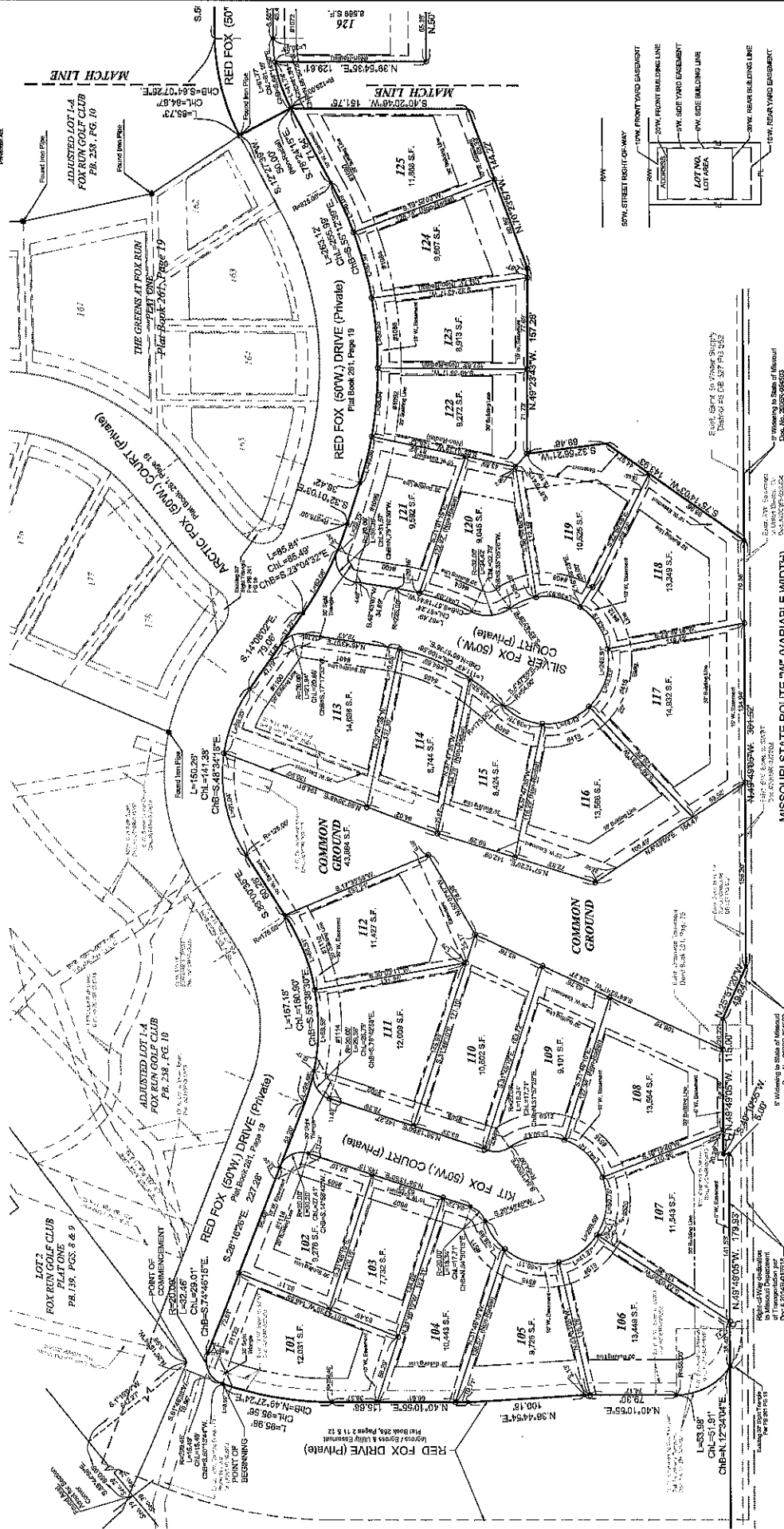
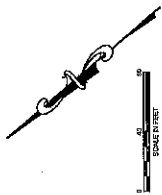
Conditions of Approval

- 1) An escrow is required for the water line connection to Public Water Supply District 6 water main and any other remaining improvements.
- 2) Lots 110, 111 and 112 have already been recorded.
- 3) Floodplain Development Permits shall be applied for prior to grading or construction on any areas within the regulatory flood hazard area.

THE GREENS AT FOX RUN PLAT TWO

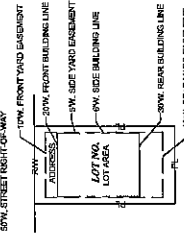
A TRACT OF LAND BEING
A PART OF ADJUSTED LOT 1-A OF FOX RUN GOLF CLUB AS
RECORDED IN PLAT BOOK 258, PAGE 10, OF THE JEFFERSON
COUNTY, MISSOURI, RECORDER'S OFFICE, SAID PARCEL ALSO
BEING SITUATED IN FRACTIONAL SECTION 29 IN TOWNSHIP 43
NORTH, RANGE 4 EAST, IN JEFFERSON COUNTY, MISSOURI

- LEGEND**
- Said boundary measurements as shown on this plat shall consist of 50' standard non rod or 24" inside diameter pipe not less than 24" in length.
 - Said Survey Monument, as shown on this plat, shall consist of iron pipe not less than 3/4" outside diameter at least 18" in length.
- All set from Point have been determined 1594-0.



