

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 10, 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
July 27, 2023

V. SWEARING IN OF WITNESSES

VI. INTRODUCTION OF EVIDENCE

VII. NEW BUSINESS

1. Consent

A. FP23027

The Final Plat for Bear Ridge Plat Two, parcel 03-7.0-35.0-1- 001-001. Located on the south Side of Bear Creek Road, ¾ miles east of Carol Park Road, House Springs, in Meramec Township and Council District #7.

2. Consideration

A. VR23026

A Request for a Deviation for parcel 08-5.0-21.0-0-000-017.13, located at 6735 Bailey Farm Road, Imperial in Imperial Township and Council District #4 for relief from for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.

B. PC23028

A Request for a Zone Change and Development Plan for parcels 02-2.0-10.0-4-003-001, 02-2.0-10.0-4-003-002., located at 130 & 138 Fielder Lane, Fenton, in Rock Township and Council District #2, from Single-Family Residential (R-7) Zone District and Planned Commercial (PC) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Wow Entertainment.

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: FP23027

Meeting Date: August 10, 2023

Prepared By: Josh Jump/Planner II

Applicant Information

DEVELOPER NAME: Bear Ridge Development, LLC

STREET ADDRESS: 5091 New Baumgartner

DESIGN PROFESSIONAL: Sterling Engineering

SITE ADDRESS: South side of Bear Creek Rd., ¾ miles east of Carol Park Rd.

PARCEL NUMBERS: 03-7.0-35.0-1-001-001

NATURE OF REQUEST: Approval of the Final Plat for "Bear Ridge Plat Two"

Parcel and Site Information

LOT COUNT: 98

PARCEL SIZE: 28.725 Acres

EXISTING ZONE DISTRICT: Planned Residential (PR1)

FEET OF ROAD FRONTAGE: Approximately 1,400' on Bear Creek Rd.

AVAILABLE SERVICES: Public Water, Public Sewer

Regulatory Requirements

PERMITTED USES:

Dwelling, Single-Family

FLOOR AREA, HEIGHT, AND OTHER BUILDING REQUIREMENTS

Minimum Lot Size: 4000 sq ft

Minimum Lot Width: 40 Feet

Maximum Structure Height: 45 Feet

IMPROVEMENT PLAN/SITE DEVELOPMENT

Required Yards

Front Yard: 25' on Privately Maintained Roads

Side Yard: 6'

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) Easements:
 - a. Stream Buffers shall be in easements and labeled "stream buffer, do not disturb".
- 2) Proof of 911 approval for the street name shall be provided to the Planning Division prior to recording the final plat.
- 3) All easements shall appear on the final plat and shall correspond to the location of utilities on the approved improvement plan and in accordance with the Jefferson County Unified Development Order.
- 4) The covenants and restrictions for the Bear Ridge subdivision shall be submitted when the Final Plat is submitted.
- 5) Proof that the covenants and restrictions have been recorded with the record plat in the Jefferson County Recorder of Deeds shall be provided to the Planning Division.
- 6) Prior to recording of the final plat, the subdivider shall agree in writing on a form provided by the County Counselor that the subdivider will install the minimum improvements provided herein as required by this UDO.
- 7) The crushed stone walking trail as shown on the improvement plans shall either be relocated or shall include crossings where located within or impacted by stormwater drainage areas.

THE STERLING CO.
ENGINEERS & SURVEYORS

505 N. Main Street
St. Louis, MO 63101
Tel: 314.467.0440 Fax: 314.467.0944
www.sterlingco.com

DATE: 1/1/2021 DRAWN: MDP CHECKED: MDP DATE: 1/1/2021 REVISION: 1

FOR NO. 20-05-186 RECORD PLAT

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF A TRACT OF LAND HEREIN PLATTED AND PARTIALLY DESCRIBED IN THE FOREGOING CERTIFICATE, BEING FULLY ADVERSELY AFFECTED BY THE PROVISIONS OF THE ACT OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED AT THE REGULAR SESSION OF THE SENATE AND HOUSE OF REPRESENTATIVES, JANUARY 18, 1901, CHAP. 100, SECTIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 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OWNER'S CERTIFICATE (CONTINUED)

