

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 August 12, 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
July 22, 2021
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consideration
 - A. PM21061
A Request for a Zone Change and Development Plan Approval for parcels 06-8.0-33.0-0-000-035.02 and parcel 06-8.0-33.0-0-000-036., located at 7756 State Rt. 30 and 7890 Dittmer Ridge Road, Dittmer, in Meramec Township and Council District #7, from Single-Family Residential (R-40) and Non-Planned Community Commercial (CC-2) Zone District to Planned Mixed (PM) Zone District and Development Plan for Kads Schrader Family LLC.
- 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

<www.jeffcomo.org>

**Jefferson County, Missouri
Planning and Zoning Commission**

Meeting Date: August 12, 2021

Staff Report

General Information:

Petition Number: PM21061
Petition Name: KADS Schrader Family LLC

Petitioner Name: KADS Schrader Family LLC
Street Address: 7756 Hwy 30
City, State: Dittmer, MO 63023

Design Professional: Gardner Consultants
Street Address: 2845 High Ridge Blvd
City, State: High Ridge, MO 63049

Location of Site: 7756 Hwy 30, and part of 7890 Dittmer Ridge Rd

Requested Actions: 1. Rezone 9.23 acres from Non-Planned Community Commercial (CC2) and Single Family Residential (R40) zone districts to Planned Mixed Use (PM) zone district; and,
2. Development Plan approval for KADS Schrader Family LLC.

Size of Tracts: Approximately 9.27 total acres to be rezoned (Per the Development Plan)

Parcel Numbers: 06-8.0-33.0-0-000-035.02 ; 06-8.0-33.0-0-000-036
Existing Zone District: Non-Planned Community Commercial (CC2)
Council District: #7
Township: Meramec

School District: Northwest
Fire District: Cedar Hill Fire
Water District: N/A
Sewer District: Jefferson County PSD

Prepared By: Rachel Krispin, Planner I
Date: July 26, 2021
Recommendation: Approval, with conditions

Attachments:

1. Aerial Map
2. Zoning Map
3. Development Plan
4. ArcGIS Map

5. Modification Letter

Subject Property

The subject property is located at 7756 State Rt 30 and 7890 Dittmer Ridge Rd in Dittmer. The parcel is developed with a single-family residence, as well as a large commercial-style garage. According to the Development Plan, there is a proposed residence with a large attached-garage in the southwest portion of the property, as well as a building addition to the existing storage garage on the site.

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 Areas

The surrounding area is composed primarily of commercial and residential uses. The zone districts and land uses surrounding the subject property are as follows:

To the North:	<u>Zoning:</u>	R40 (Across State Rt 30)
	<u>Land Use:</u>	Developed Residential
To the East:	<u>Zoning:</u>	CC2 and R40
	<u>Land Use:</u>	Undeveloped and Developed Commercial
To the South:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	St. Martin's United Church of Christ
To the West:	<u>Zoning:</u>	CC2
	<u>Land Use:</u>	Developed Commercial (Post office)

Background

The property currently has a residential structure and a large commercial-grade garage. The petitioner is acquiring approximately 6.27 acres to the rear of the existing parcel that is included in the Development Plan. The petitioner is seeking a Planned Mixed-Use zone district in order to live on the property as well as have vehicle storage for racing vehicles. The Development Plan does, however, appear to have the existing residential structure remaining, in addition to the proposed new residence. Since the UDO does not allow two permanent residential structure on one parcel of land, the petitioner will need to complete a two-lot minor subdivision as a condition of approval.

Official Master Plan

Growth Area

The subject property is located within the Secondary Growth Area on the Preferred Growth Alternative Map. The growth policies for this area include the following:

1. Development within the "Primary and Secondary Growth Areas" shall be required to utilize or extend public infrastructure systems, including water, sewer and roads.
2. Septic or on-site wastewater treatment systems shall be discouraged in the "Primary and Secondary Growth Areas" and lots with existing systems in these areas should be connected to public sewer when physically and financially possible.
3. Development will be one of the eight development patterns as defined by this plan.