TYPICAL LOT LAYOUT

NOT TO SCALE
OWNER SHALL BE RESPONSIBLE FOR
EASES WINDOW WELLS SHALL BE
ALLOWED IN THE SIDE YARD
SIDE YARD SHALL BE 5 FEET
MINIMUM
MAINT. SANITARY SERVICES STORMS
AND SEWERAGE SHALL BE
PRESENT IN SAID SIDE YARD
SETBACKS



MISSOURI STATE ROUTE "W" (VARIABLE WIDTH)

Patty Dr.

Clearwood Drive

THE GREENS AT FOX RUN PLAT TWO

RECORD PLAT

314-852-3090
10328 LANE BLVD DR.
SAINT LOUIS, MO 63123-7244
FRAC Acquisition LLC



Project No. 91069
Date: May 1, 2020
Checked: BDO
Designed: KESKON

2 of 3

Petition Number: CU23020

Meeting Date: July 13, 2023

Prepared By: Rachel Krispin

Applicant Information

APPLICANT NAME: Casey Kindt/New Hope Outreach Center

APPLICANT ADDRESS: 9637 Old State Rt 21, Hillsboro MO 63050

SITE ADDRESS: 9637 Old State Rt 21, Hillsboro MO 63050

PARCEL NUMBER: 12-6.0-23.0-0-000-072

NATURE OF REQUEST: Conditional Use Permit for "Group home for persons with disabilities, hospice or special care" in a CC2 – Non-Planned Community Commercial – zone district.

Parcel and Site Information

CURRENT ZONE DISTRICT: CC2

COUNCIL DISTRICT: 7

MASTER PLAN DESIGNATION: Primary Growth

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 5.89 Acres

FEET OF ROAD FRONTAGE: Roughly 620 ft. on Old State Rt 21

AVAILABLE SERVICES: N/A

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The parcel is developed with three (3) structures that were previously operated as a motel and restaurant. Both uses of a motel and restaurant have not been in operation for numerous years. There also appears to be a large utility building behind one of the structures. Lastly, there are three (3) addresses on the property: 9637, 9641, and 9633 Old State Rt 21.

Parcel Conditions

TOPOGRAPHY: The developed area of the property is fairly flat.

FLOODPLAIN ISSUES/STREAM ORDERS: According to FEMA's flood map, a portion of the property exists in both the floodway and floodplain. Additionally, a Stream Order (Sandy Creek) traverses the rear of the property.

VEGETATIVE COVER/SCREENING: The site is mainly clear of vegetation, except for a few scattered trees near Old State Rt 21 and near the stream order.

ADDITIONAL COMMENTS: N/A

Surrounding Zoning

The surrounding zone districts and land uses are as follows:

To the North:	<u>Zoning:</u> LR2 & CC2 <u>Land Use:</u> Undeveloped Residential & Developed Commercial
To the East:	<u>Zoning:</u> R40 (Across Old State Rt 21) <u>Land Use:</u> Developed Residential
To the South:	<u>Zoning:</u> R40 & CC2 <u>Land Use:</u> Undeveloped Residential & Developed Commercial
To the West:	<u>Zoning:</u> LR2 <u>Land Use:</u> Undeveloped Residential

Submitted Plans

The submitted plan shows the following:

- Four (4) buildings shown on site plan:
 - Building #1 (9641 Old State Rt 21) to be used as a resource center
 - Building #2 (9633 Old State Rt 21) to be used as lodging for individuals
 - Building #3 (9637 Old State Rt 21) is an existing residential structure that is to be removed and replaced with a new structure on the existing foundation. The new structure will be used as additional lodging for individuals
 - Building #4 (utility shed) to be used as storage and offices
- Existing sewage lagoon in the northeastern portion of the property
- Buildings labeled #1 and #2 are located out of the floodplain
 - Building #1 is slightly encroaching within the 500-year floodplain
- Building #3 is located within the floodplain
- According to a narrative provided by the petitioner, the plan will be completed in phases; however, the phasing plan is unclear. A detailed phasing plan will be required at the site development stage, if approved.

UDO Requirements

Relation to Unified Development Order

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

1. Character of the neighborhood;
2. Compatibility with adjacent property uses and zoning;
3. Suitability of the property for which the conditional use is being requested;
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties;

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

Analysis

The property is intended to be used as a religious sanctuary and rehabilitation center, known as New Hope Outreach Center, for individuals who are seeking to transition from an unhoused lifestyle. As a religious sanctuary and rehabilitation center, individuals will be given a place to live while they are transitioning to re-enter society. The program is designed to be a six-month process.

One of the existing buildings will consist of four (4) units to house individuals. Another existing building will be renovated as a sanctuary, in addition to support services needed for the operation. Another building will be used as additional lodging for four to eight (4-8) individuals. Based on the summary provided, there will be a maximum of twelve (12) individuals within the program. In addition, the petitioner has stated there will be one (1) staff member for every ten (10) individuals/residents.

The surrounding properties consist of a few different zone districts. Along the west side of Old State Rt 21 in the area of the subject property, there are mainly commercial uses. Residential zoning exists in the rear of the commercial zoning; however, the property is undeveloped. Commercial uses located within the immediate area include self-storage units and Hillsboro R-3 School District bus parking lot/maintenance building. As for residential zoning in the area, there are developed single-family residences across Old State Rt 21 located off Jarvis Rd. In the rear of the subject property is undeveloped residential zoning, and State Rt 21.