BEING FULLY ADVERSELY AFFECTED BY THE PROVISIONS OF THE ACT OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED AT THE REGULAR SESSION OF THE SENATE AND HOUSE OF REPRESENTATIVES, JANUARY 18, 1901, CHAP. 100, SECTIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 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779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PLANNING CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT OF BEAR RIDGE PLAT TWO, BEING A SUBDIVISION OF PARCEL 1A OF BEAR RIDGE PLAT ONE, LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, ZONED TRF-PLANNED SINGLE FAMILY RESIDENTIAL DISTRICT, ACCORDING TO JEFFERSON COUNTY ORDINANCE NO. 21-0314, APPROVED ON JUNE 14, 2021.

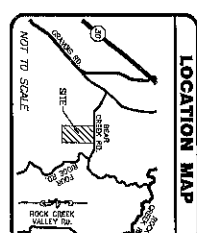
PROPERTY TAX CERTIFICATE

THE PLAT OF BEAR RIDGE PLAT TWO, BEING A SUBDIVISION OF PARCEL 1A OF BEAR RIDGE PLAT ONE, LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, ZONED TRF-PLANNED SINGLE FAMILY RESIDENTIAL DISTRICT, ACCORDING TO JEFFERSON COUNTY ORDINANCE NO. 21-0314, APPROVED ON JUNE 14, 2021.

UNDERLIES: PARTIAL REBASE OF DEED OF TRUST

WHEREAS, THE PARTIAL REBASE OF DEED OF TRUST, BEING A SUBDIVISION OF PARCEL 1A OF BEAR RIDGE PLAT ONE, LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, ZONED TRF-PLANNED SINGLE FAMILY RESIDENTIAL DISTRICT, ACCORDING TO JEFFERSON COUNTY ORDINANCE NO. 21-0314, APPROVED ON JUNE 14, 2021.

LOCATION MAP



SURVEYOR'S NOTES

1. THE SUBDIVISION OF PARCEL 1A OF BEAR RIDGE PLAT ONE, BEING A SUBDIVISION OF PARCEL 1A OF BEAR RIDGE PLAT ONE, LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, ZONED TRF-PLANNED SINGLE FAMILY RESIDENTIAL DISTRICT, ACCORDING TO JEFFERSON COUNTY ORDINANCE NO. 21-0314, APPROVED ON JUNE 14, 2021.

BEAR RIDGE PLAT TWO

THE SUBDIVISION OF PARCEL 1A OF BEAR RIDGE PLAT ONE, BEING A SUBDIVISION OF PARCEL 1A OF BEAR RIDGE PLAT ONE, LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, ZONED TRF-PLANNED SINGLE FAMILY RESIDENTIAL DISTRICT, ACCORDING TO JEFFERSON COUNTY ORDINANCE NO. 21-0314, APPROVED ON JUNE 14, 2021.

STATEMENT OF STATE PLANS COORDINATE THE

THE SUBDIVISION OF PARCEL 1A OF BEAR RIDGE PLAT ONE, BEING A SUBDIVISION OF PARCEL 1A OF BEAR RIDGE PLAT ONE, LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, ZONED TRF-PLANNED SINGLE FAMILY RESIDENTIAL DISTRICT, ACCORDING TO JEFFERSON COUNTY ORDINANCE NO. 21-0314, APPROVED ON JUNE 14, 2021.

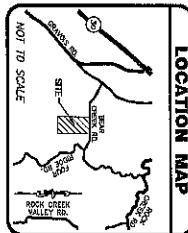
SURVEYOR'S CERTIFICATION

THE SUBDIVISION OF PARCEL 1A OF BEAR RIDGE PLAT ONE, BEING A SUBDIVISION OF PARCEL 1A OF BEAR RIDGE PLAT ONE, LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, ZONED TRF-PLANNED SINGLE FAMILY RESIDENTIAL DISTRICT, ACCORDING TO JEFFERSON COUNTY ORDINANCE NO. 21-0314, APPROVED ON JUNE 14, 2021.

PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

[illegible]

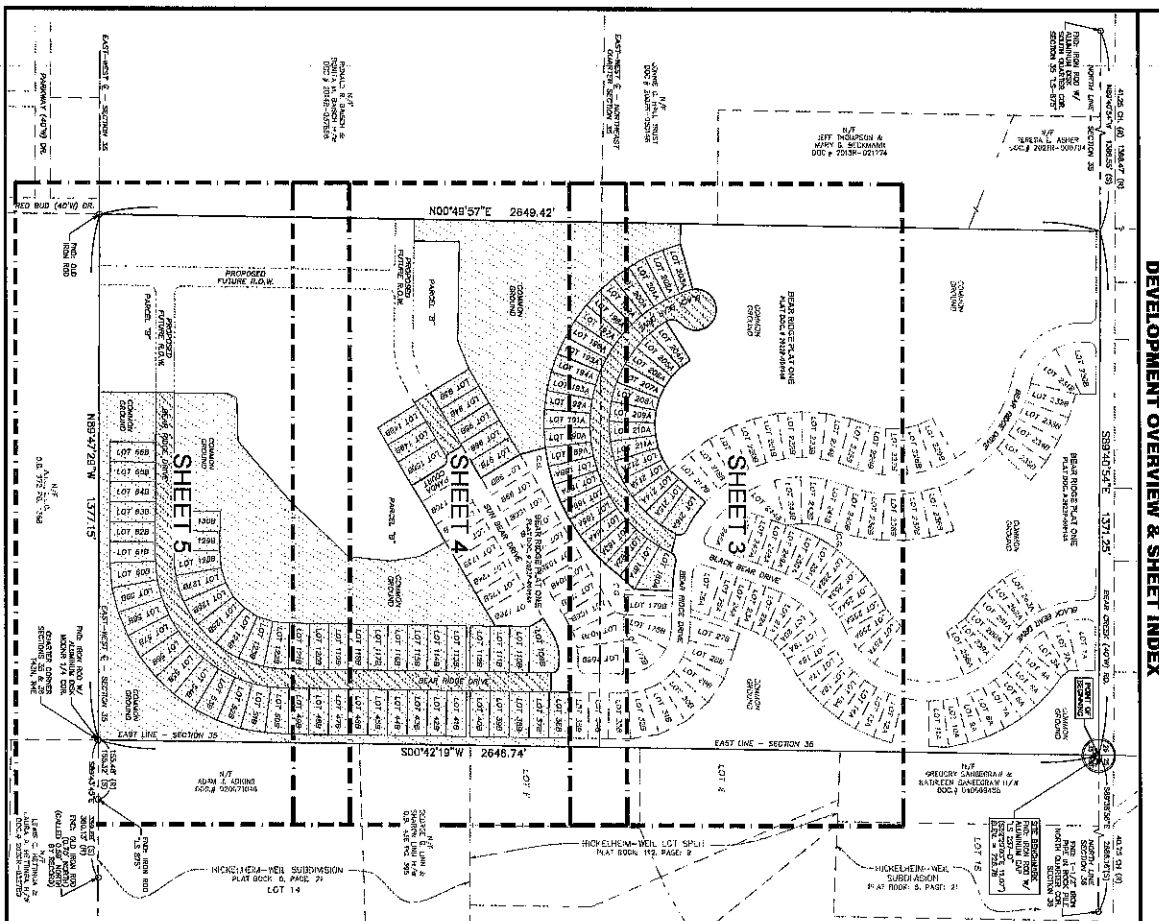
LOCATION MAP



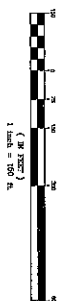
BEAR RIDGE PLAT TWO

A RESUBDIVISION OF PARCEL "A" OF BEAR RIDGE PLAT ONE (PLAT DOC. # 2022P-000144), LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI

DEVELOPMENT OVERVIEW & SHEET INDEX



GRAPHIC SCALE



MATCHING 1 LEGEND

PUBLIC RIGHT-OF-WAY -

- 254 -

SYMBOL LEGEND:

 **RECHERCHES**

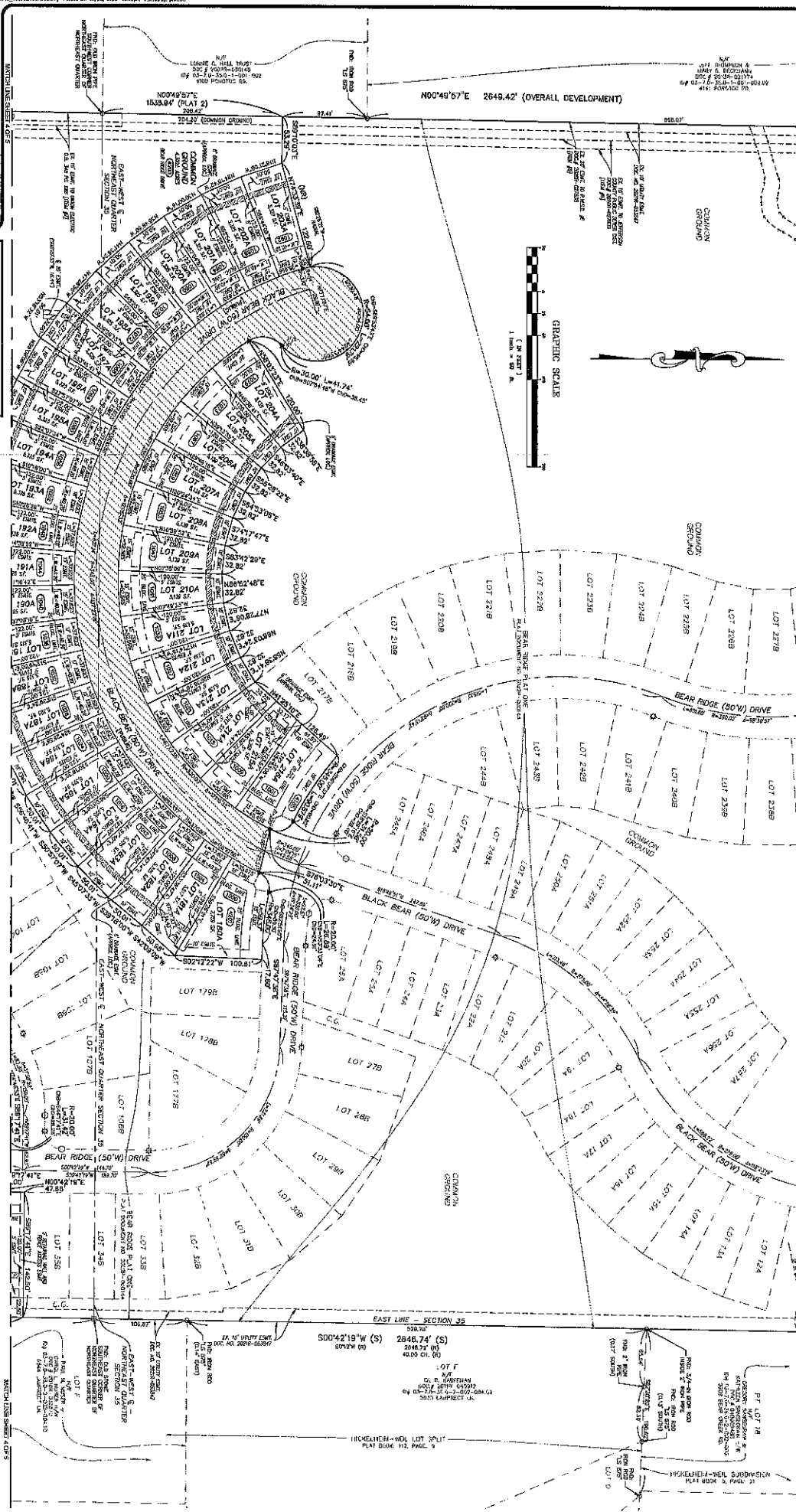
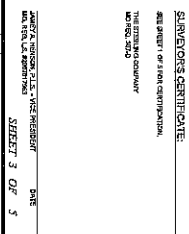
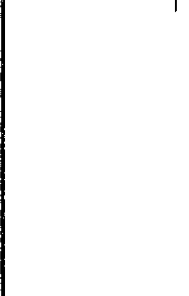
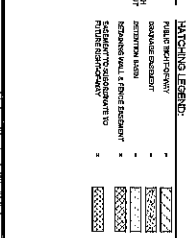
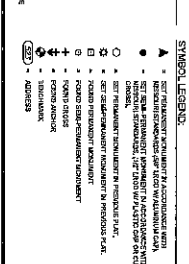
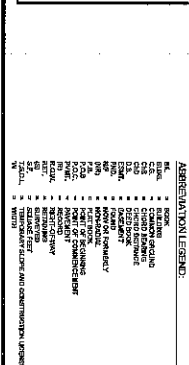
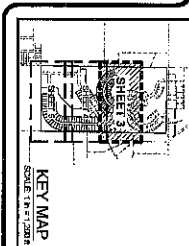
- **FOURTH PERIOD**