Commercial and employment centers shall be located within either the municipality or the "Primary Growth Area," immediately adjacent, and it shall have direct access to a County, State or Federal highway.

Suburban Development Pattern

The Suburban Development Pattern is the most appropriate pattern of development for the proposed development along US Highway 67. The Suburban Development Pattern is appropriate in areas with access to services, with characteristics of access being adjacency and strong transportation connections.

Land Uses	A variety of land uses exist in the Suburban pattern spanning all categories (residential, commercial, industrial). These land uses are separated based on broad classifications of uses. Non-residential development tends to occur in large strips along major roads.
Edges / Transitions	Generally within Suburban patterns, buffers or berms further separate each individual site. These areas may be either natural or manicured. Edges between Suburban patterns and other Development Patterns are generally difficult to define, because this pattern attempts to assimilate qualities of different Development Patterns (urban and rural) into one pattern.
Open Space	Open space is more formal, often designed as part of individual site landscape plans. Private open space consists of medium or large yards, common subdivision grounds or landscape areas as part of non-residential site plans. Private open space can be disjointed, due to its individualized design and purposes – (i.e.: designed to serve specific lots or developments). Public open space may exist as part of a formal community-wide planning effort, typically removed from commercial sites and occasionally incorporated in residential subdivisions.
Street network /Transportation	The street network is hierarchical, including local, collector and arterial streets, with county roads functioning as arterial streets. Arterial streets carry the majority of traffic, requiring detailed engineering (width, turning lanes, etc.). Connectivity is generally only provided by collector or arterial streets. This factor, combined with the separation of uses on functional classes make pedestrian, transit or para-transit access impractical. Most trips require an automobile.
Service Infrastructure	Sewer and water service may be common systems – typically municipal extensions but they also may involve development of private systems. Larger lots, however, (over 1 acre) may be able to support well or septic use if state standards are met.
Community Infrastructure	Fire, police, schools, parks and other community infrastructure can be supplied by existing, but remote facilities, if sufficient capacity exists. New facilities must be phased in as subdivisions increase, but may be difficult to provide efficiently.
Lot sizes	Lot sizes are variable. Overall density typically remains between 3 and 6 units / acre.

Criteria for Implementation	♦ Traffic impact is a major determinant of development, as vehicle miles traveled and congestion increase with this pattern. ♦ Typically triggered by immediate availability or short-term practicality of service infrastructure investments. ♦ Community infrastructure (fire, schools, parks) must be provided by existing remote facilities or developed over time as subdivisions increase. ♦ Generally, not appropriate for areas with significant natural features worthy of preservation.
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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 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 Development Plan (received July 9, 2021)

The Development Plan shows 9.23-acres of the proposed site developed with a single-family residential home with a large, attached-garage, and a proposed building addition to the existing commercial-style garage on the property. The petitioner is going to acquire 6.27 acres from the parcel (St. Martin's United Church of Christ) directly behind the subject property.

Proposed Uses

The following uses are proposed:

Single-family residence
Transportation equipment

Access

There are currently two entrances onto the subject property from Hwy 30. One entrance is near the existing garage, and the other entrance is near the existing residence. Both of the entrances appear to remain on the Development Plan, and no additional entrances are proposed.

Parking

The Development Plan shows existing parking in front of the existing garage in the northeast portion of the property, and existing parking in front of the existing residence. There appears to be no other proposed outdoor parking. The requested uses include that of "Personal Storage: race cars, collectable vintage cars, trucks, motorcycles, and other items of interest and "Personal garage storage: [2] 90 feet Tractor and Trailer and Motor Homes". There is existing, and proposed, parking within garages on the property.

Landscaping

The Development Plan proposes to keep heavy and medium-light tree cover in the southern portion of the property (land to be acquired from the parcel to the south of the subject property). The site does currently have a street frontage grass (appears to be 20 feet wide) along Hwy 30. The petitioner has sought relief from street frontage landscaping and landscaping minimum requirements.

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 intents of the UDO.