The surrounding uses could aide in helping the proposed use fit into the area. Commercial uses directly adjoining the subject property presumably produce a low volume of traffic (storage units and

maintenance/school bus shed). The property is located along Old State Rt 21, in addition to being nearby State Rt 21, providing adequate access to major roadways. While a commercial venture of sorts would not be unusual given the zoning and roadway frontage, the use of a religious sanctuary and rehabilitation center is very different from a vacant motel and restaurant. Conditions outlined and set forth by Staff in this Staff Report must be met in order to satisfy requirements of the County.

Recommended Conditions/Comments if Approved

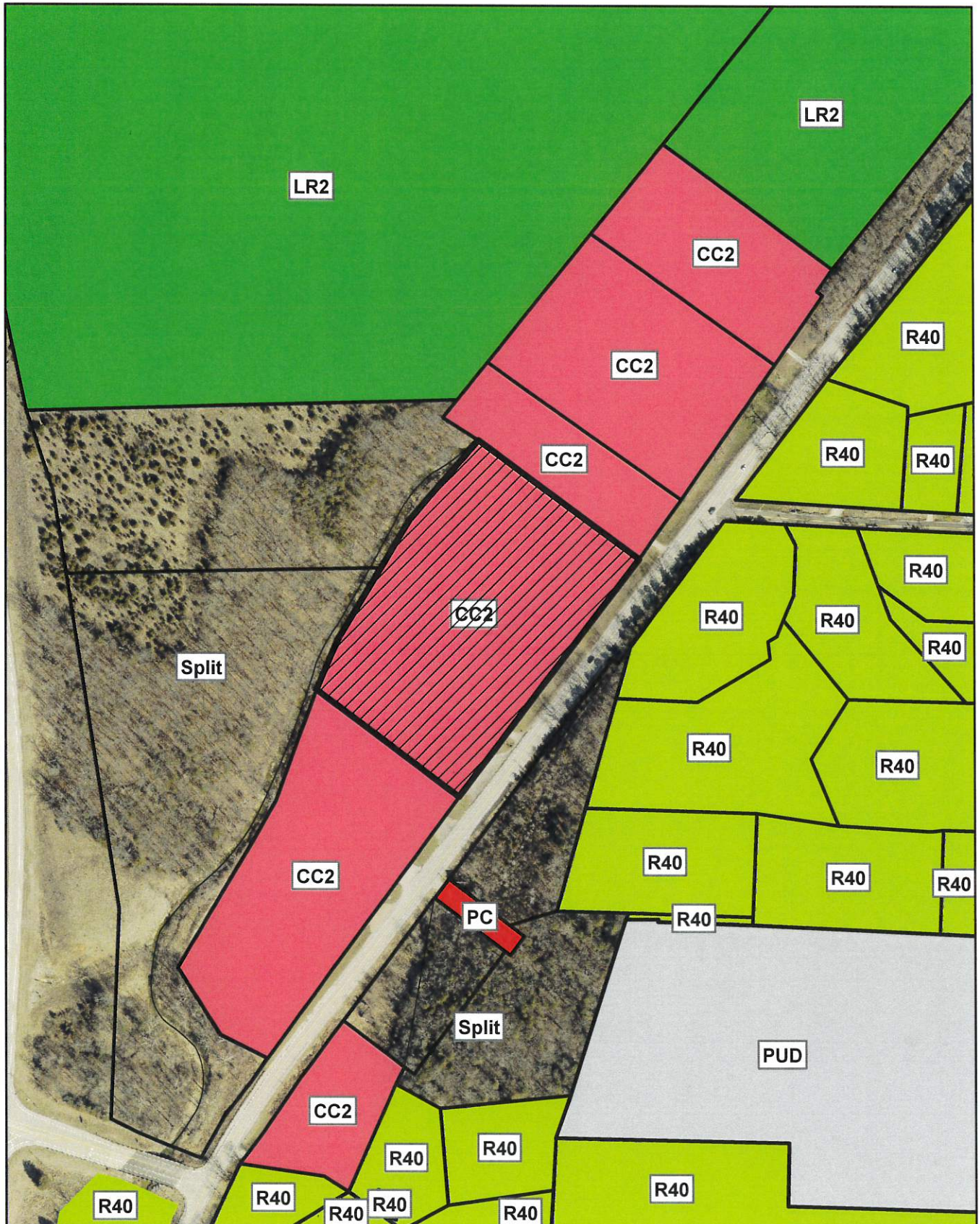
1. Site Development is required. A Jefferson County occupancy permit must be issued by the Code Enforcement Division and shall not be issued until all required site improvements have been installed.
2. The number of occupants (not including employees) shall not exceed the specified number of occupants set forth by the Goldman Fire Protection District regulations and the Jefferson County Building Code, not to exceed 20 occupants living within the facility at any given time.
 - a. There shall be no more than two (2) adults per room.
3. At least one staff member must be present for every ten (10) occupants.
4. Building plans must be submitted to the Jefferson County Code Enforcement Division, and plans must be approved before occupancy is given. All interior building renovations must comply with the Jefferson County Code Enforcement regulations.
5. Restrooms shall be provided in sufficient number and type to satisfy the Jefferson County Building Code. Each individual unit must have its own restroom.
6. All requirements of the Goldman Fire Protection District shall be met.
7. Lighting shall be minimized where it could project into residential-neighboring properties.
8. All signage, including off premise signage, shall comply with Article XIII of the UDO.
9. All required state permits must be filed with the Planning Division prior to occupancy of the facility.
10. All requirements of state permits shall be followed.
11. The conditional use permit is issued to this Applicant. At such time as a different organization seeks to occupy the property, a new conditional use permit must be issued by the Jefferson County, Missouri, Council.