- - FOUND SUBPLOT
- - FOUND DISK INFO

•

JAMES A. HEDGECOCK, P.L.L.C. - VICE PRESIDENT DATE
M.D. REG. L.S. #0007017740

SHEET 2 OF 2



BEAR RIDGE PLAT TWO

[illegible]

DATE _____
SHEET 5 OF 5

Petition Number: VR23026

Meeting Date: August 10, 2023

Prepared By: Josh Jump/Planner II

Applicant Information

APPLICANT NAME: Luke Holder

APPLICANT ADDRESS: 6735 Bailey Farm Rd., Imperial, MO 63052

SITE ADDRESS: 6735 Bailey Farm Rd., Imperial, MO 63052

PARCEL NUMBER: 08-5.0-21.0-0-000-017.13

NATURE OF REQUEST: Section 505.170.B.3 – Stream Buffer 1 Requirements.

Parcel and Site Information

CURRENT ZONE DISTRICT: R7

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: .28 acres

FEET OF ROAD FRONTAGE: Approx. 50' – Bailey Farm Rd., Approx. 170' on Bentley Ct.

AVAILABLE SERVICES: Public Water and Sewer

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The property is currently developed with a single-family home.

Parcel Conditions

TOPOGRAPHY: The topography is fairly level

FLOODPLAIN ISSUES/STREAM ORDERS: A small sliver of the property near the stream buffer is in the floodplain, and there is a stream order 1 that traverses the property.

VEGETATIVE COVER/SCREENING: The property is developed with a single-family home

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: R7 and LR2 single family residential

Criteria for Approval

To be granted a variance, an applicant must show the following:

1. The variance requested arises from a condition which is unique and peculiar to the property in question and is not created by an action or actions of the property owner or applicant.
2. Where, by reason of exceptional narrowness, shallowness, shape or topography or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of the provisions of the regulations complained of will constitute peculiar and exceptional difficulties to or exceptional and demonstrable undue hardship upon the owner of the property, as an unreasonable deprivation of use as distinguished from the mere grant of a privilege.
3. The variance requested will not cause substantial detriment to the public health, safety, morals and general welfare of the community nor will it cause damage to other property in the area.
4. The granting of the variance will not substantially impair the intent, purpose and integrity of the zone plan as embodied in the UDO.

Analysis

The subject property is currently zoned Single-Family Residential (R7) zone district which was approved for the use of Single-Family Residential lots with a 7,000 sq ft. minimums. The petitioner is seeking relief from one (1) development requirements to develop the property.

1. Relief from Section 505.B.3 – Stream Buffer Requirements. The petitioner's plan shows a small portion of the development (extension of an outfall pipe) encroaching on the stream buffer on the northern side of the property.