The petitioner is requesting the following modifications:

1. Section 400.2560 – Corner Clearance.

The west driveway entrance cannot meet the required 125' offset with adjacent and opposite driveways. This is an existing entrance which has existed in this configuration for a number of years. Staff is not aware of any problems created by this entrance.

2. Section 400.4650 A – Street Frontage Landscaping.

The petitioner is requesting relief from street frontage landscaping. While there is a 20' buffer of green space, there are no plantings that achieve the requirements of the Code. Staff does not see any reason why the required plantings cannot be installed. The Code states that "One (1) tree shall be planted for each fifty (50) feet of street frontage within the landscaped setback." In addition, the Code reads "One (1) shrub shall be provided for each twenty (20) feet of street frontage or portion thereof within the landscaped setback abutting this frontage."

3. Section 400.4650 B – Open Yard Area

The Development Plan appears to keep a large amount of the existing vegetation in the southern portion of the property. Staff finds this acceptable as depicted in the Development Plan.

4. Section 400.4650 C – Trash Storage Containers

Commercial uses require screening of trash enclosures. The petitioner is seeking the rezoning to allow for a more intense, commercial type use. There has been no reason provided as to why the trash containers cannot and should not be screened.

5. Section 400.4660 – Landscaping Strips Along Street Frontage

The petitioner has requested to keep the layout of the parking as it exists today. The parking area in the northeast portion of the property encroaches within this requirement, however, the site is existing without known issue from the configuration. Parking does not back onto Hwy 30.

6. Section 400.4730 – Buffer/Screen/Section 400.4760 – Required Typical Impact Screens.

The petitioner is requesting relief from screening requirements. Per the UDO, screening must be implemented where there is different zone district on an adjoining parcel. While the three adjoining parcels are different than the proposed Planned Mixed district, the parcels to the East and West are zoned commercially. Staff does not see any issue with these property lines being screened, as that is how the property exists today. The southern property line adjoins Single-Family Residential (R40) zone district; however, the property is occupied by a church and has a significant amount of tree mass and acreage between the development and the church. Staff does not see any issue with this property line as well.

Analysis

Zone Change

The proposed Development Plan is consistent with the intent and purpose of the Planned Mixed Use (PM) zone district. The development promotes a combined residential and heavy vehicle storage that fit within the character of the neighborhood, as there are residential and commercial uses surrounding the property. The proposed land uses for "Single-family residence and Transportation equipment" are consistent with the character of the surrounding area.

Development Plan

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

Staff Recommendation

Staff recommends **Approval** of PM21061, a request for a change in zoning from Non-Planned Community Commercial (CC2) and Single Family Residential (R40) zoned districts to Planned Mixed Use (PM) and the Development Plan for KADS Schrader Family LLC as proposed in accordance with the following recommendations, conditions, regulatory requirements, and departmental comments:

Conditions of Approval

The petitioner must complete a two-lot minor subdivision in order to have the two proposed residences on separate parcels of land. The minor subdivision must be created before site development can be applied for.

Modifications

1. Staff recommends **Approval** for relief from **Section 400.2560 – Corner Clearance**, as shown on the Development Plan.
2. Staff recommends **Denial** for relief from **Section 400.4650 A – Street Frontage Landscaping**.
3. Staff recommends **Approval** for relief from **Section 400.4650 B – Open Yard Area**, as shown on the Development Plan.
4. Staff recommends **Denial** for relief from **Section 400.4650 C – Trash Storage Containers**.
5. Staff recommends **Approval** for relief from **Section 400.4660 – Landscaping Strips Along Street Frontage**, as shown on the Development Plan.
6. Staff recommends **Approval** for relief from **Section 400.4730 – Buffer Screen/Section 400.4760 – Required Typical Impact Screens**.

Regulatory Requirements

Permitted Uses

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

Single-family residence
Transportation equipment

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.