Departmental Comments:

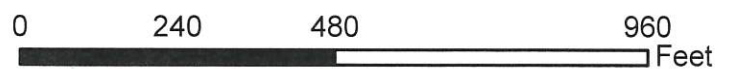
The above noted plans were received by this department on June 2, 2023. They have been reviewed relative to street standards, drainage and grading in accordance with the UDO. Staff has the following comments:

- 1) Provide proof of approval for the sewage lagoon from Missouri Department of Natural Resources and the Jefferson County Code Enforcement Division.
- 2) County Road:
 - a) Along a county roadway, 125' separation/offset is required between driveways and entrances. The requirement cannot be met at any other place on the site due to conflict with adjoining and opposite driveways on Old Highway 21. Apply for an internal deviation in the Planning office.
 - b) The northernmost drive must be removed.
 - c) Driveway entrances (within county ROW):
 - i) Pavement thickness shall provide 6" PCC/4" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base). Thickness is unknown, provide proof of thickness or remove and replace.
 - d) Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 26'-42'. The existing entrance exceeds maximum allowable width (approximately 110'). Reduce entrance width with curbing or pavement removal.
 - e) Entrance width shall be provided from the street into the site for a throat length of 20'.
- 3) Parking areas:
 - a) Parking areas with 5 or more required parking spaces must provide a paved surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC). The existing asphalt parking lot pavement is in severe distress and must be overlaid with 2" of asphalt or removed and replaced.
The existing concrete sections are in acceptable condition.
 - b) Drive aisles width (boc):
 - i) Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-way).
 - ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
 - iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both sides).
 - iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one side).
 - c) No parking space shall be located within the entrance throat.
- 4) Detention:
 - a) No additional impervious area is being created on this existing commercial site, therefore no detention is required.
- 5) Stream Buffers:
 - a) The Stormwater Division requires that stream buffers be maintained for stream orders 1, 2 and 3 as required by Section 505.170-B-3 of The Jefferson County Stormwater Design Manual.
- 6) Floodplain:
 - a) The Building Division requires a Floodplain Development Permit for any grading or improvements within a known floodplain.
- 7) A streetlight is required at the intersection with the County Road.