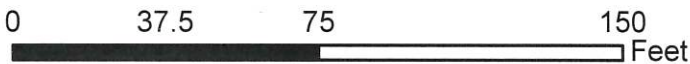
The Jefferson County Stormwater Division analyzed the petitioner's request and determined the following:

The Jefferson County Engineer recommends approval of the deviation from stream buffer (stream order 1) at 6735 Bailey Farm Rd Imperial, Mo 63052, for constructing a piped system to convey the stream from the property owner's back yard to the existing swale.

VR23026 - Holder



Subject Property



VR23026 - Holder



Subject Property



Petition Number: PC23028

Meeting Date: August 10, 2023

Prepared By: Rachel Krispin

Applicant Information

APPLICANT NAME: Get Right Fiedler Lane LLC

APPLICANT ADDRESS: 1675 Fenpark Dr, Fenton MO 63026

DESIGN PROFESSIONAL: The Clayton Engineering Co.

SITE ADDRESS: 130 & 138 Fiedler Ln, Fenton MO 63026

PARCEL NUMBER: 02-2.0-10.0-4-003-001 & 02-2.0-10.0-4-003-002

NATURE OF REQUEST: Rezone a portion of the property from Single-Family Residential (R7) zone district to Planned Commercial (PC) zone district and revised development plan approval for Wow Entertainment

Parcel and Site Information

CURRENT ZONE DISTRICT: Single-Family Residential (R7) and Planned Commercial (PC)

COUNCIL DISTRICT: 2

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 4.83 acres, 2.45 acres to be rezoned

FEET OF ROAD FRONTAGE: Fiedler Ln – approximately 310'. Springdale Blvd – approximately 600'.

AVAILABLE SERVICES: N/A

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The subject property is currently undeveloped; however, a mobile home park previously existed on the property. In addition, the property located at 138 Fiedler Ln, is developed with a single-family residence.

Parcel Conditions

TOPOGRAPHY: The parcel does increase in elevation the from the front to the rear of the property. There is roughly a 40-foot elevation difference from the frontage on Fiedler Ln to the rear of the subject property.

FLOODPLAIN ISSUES/STREAM ORDERS: N/A

VEGETATIVE COVER/SCREENING: The site (both 130 & 138 Fiedler Ln) has some overgrown vegetation surrounding the existing drive on the property that once serviced the mobile home park. Most of the

vegetation exists on the eastern and western property lines. The site of the single-family residence is heavily wooded in the rear of the primary structure.

ADDITIONAL COMMENTS: A rezoning was approved in 2022 for “Wow Entertainment” on the parcel with the 130 Fiedler Ln address. Since then, the applicant has acquired the property which directly adjoins the original rezoning. The applicant has come forward with a revised development plan, showing the proposed development encompassing both parcels.

SURROUNDING ZONING: The subject property is located just off Fiedler Ln and Springdale Blvd, which has a combination of commercial and residential zoning.

To the North:	<u>Zoning:</u> NC1 & PR2 (Across Fiedler Ln) <u>Land Use:</u> Developed Residential & Developed Commercial
To the East:	<u>Zoning:</u> CC2 & R10 <u>Land Use:</u> Developed Residential & Undeveloped Commercial
To the South:	<u>Zoning:</u> PM & R7 <u>Land Use:</u> Developed Residential
To the West:	<u>Zoning:</u> R7 <u>Land Use:</u> Developed Residential

Development Plan

The submitted development plan shows the following:

- One (1) point of access from Fiedler Ln
- One-hundred and thirty-five (135) parking spaces, including five (5) ADA compliant spaces
- One (1) entertainment venue building approximately 29,300 SQFT that also includes a restaurant and bar area
- Mini-golf area in the rear of the building
- Eight-foot sight-proof fence along the western and southern property lines.
 - Where Planned Commercial (PC) zone district adjoins residentially zoned property, high-impact screening is required
- Three (3) proposed trees in the rear of the property fronting along Springdale Blvd. (There was no landscaping modification requested, therefore, the landscaping will need to meet the requirements of the UDO. This includes street frontage landscaping.)
- Underground stormwater detention system is shown on the development plan

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. Development is designed, located, and proposed to be operated so that the public health, safety and welfare will be protected
- b. Development will not impede the normal and orderly development and improvement of the surrounding property
- c. Development incorporates adequate ingress and egress and an internal street network that provides for the efficient flow of traffic
- d. Development is in the best interest of the County