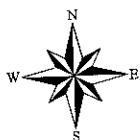
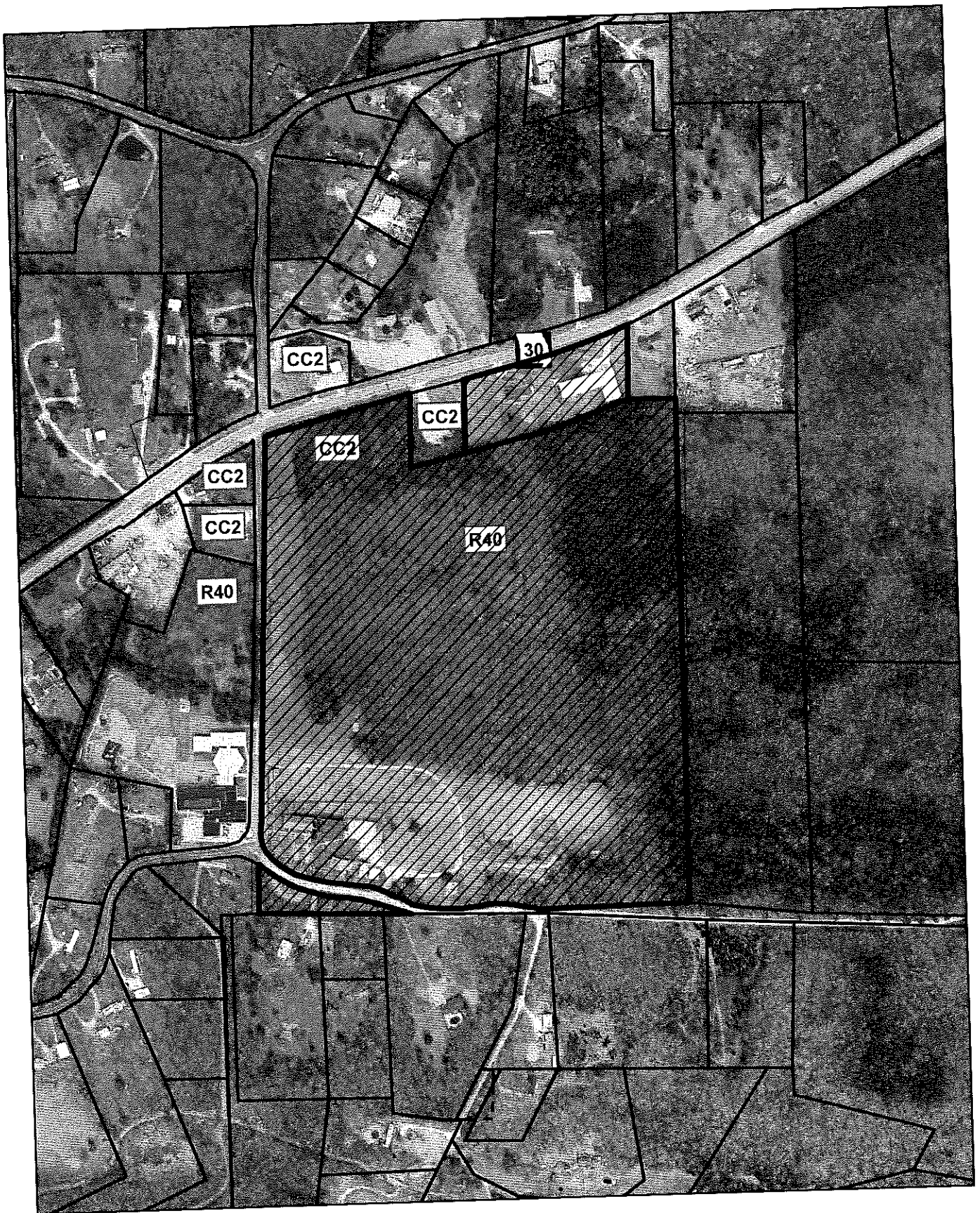
Geotechnical

