

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 11, 2022 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 14, 2022
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consideration
 - A. RS22048
A Request for a Zone Change for parcel 23-5.0-21.0-0-000-015., located at 3220 Baisch Drive, DeSoto, in Platin Township and Council District #6. From Non-Planned Community Commercial (CC-2) Zone District to Large-Lot Residential (LR-2) Zone District
- 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"

Petition Number: RS22048

Meeting Date: August 11, 2022

Prepared by: Rachel Krispin

Applicant Information

APPLICANT NAME: Bruce Baisch

APPLICANT ADDRESS: 13778 Mining Rd, De Soto MO 63020

SITE ADDRESS: 3220 Baisch Dr, De Soto MO 63020

PARCEL NUMBER: 23-5.0-21.0-0-000-015 & 23-5.0-21.0-0-000-016

NATURE OF REQUEST: Rezone a portion of the property from Non-Planned Community Commercial (CC2) zone district to Large Lot Residential (LR2) zone district.

Parcel and Site Information

CURRENT ZONE DISTRICT: Non-Planned Community Commercial (CC2) and Large Lot Residential (LR2)

COUNCIL DISTRICT: 6

MASTER PLAN DESIGNATION: Secondary Growth Area

DEVELOPMENT PATTERN: Rural Development Pattern

PARCEL SIZE: 2.04 Acres

FEET OF ROAD FRONTAGE: US Hwy 67 – Approx. 330 ft., Baisch Dr – Approx. 490 ft.

AVAILABLE SERVICES: N/A

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: Single-family residence

Parcel Conditions

TOPOGRAPHY: The subject property is fairly flat. US Hwy 67 does exist at a lower elevation than the property.

FLOODPLAIN ISSUES/STREAM ORDERS: N/A

VEGETATIVE COVER/SCREENING: There is existing vegetation along the frontage of US Hwy 67.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING:

The subject property is located just off US Hwy 67 in De Soto, which is fronted by a mixture of single-family residences and commercial developments adjoining the subject property and directly across the state highway in the vicinity of the subject property.

To the North:	<u>Zoning:</u> CC2 <u>Land Use:</u> Developed Daycare
To the East:	<u>Zoning:</u> PUD (Across US Hwy 67) <u>Land Use:</u> Developed Resort
To the South:	<u>Zoning:</u> LR2 <u>Land Use:</u> Developed and Undeveloped Residential
To the West:	<u>Zoning:</u> LR2 <u>Land Use:</u> Developed Residential

Development Pattern/Growth Area

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.
4. 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.