- e. Development incorporates sound planning principles and design elements that are compatible with surrounding properties
- f. Development is consistent throughout the proposed project, effectively utilize the land upon which the development is proposed and further the stated goals and intent of the UDO

Analysis

The subject property was rezoned in 2013 to Planned Commercial and was previously approved for a gas station. Then in 2022, the petitioner submitted a revised development plan for "Wow Entertainment". Since the previous submittal, the applicant acquired the adjoining property (Parcel No. 02-2.0-10.0-4-003-002) and has brought forward a new revised development plan in which the proposed development encompasses both properties. While there is a large presence of residential zoning in the area, a developed commercial property would be appropriate for the area. There is an existing restaurant across Fiedler Ln, and more commercially developed property North on Fiedler Ln. It should also be noted that just North of the subject property, there have been major multi-family and single-family developments in recent years. Having an entertainment venue could lend itself to the existing and new residents in the area. The property is easily accessible from State Rt 141 and is situated in a highly developed area of the County.

The proposed commercial building is approximately 29,300 SQFT. Within the structure will be recreational activities and games, in addition to a restaurant and bar. In the rear of the building is a large outdoor miniature golf area. It should be noted that the subject property adjoins a residential parcel with a single-family residence. Since the subject property adjoins a residentially zoned property, high-impact screening is required (sight-proof fencing and landscaping). On the revised development plan, the plan shows an eight (8) foot sight-proof fence along this property line. The applicant has shown one-hundred thirty-five (135) vehicle parking spaces, with five (5) being ADA compliant.

Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from this development plan. In fact, this proposal improves on the former design in that the acquisition of additional property creates a larger buffer from adjacent residential property. by The development plan would not impede the normal and orderly development and improvement of the surrounding property if all requirements of the UDO are approved, with the exception of modifications that may be approved. Approval of the proposed revised development plan would allow for a development consistent with the stated intent of the Planned Commercial (PC) zone district.

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Recreation facility or area (indoor) – commercial
- Golf, miniature (outdoor)
- Restaurant – general
- Bar/Tavern

Floor Area, Height, and other Building Requirements

- Maximum Area Ratio: 0.55 FAR
- Maximum Structure Height: 70 feet

Site Development

Required Yards

- Front Yard (Along Springdale Blvd and Fiedler) – 20 feet; Side Yard – 15 feet; Rear Yard – 20 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.