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. Pavement:
 - a. An entrance permit is required for access onto a state road from MODOT. The MODOT permit application has been submitted.
 - b. The engineer shall submit sight distance profiles showing that the required 325' sight distance is met.
 - c. Along a county roadway, 125' separation/offset is required between driveways and entrances. Condition is not met for west drive, see deviation request.
 - d. Driveway entrances (within state/county ROW):
 - a. Entrance thickness shall provide 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base).
 - b. Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 26'-42'. Condition is met.
 - c. The entrance width shall be provided from the street into the site for a throat length of 20' (acceptable as shown).
2. Parking areas:
 - a. Parking areas with 5 or more required parking spaces must provide a paved surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
 - b. Parking areas with 4 or less required parking spaces must provide an 8" rock base minimum.
 - c. Drive aisles width (boc):
 - a. Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-way).
 - b. Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
 - c. Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both sides).
 - d. Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one side).
3. Stormwater/detention:
 - a. Detention is required for the entire site with this phase of construction since this phase will increase development in total to over 12,000 square feet. 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.
4. Grading:
 - a. Submit a geotechnical report, sealed by an Engineer registered in the State of Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at slopes proposed steeper than 3:1 must be included in the report for slope stability.

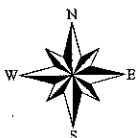
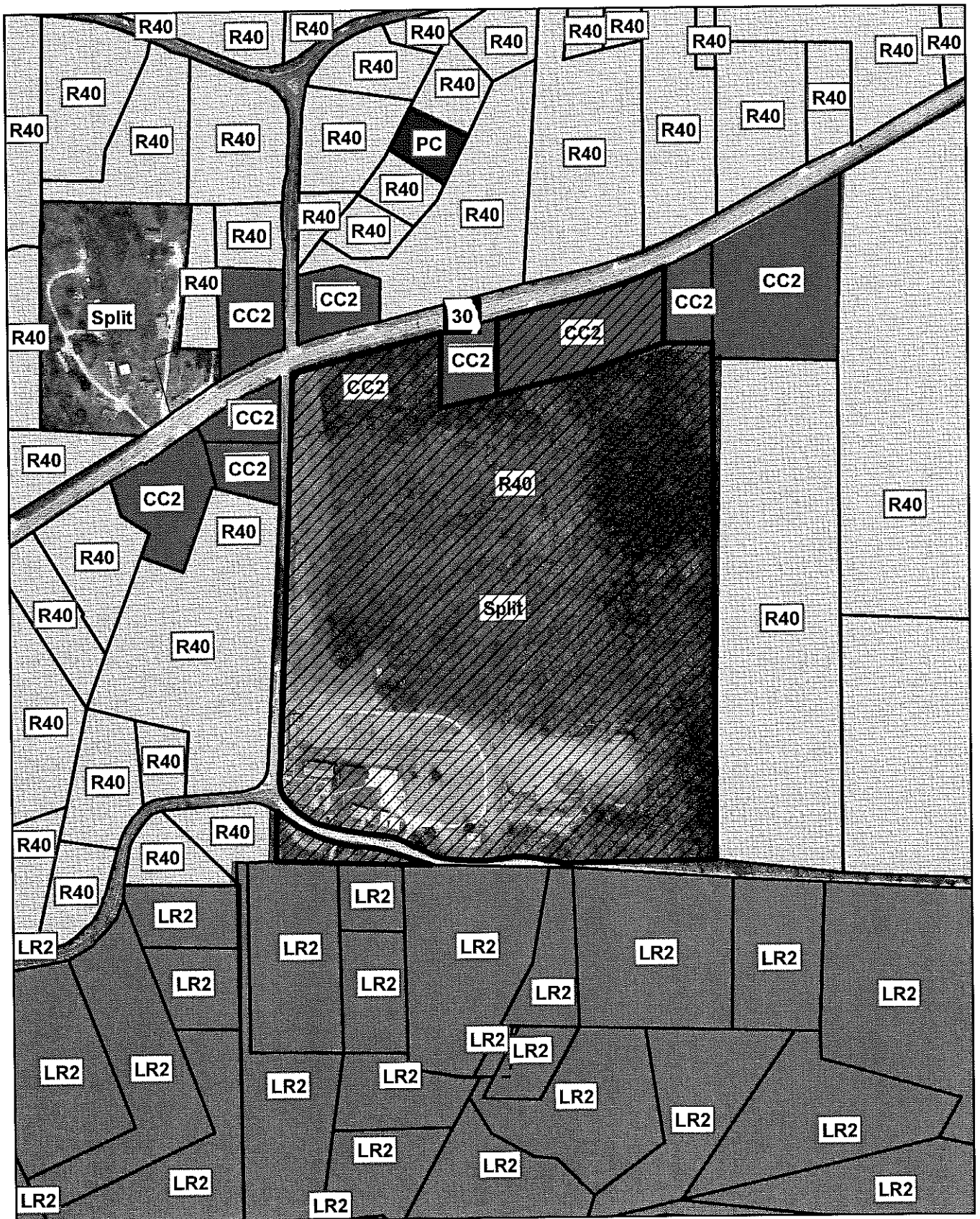
PM21061 - KADS Schrader Family LLC