Rural Development Pattern

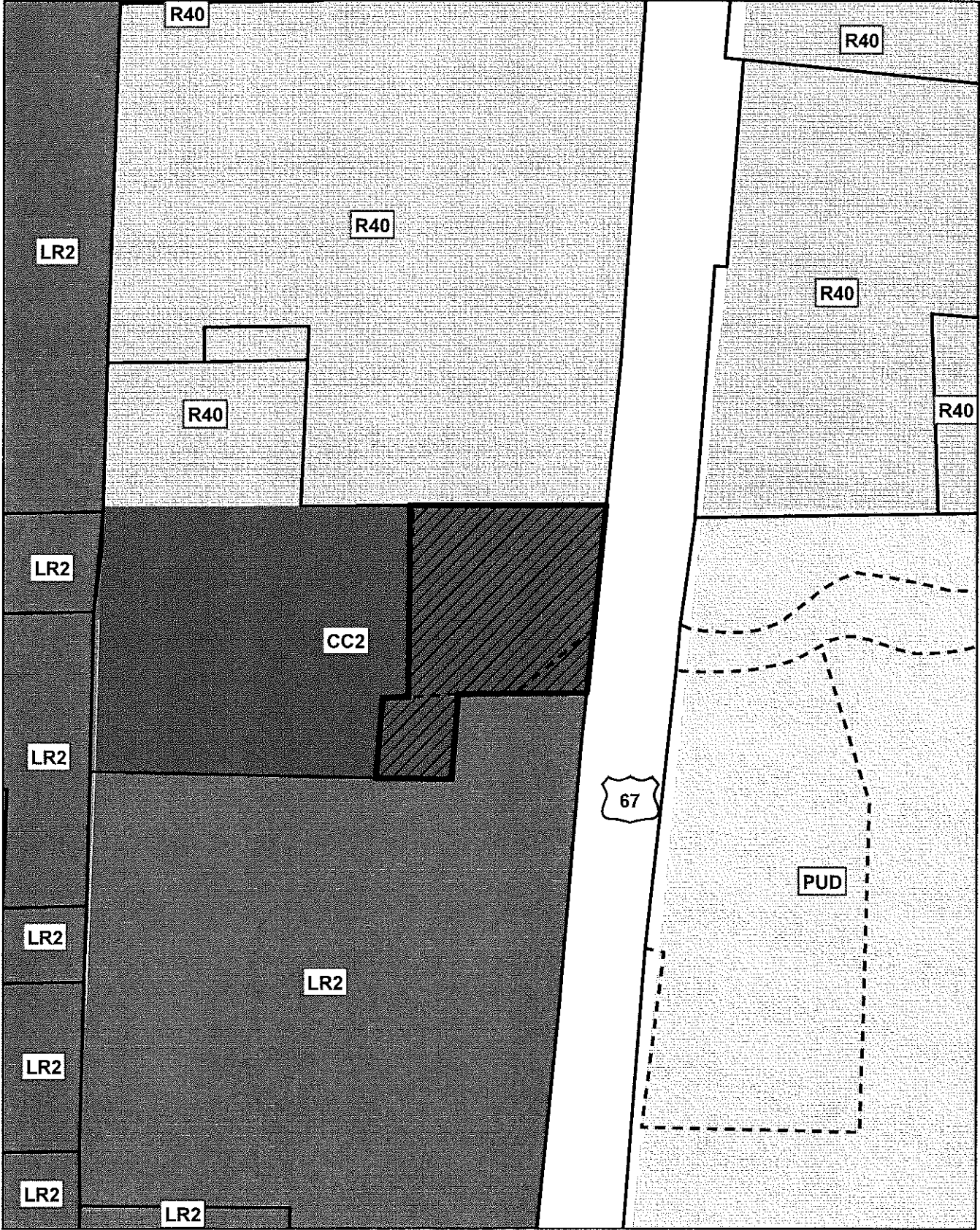
Rural Development Patterns are characterized by large expanses of open space. Buildings are far removed from public streets and from other buildings on adjacent lots. Vegetation typically remains in a natural state. Land uses require and expect lower infrastructure service levels.

Analysis

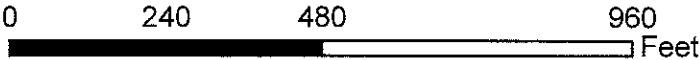
The subject property is located within the Secondary Growth Area of the Official Master Plan of Jefferson County. The proposed residential rezoning has a minimum lot size requirement of two (2) acres. With the property being 2.04 acres, the minimum requirement would be met. The subject property is currently split zoned commercially (CC2) and residentially (LR2). There is a large presence of the proposed residential zoning (LR2) within the area. On June 27, 2022 a boundary adjustment was recorded removing the parcel line between the split zoned property.

The property is developed with a single-family residence. The property does adjoin two properties zoned and operated commercially- a senior living facility and a daycare. The subject property is accessed from Baisch Dr (privately maintained), which also services the senior living facility and daycare. Because the property is developed as a single-family residence, is partially zoned residentially, and there is a presence of large-lot residential zoning in the area, staff does not see an issue with the requested rezoning.