CU23020 - New Hope outreach Center



Subject Property



CU23020 - New Hope outreach Center

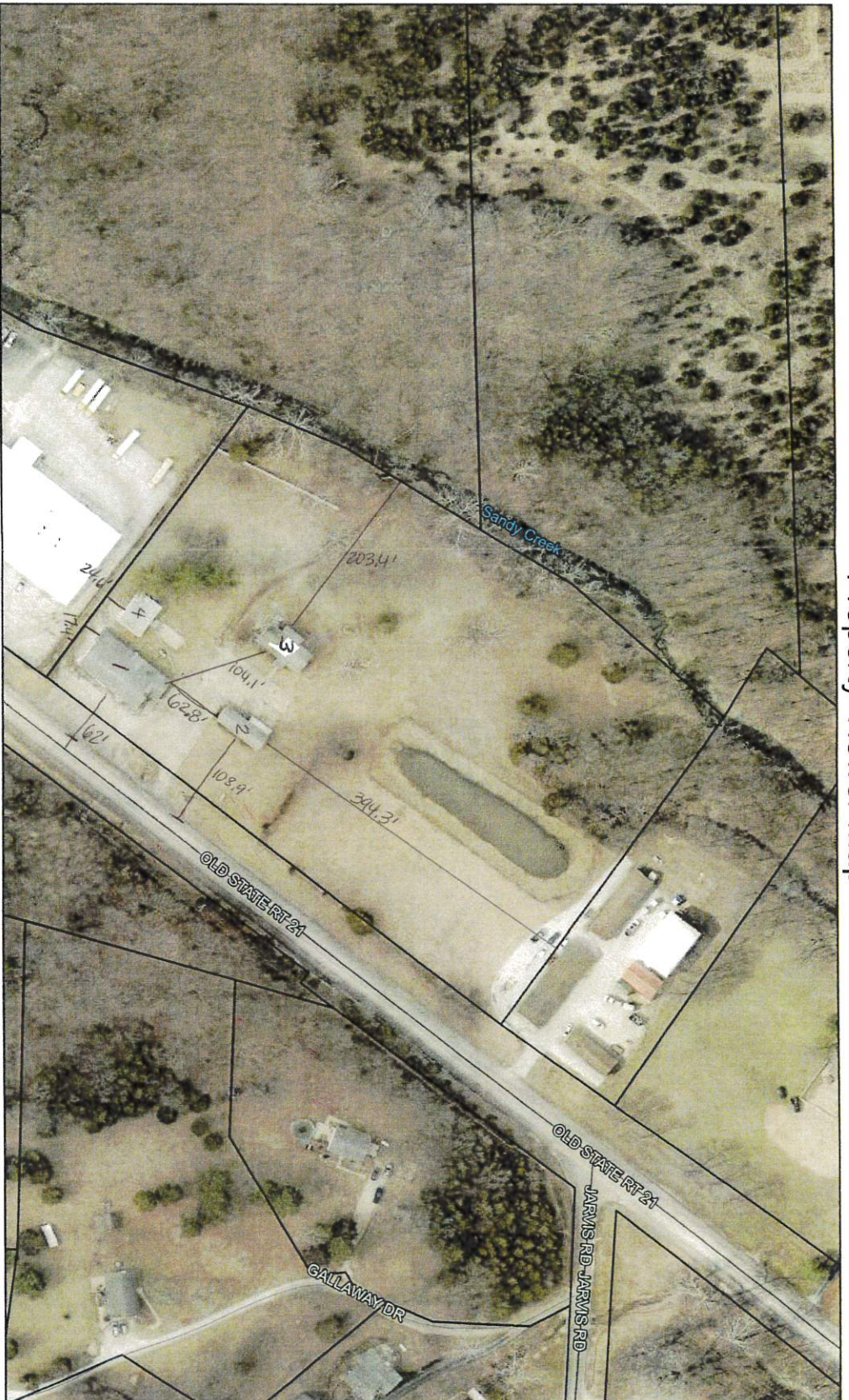


Subject Property

0 240 480 960 Feet

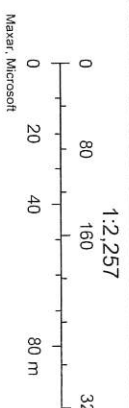
Property Viewer Map

- Buildings.
- 1 - Old restaurant → Resource Center
- 2 - Old motel → rooms for lodging
- 3 - Mobile home → rooms for lodging
- 1 - storage shed → office/storage
- Existing buildings not changing w/ exception of mobile home #3 to be removed and site build on existing foundation.
- No other buildings constructed at this time.



5/23/2023, 3:44:14 PM

Centerlines - 911 — County Road Rivers and Streams
 Local Road ☐ Tax Parcels Ponds and Lakes



Petition Number: PR223022

Meeting Date: July 13, 2023

Prepared By: Josh Jump/Planner II

Applicant Information

APPLICANT NAME: Park West Condominiums LLC

APPLICANT ADDRESS: 1516 Professional Drive, Imperial, MO 63052

DESIGN PROFESSIONAL: Heneghan & Associates

SITE ADDRESS: Park West Ct., Imperial MO, 63052

PARCEL NUMBER: 09-4.0-18.0-4-004-013

NATURE OF REQUEST: Rezone from Non-Planned Community Commercial (CC2) zone district to Planned Mixed Residential (PR2) zone district and development plan approval for Park West Apartments.

Parcel and Site Information

CURRENT ZONE DISTRICT: Non-Planned Community Commercial (CC2)

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Mixed Use Development Pattern

PARCEL SIZE: 2.48 acres (per the Assessor's records), 1.03 Acres to be rezoned (to be combined with PR2 property adjacent to the West)

FEET OF ROAD FRONTAGE: Outer Rd. - Approx. 250 ft., Park West Ct – Approx. 428 ft

AVAILABLE SERVICES: Public Water, Public Sewer

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The parcel is currently occupied by a bank. The back acre to be rezoned is currently vacant space.

Parcel Conditions

TOPOGRAPHY: No serious topographical issues, there are some very minor elevation changes, but the property is relatively flat.

FLOODPLAIN ISSUES/STREAM ORDERS: N/A

VEGETATIVE COVER/SCREENING: There is some vegetation on the property; however, the vegetation is limited to the western and northern property lines due to the rest of the property being occupied by the bank.

SURROUNDING ZONING: Surrounding Area

The subject property is located at the corner of Park West Ct. and the Outer Rd., is in close proximity to Interstate 55. The zoning of the area includes a wide array of zoning and uses.

The subject property has road frontage on two (2) roads.

To the North:	<u>Zoning:</u> CC2 <u>Land Use:</u> Developed Commercial
To the East:	<u>Zoning:</u> West Outer Rd., Interstate 55 <u>Land Use:</u> N/A
To the South:	<u>Zoning:</u> CC2 <u>Land Use:</u> Developed Commercial
To the West:	<u>Zoning:</u> PR2 and R20 <u>Land Use:</u> Developed Multi-Family Residential, Developed Residential

Development Plan

The submitted development plan shows the following:

- 2 additional buildings (and an additional 20 units)
- 38 new parking spaces
- Entrance into the expanded portion
- 20' landscape buffer
- Connecting sidewalks

Background

Background

The petitioner filed a petition in March of 2019 for a development on the property just west of the property featured in this petition. That petition included a total of 84 units across 7 buildings, and the infrastructure to support those units. The petition (PR219027) was approved by both the Planning and Zoning commission as well as the County Council. The petitioner then submitted improvement plans and construction has commenced on that the project. The petitioner met with the county on May 19, 2023 to inquire about expanding the development to the parcel to the east.

The portion of the subject property is currently undeveloped and is surrounded with commercial development along the northern property line and has close proximity to a major interstate highway. The application for rezoning and development plan submittal were received on June 12, 2023. This plan is being reviewed under the Unified Development Order (UDO).

Development Plan Modification Requests

There have been no modifications requested.

Criteria for Approval

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

- a. The character of the neighborhood.
- b. The existing and any proposed zoning and uses of adjacent properties and the extent to which the proposed use is compatible with the adjacent zoning and uses.
- c. The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
- d. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.
- e. The length of time, if any, the property has remained vacant as zoned.
- f. The extent to which the proposed use will negatively affect the character of the property and neighboring property.
- g. The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.
- h. The extent to which the proposed use will adversely affect the capacity or safety of the portions of the street network impacted by the use or present parking problems in the vicinity of the property.
- i. The extent to which the proposed use will address and conserve the natural resources of the site, effectively manage storm water runoff and prevent air, water and noise pollution and conserve habitat.
- j. The impact the proposed use has on achieving the goal of economic diversity in the community.
- k. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this UDO.
- l. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.
- m. The gain, if any, to the public health, safety and welfare due to approval of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
- n. The conformance of the proposed use to the Official Master Plan and other adopted planning policies.
- o. The analysis by professional staff.