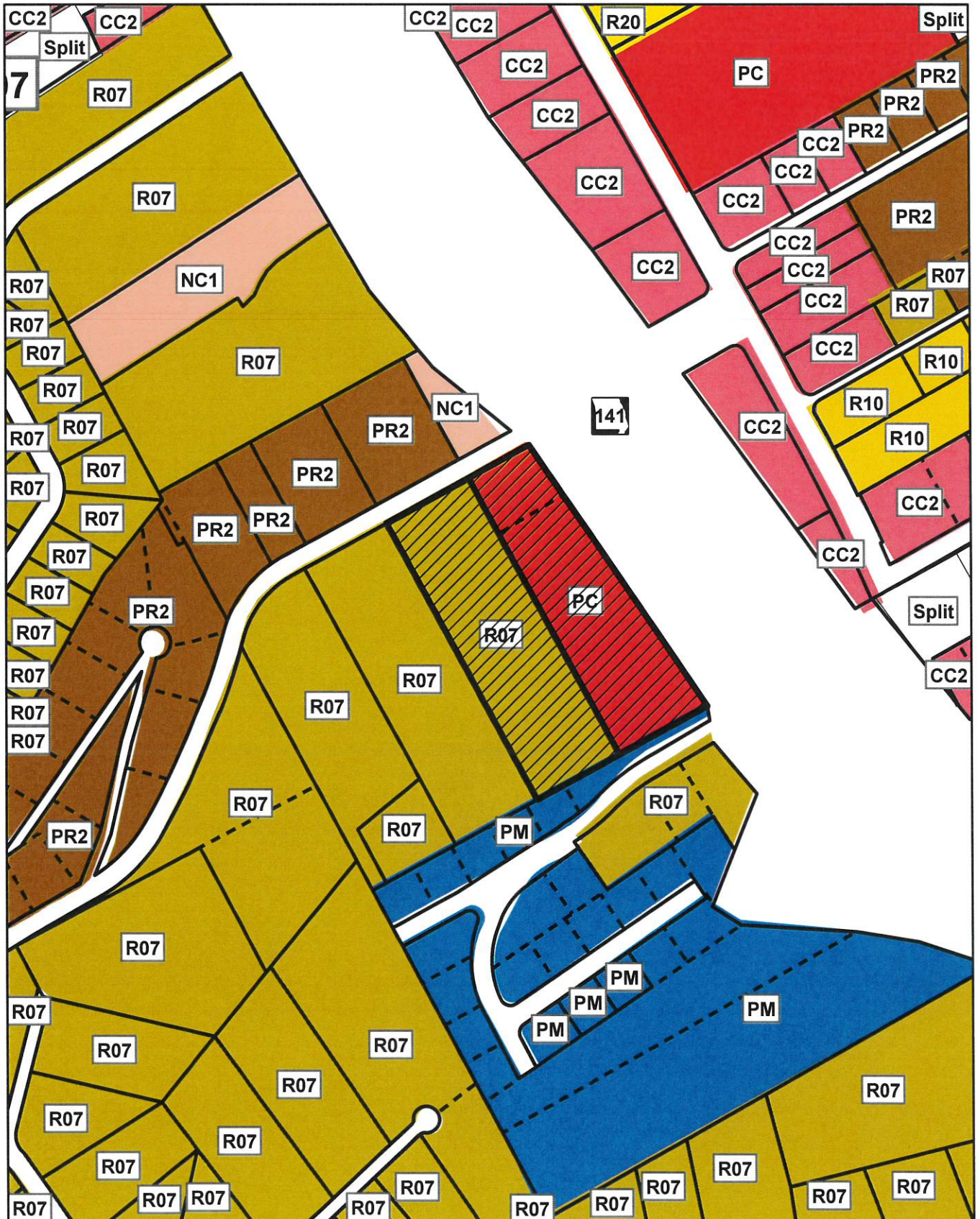
Stormwater and Erosion and Sediment Control

- 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.

- 1) The project appears to be on three parcels of land. A boundary adjustment is required to eliminate the lot lines.
- 2) Streets:
 - a) A revised traffic study shall be submitted to address improvements (if any) needed within Fiedler county road, the State Roads and offset issues with three driveways on Fiedler Lane. All recommendations of the traffic study shall be followed.
 - b) Provide proof of MODOT approval for the project including approval to connect site storm sewers to the MODOT storm system.
 - c) County:
 - i) Access onto a county road shall require 300' of stopping sight distance at 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance between line of sight and surface/top of grass).
 - ii) A Jefferson County Highway Division permit is required for any work within the County right of way (Fiedler Lane).
 - d) Driveway entrances (within county ROW):
 - i) Pavement thickness shall provide 6" PCC (or 2" Type C Asphaltic Concrete/5" Type X Asphaltic Concrete/4" rock base).
 - e) Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 36'–54' (Medium Volume/Non-Residential driveways).
 - f) The entrance width shall be provided from the street into the site for a throat length of 60'.
- 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).
 - b) The entrance width shall be provided from the street into the site for a throat length of 40'.
- 4) Sidewalks shall consist of 5' width.
- 5) Stormwater/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. This will require a larger volume of stormwater to be maintained onsite and released at a slower rate for major frequency storms. Detention/retention basins must be located in common ground that is not located in the floodway area. Detention/retention basins must also contain an overflow structure capable of passing a 100-year, 20-minute design storm.

- b) Channel protection volume control 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) Sidewalks shall consist of 5' width.
- 7) 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.

PC23028 - Wow Entertainment



Subject Property

0 220 440 880 Feet

PC23028 - Wow Entertainment



Subject Property