Subject Property

0 362.5 725 1,450 Feet

PM21061 - KADS Schrader Family LLC



Subject Property

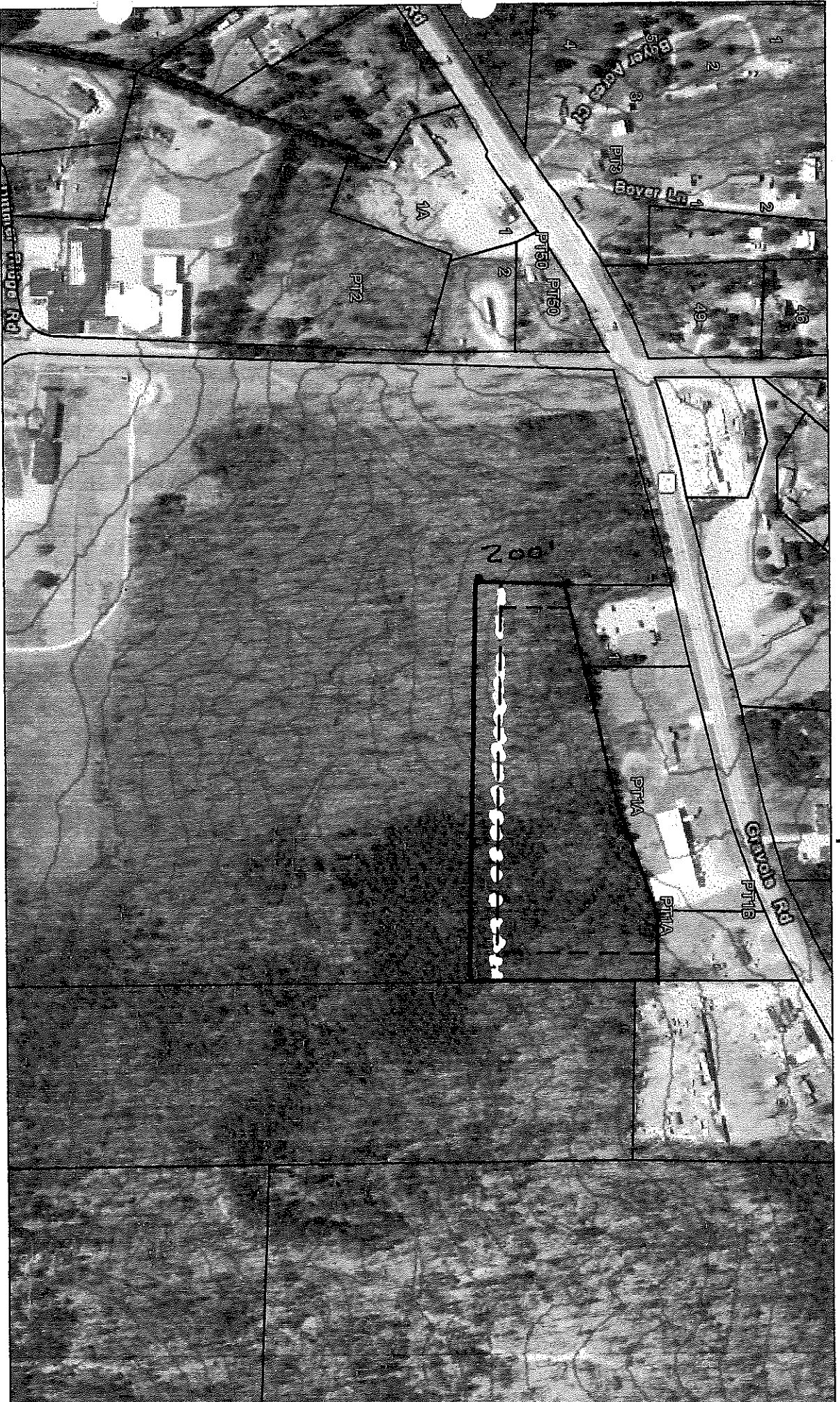
0 362.5 725 1,450 Feet

[illegible][illegible]

Map of the study area showing the location of the study site (indicated by a black dot) relative to the city of St. Louis, Missouri. The map includes a scale bar (0 to 40 miles) and a north arrow.

[illegible]

Age Group	1970	1980	1990	2000	2010	2020
0-14	25	22	20	18	15	10
15-24	15	16	17	18	19	20
25-34	10	11	12	13	14	15
35-44	10	11	12	13	14	15
45-54	10	11	12	13	14	15
55-64	10	11	12	13	14	15
65-74	10	11	12	13	14	15
75+	10	11	12	13	14	15



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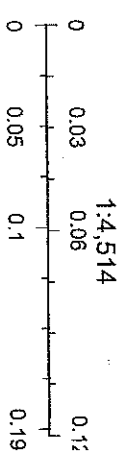
World Transportation

Rivers and Streams

Subdivision Lot Numbers

Jefferson County Boundary

Tax Parcels



Jefferson County, MO, Missouri Dept. of Conservation, Est. HEI INCREMENT P, USGS, EPA, USDA, Surdex, USACE St Louis, D, the County Assessor, Planning & Zoning, Est, HERE, IPC

KADS SCHRADERS FAMILY LLC

Deviation request:

Existing Residence Bldg. 1, Existing Metal Bldg. and proposed addition Bldg. 2, Proposed Residence and collectable sport cars, race cars, trucks, motorcycle's etc. Bldg. 3

Design Standard Art. VII, Parking Requirements Art: XII, Landscaping and Buffer Art. XIV. (As per Plan)

Section 400.2260 Drive Isle and Entrance 1c, 1e,3d,and 3e.(as per Plan)