Analysis

The development plan satisfies most of the criteria of approval. The development plan provides a transition from the single-family residential zoning and heavily developed commercial development surrounding the subject property.

Zoning

The PR2, Planned Mixed Residential zone district and its associated permitted uses are designed to create a transition between uses of different intensity. The location of multi-family residential development serves as a transitional buffer in the area between less intensive residential uses and commercial uses that currently exist in the area and that are projected to exist in the area in the future. The proposed zoning of the subject

property and the proposed multi-family residential use are located in an area featuring Single Family Residential (R20) properties and Non-Planned Community Commercial (CC2) properties. The proposed zoning would help to create a more clearly defined transitional buffer between the zone districts of the areas surrounding the subject property.

The proposed development is located in the Primary Growth Area where all development patterns including the Mixed-Use Development Pattern are appropriate. The proposed rezoning promotes higher density residential development and is well-situated near a major thoroughfare, I-55. Higher density is encouraged near major transportation corridors as part of the Primary Growth Area. Therefore, the proposed development and uses are consistent with the County's Official Master Plan. There are several goals and objectives within the County's Official Master Plan which serve as a guide to the future physical growth and development of the county and address the issues identified during the preparation of the Official Master Plan. Goals C and F in the category for the "Quality Growth and Development" is as follows:

The rezoning for the multi-family residential development proposed on the subject property meets the goals of the Official Master Plan in that this project will provide residents of the County with additional housing options at major transportation corridor point of the county.

Development Plan

The property is suitable for the proposed uses stated in the development plan. Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from use of the property as proposed. The proposed 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 would allow for a development consistent with the stated intent of the PR2-Planned Mixed Residential zone district. Additionally, approval of the proposed development plan would allow for a development consistent with the intentions of the Primary Growth Area in promoting infill development, higher density, and easy access to major transportation corridors.

Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from the property as proposed. However, approving a project that comes very close to maximizing the allowed density on such a small parcel could impede the normal and orderly development and improvement of the surrounding property. Given the size of the parcel, the surrounding zoning and uses, it could be argued that the most compatible type of development would be one that would not be as close to maximizing the allowable density.

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Multi-family Residential

Floor Area, Height, and other Building Requirements

- Maximum Density: 18 units per acre
- Maximum Structure Height: 50 feet

Site Development

Required Yards

- Front Yard Setback: 15 feet
- Side Yard Setbacks: 6 feet
- Rear Yard Setback: 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, except as specifically modified.

Parking

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

Signs

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

Lighting

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

Landscaping

- Landscaping, buffers, and tree protection shall comply with Article XIV of the Jefferson County Unified Development Order. A 20' landscaping/screening buffer will be required to any property line and street frontage.

Stormwater and Erosion and Sediment Control

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

Departmental Comments

- 1) A boundary line adjustment is required to join the two parcels. The boundary adjustment must be recorded prior to approval of Improvement Plans.
- 2) Pavement:
 - a) An updated traffic study should be submitted to address improvements (if any) needed.
 - b) Access 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).
 - c) The Engineer shall submit sight distance profiles showing that the required sight distance is met.
 - d) The engineer shall identify the clearance at the most restrictive point on the profiles.
 - e) Any vegetation or obstructions of any sort in the line of sight must be identified.
- 3) Access road (Park West Court from the I-55 Outer Road to the site):
 - a) Street width shall provide 22' pavement within 28' ROW with curbs. Street thickness shall include 6" PCC.
 - b) Park West Court was installed and inspected under the previous Subdivision regulations. The specifications at that time (30 feet wide, 60' ROW, 6" of PCC) exceed the current UDO requirement (see previous comment). Park West Court has been crack-sealed and all deteriorated pavement has been repaired.
 - c) Driveway entrances (within ROW):
 - i) Pavement thickness shall include 6" PCC/4" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base).
 - ii) Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 24'-39'.

- iii) The entrance width shall be provided from the street into the site for a throat length of 40'.
- d) 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).
- e) Drive aisles width (boc):
 - i) Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-way).
 - ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
 - iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both sides).
 - iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one side).
- 4) Sidewalks:
 - a) Sidewalks shall consist of 5' width.
- 5) Detention:
 - a) Stormwater shall be detained and released at a rate not to exceed the release rate from the site under the existing (pre-developed) conditions for the 2 and 100-year storm events. Detention/retention basins must also contain an overflow structure capable of passing a 100-year, 20-minute design storm.
 - b) Channel protection is required to treat the high-frequency, low-severity storm runoff events within the detention basins by metering it out slowly over 24-48 hours.
 - c) Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.
- 6) Grading:
 - a) Submit a geotechnical report, sealed by an Engineer registered in the State of Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at slopes proposed steeper than 3:1 must be included in the report for slope stability.
 - b) Wall over 6' requires a permit from the Building Division.