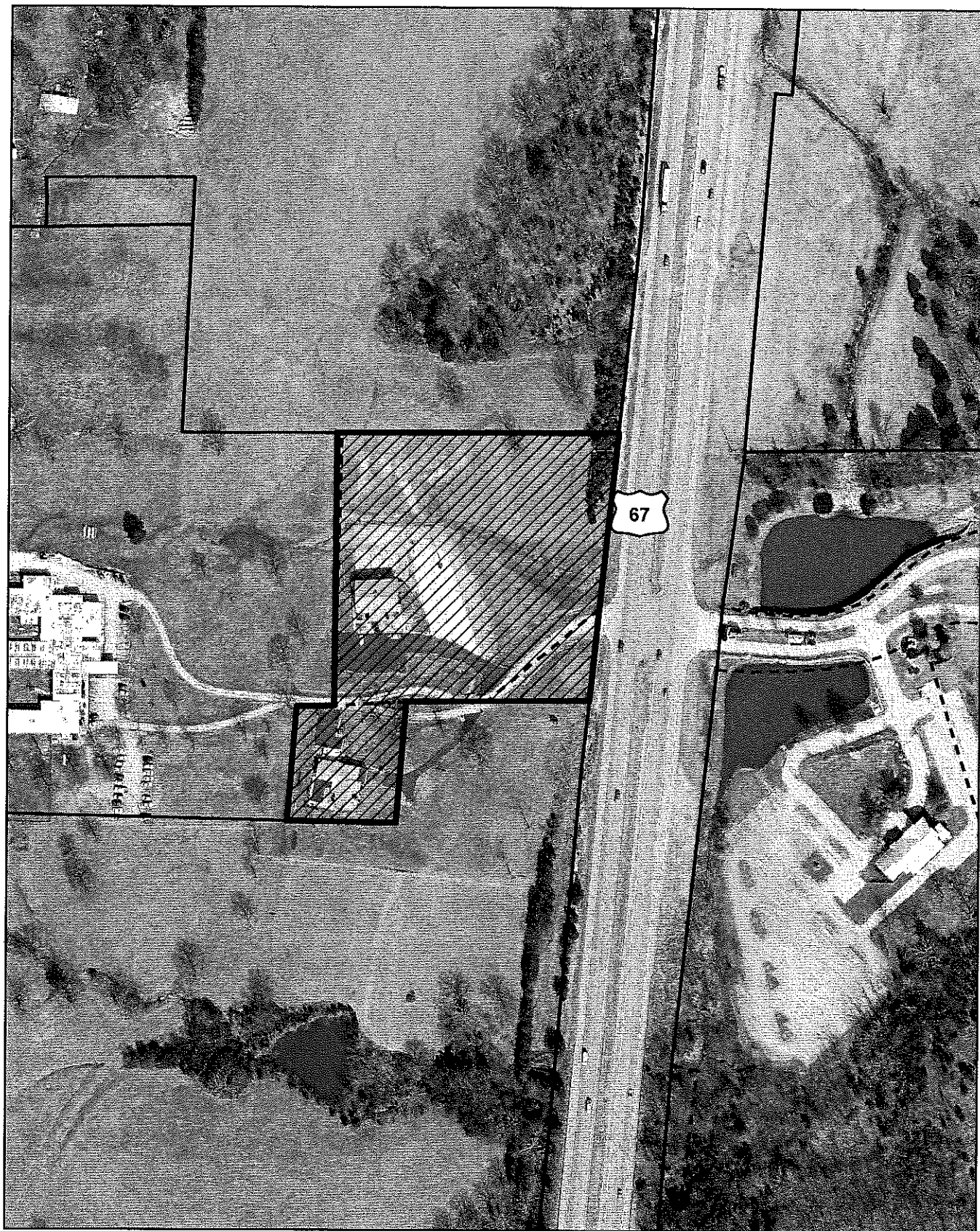
RS22048 - Baisch



Subject Property



RS22048 - Baisch



Subject Property