Section 400.2530 Easterly Existing Entrance B and C. (As per Plan) and approved by MoDot.

Section 400.4050 Parking Guideline Table 12-1 (As per Plan)

Building 1 Existing Residence	2
Building 2 Existing Metal Bldg	
6240 sq. ft. Race Cars, parts, set up	2
Equipment, work area, lounge, rest room, and entrance. (2 employees,)	2
Visitor's (2) 1 maybe ADA if required	2
5000 sq. ft. Garage Storage	0
Cars, trucks, towing wrecker, motor grader etc.	
3000 sq. ft. proposed addition	0
Garage storage (2) 90' tractor & trailer	
Bldg. 3 Single Family Residence with	2
(4000 Sq. ft. Storage Collectable	
Vintage Cars, Race Cars, and motorcycle)	0

Total 10

Section 400.4650 Landscaping Minimum Requirements

A. Street Frontage (as per Plan)

B. Open yard Area (as per plan)

C. Trash Storage Container Enclosure

Section 400.4660 Landscape Strips Along Street Frontage

Existing limited parking (As Per Plan)

Landscaping (As Per Plan)

Section 400.4730 Buffer/Screen (As Per Plan)

Section 400.4760 Provide Natural Screen (As Per Plan)

(adjacent to church property)

Request Use:

Residential: Single family residence

Personal Auto Repair and Service:

(Race Cars) & other personal motor vehicle

Personal Storage: Race Cars, Collectable Vintage Cars, Trucks, Motorcycle, Race Cars and other items of interest.

Personal Garage Storage: (2) 90 feet Tractor and Trailer and Motor Homes