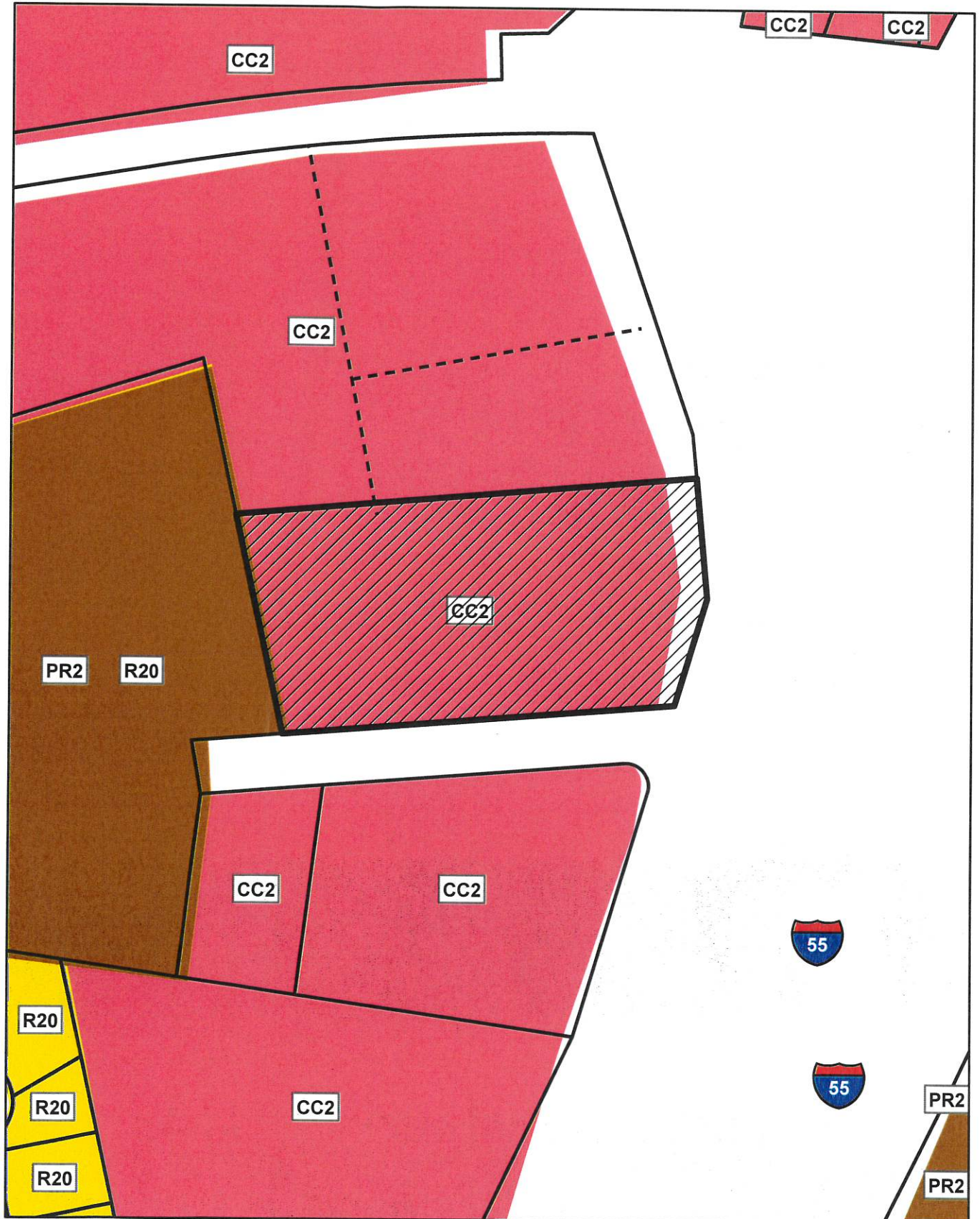
PR23022 - Park West Apartments



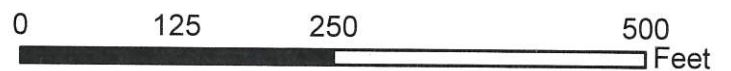
Subject Property

0 125 250 500 Feet

PR23022 - Park West Apartments



Subject Property





Location Map

GENERAL NOTES:

PREPARED FOR: Park West Condominiums LLC

1916 Professional Dr.

Imperial, MO 63052

OWNER'S INFO:

314-285-9122

Imperial, MO 63052

PARCEL NUMBER:

004-000000000000000000

PROPOSED ZONING:

PR-2

USE:

APARTMENT COMPLEX

NUMBER OF UNITS:

104 Units

PERCENT PROPOSED:

100%

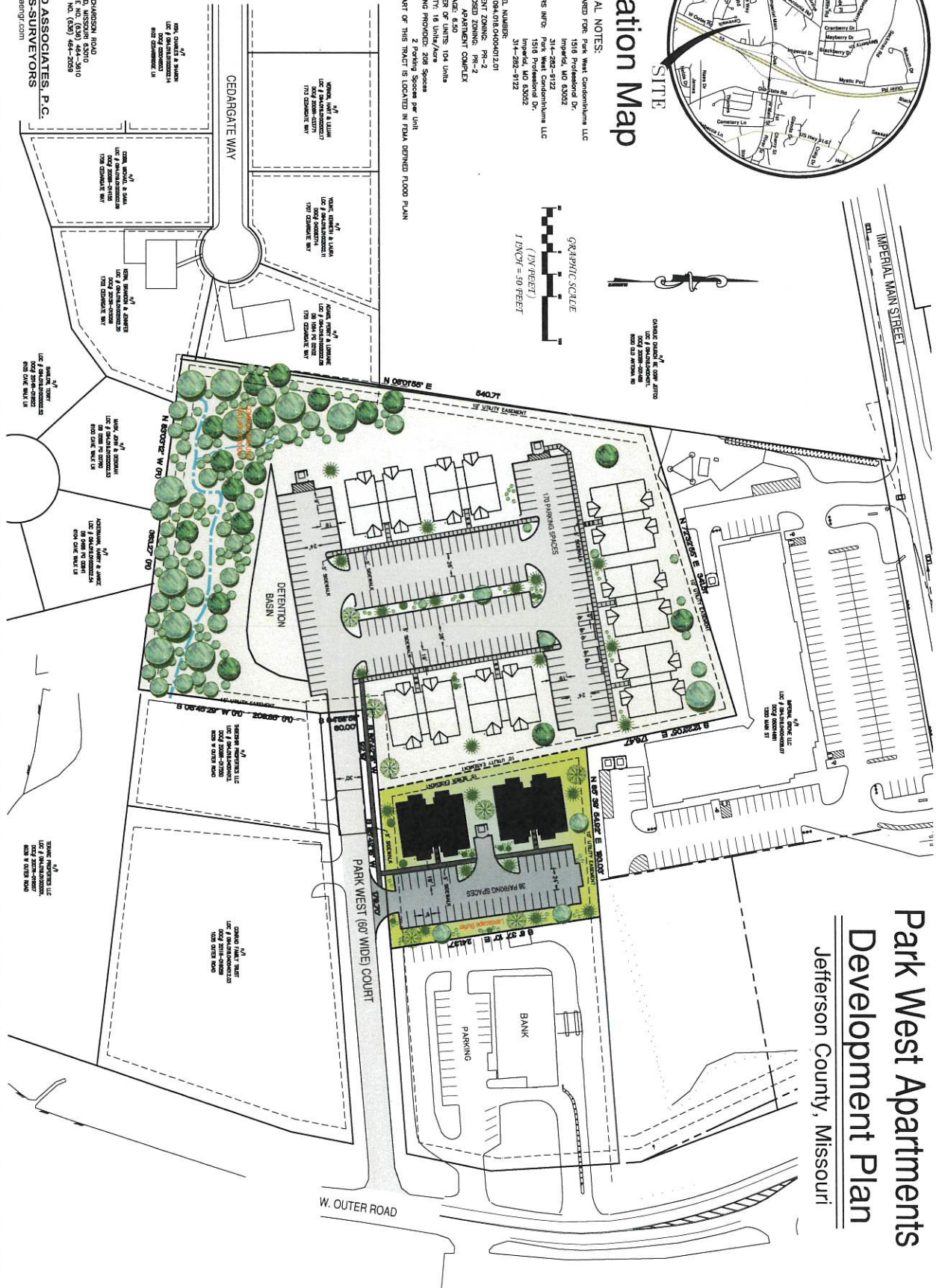
NO PART OF THIS TRACT IS LOCATED IN FEMA DEFINED FLOOD PLAIN



OWNER'S INFO:
LOC 1: 004-000000000000000000
LOC 2: 004-000000000000000000
LOC 3: 004-000000000000000000

Park West Apartments Development Plan

Jefferson County, Missouri



May 30, 2023

Mr. Igor Gusev
Heneghan and Associates, PC
1929 Richardson Road
Arnold, Missouri 63010

RE: Trip Generation Memo
Park West Apartments Addition
Jefferson County, Missouri
CBB Job No. 058-23

Dear Mr. Gusev:

As requested, CBB has prepared a Trip Generation Assessment related to the proposed addition at the Park West apartment complex in Jefferson County, Missouri. The site is generally located west of the West Outer Road approximately 650 feet south of Imperial Main Street. The location of the site in relation to the surrounding road system is depicted in **Figure 1**.



Figure 1: Site Location Map



CBB previously prepared a traffic impact study for the Park West apartments in July 2019. The 2019 study assumed 84 apartment units. It is our understanding that the owner desires to construct an additional 20 apartment units on the site. A schematic of the site plan for the proposed addition is shown in **Figure 2**.



Figure 2: Excerpt from Proposed Site Plan (Provided by Others)

It should be noted this assessment does not represent a traffic impact study, but rather an estimate of the anticipated traffic levels associated with the proposed addition. No specific evaluations of operational levels of service are included in this assessment.



PROPOSED PARK WEST ADDITION - SITE TRIPS

Forecasts were prepared to estimate the amount of traffic that the proposed addition to the Park West residential development would generate during the weekday AM and PM peak periods. These forecasts were based upon information provided in the *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the characteristics of various land uses. As in the original study, estimates for the additional 20 apartments were based on Land Use: 220 – Multi-Family Housing.

The data provided for Land Use 220 Peak Hour of the Adjacent Street was used for the traditional weekday AM and PM peak hour forecasts. The trip generation estimates for the proposed Park West Apartments addition are summarized in **Table 1**. As shown in the table, the proposed addition is estimated to generate a total of 8 trips during the AM peak hour and 10 trips during the PM peak hour.

Table 1: Trip Generation Estimate – Proposed Park West Addition

Land Use	Size	Weekday AM Peak Hour			Weekday PM Peak Hour		
		In	Out	Total	In	Out	Total
Park West Apartments Addition (ITE Land Use 220)	20 Units	2	6	8	6	4	10

The trip estimates represent less than one additional trip every six minutes, on average, added to the adjacent roadways, a negligible increase in traffic. It is our belief the additional traffic would not have a noticeable impact upon current traffic conditions on the adjacent roadways. Furthermore, as detailed in the 2019 Traffic Study, the study intersections were all forecasted to operate at favorable levels of service during both the AM and PM peak hours with ample excess capacity for additional traffic.

We trust that you will find this information useful in evaluating the proposed Park West Apartments addition in Jefferson County, Missouri. Should there be any questions regarding this information, please contact me at 314-449-9572 or swhite@cbbtraffic.com.

Sincerely,

Shawn Lerai White, P.E., PTOE
Associate - Senior Traffic Engineer