

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 24, 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
August 10, 2023
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consent
 - A. FP23029
The Final Plat for the Timbers Plat Two, parcel 08-1.0-12.0-0-000.047., located at 2318 Prairie Hollow Road, Imperial, in Imperial Township and Council District #4.
 2. Consideration
 - A. CC223031
A Request for a Zone Change for parcel 04-4.0-18.0-0-000-005.02, located at 1511 State Road F, Pacific, in Meramec Township and Council District #1, from Single-Family Residential (R-40) Zone District to Non-Planned Community Commercial (CC-2) Zone District.
 - B. VR23032
A Request for a Deviation for parcel 19-3.0-08.0-1-001-002.02, located at Green Acres, Lot 16D, Festus, in Plattin Township and Council District #5 for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.
- 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: FP23029

Meeting Date: August 24, 2023

Prepared By: Josh Jump/Planner II

Applicant Information

DEVELOPER NAME: The Timbers at Prairie Hollow LLC

STREET ADDRESS: 5091 Baumgartner

DESIGN PROFESSIONAL: The Sterling Company

SITE ADDRESS: 2318 & 2262 Prairie Hollow Rd

PARCEL NUMBERS: 08-1.0-12.0-0-000-047

NATURE OF REQUEST: Approval of the Final Plat for The Timbers Plat Two

Parcel and Site Information

LOT COUNT: 71

PARCEL SIZE: 36.009 acres (per the Applicant)

EXISTING ZONE DISTRICT: Planned Single Family Residential (PR1) zone district

FEET OF ROAD FRONTAGE: Approximately 1265' – Prairie Hollow

AVAILABLE SERVICES: Public Water, Public Sewer

Regulatory Requirements

PERMITTED USES:

Single-family residential detached dwellings

FLOOR AREA, HEIGHT, AND OTHER BUILDING REQUIREMENTS

Minimum Lot Size: 4,566 square feet (per Ordinance No.: 21-0453)

Minimum Lot Width: 40 Feet

Maximum Structure Height: 40 Feet

IMPROVEMENT PLAN/SITE DEVELOPMENT

Required Yards

Front Yard: 25' on Privately Maintained Roads

Side Yard: 6'

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

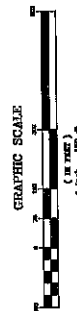
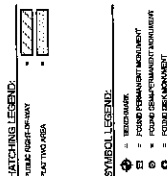
Geotechnical

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) All improvements must be installed and/or an escrow established.
- 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 Timbers Plat Two subdivision shall be submitted when the Record 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 approval 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) Any development where a retaining wall or vertical cut is proposed in an upward-sloping yard shall provide a minimum fifteen (15) foot wide fall zone easement from the bottom of the wall. Any structure requiring the issuance of a Jefferson County building permit, except a deck without walls or a roof, shall not be located within the fall zone easement.

A RESUBDIVISION OF PARCEL "A" OF THE TIMBERS PLAY ONE (PLAT DOC. 2022P-000191)
LOCATED IN FRACTIONAL SECTION 12, TOWNSHIP 42 NORTH,
RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI



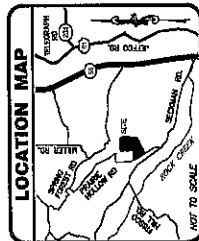
SURVEYOR'S CERTIFICATE
SEE SHEET 1 OF 9 FOR CERTIFICATION
THE STERLING COMPANY
40 DEPT. 3072D

UNWEY A. HENSON, P.L.S. - VICE PRESIDENT
MD. REG. L.S. 40001017903

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PROPERTY DESCRIPTION (PLAT TWO)

PROPERTY DESCRIPTION FOOTNOTES



THE STERLING CO.
ENGINEERS & SURVEYORS

ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
314-997-2700 Fax 314-457-8944

St. Louis, Missouri 63129
941-197-2110 Fax 314-187-3944

www.starting-our-our.com

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JCS

210	TABLE 2.11
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DATE: JULY 12
IAH

THE TIMERS PL

THE TIMERS PL



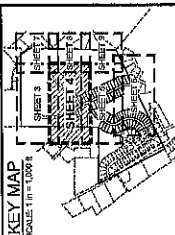
HATCHING LEGEND:

	PUBLIC RIGHT-OF-WAY
	DRAINAGE EASEMENT
	EASEMENT (GENERAL)
	DETENTION BASIN

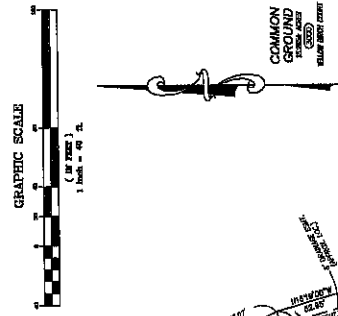
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ABBR/REVISION LEGEND:

1	ROCK
2	ROOFING
3	COMMON GROUND
4	CHANCE WALL
5	CHANCE BRIDGE
6	DEED BACK
7	DEED FRONT
8	FOUND
9	NEW OR FORMERLY
10	PLANT ROOM
11	POINT OF BEGINNING
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THE STERLING CO. ENGINEERS & SURVEYORS 5052 New Birmingham Road Birmingham, AL 35242 Ph. 314-487-0444 Fax 314-487-8844 www.sterling-eng-survey.com	DRAWN BY	GFS	MSD P# - N/A
	CHECKED BY	JAH	DATE: JULY 12, 2023
JOB NO.:	18-07-301	THIS TIMBERS PLAT TWO RECORD PLAT	



HATCHING LEGEND:

 PUBLIC RIGHT-OF-WAY

SYMBOL LEGEND:

A - RETIREMENT INCOME IN ACCORDANCE WITH

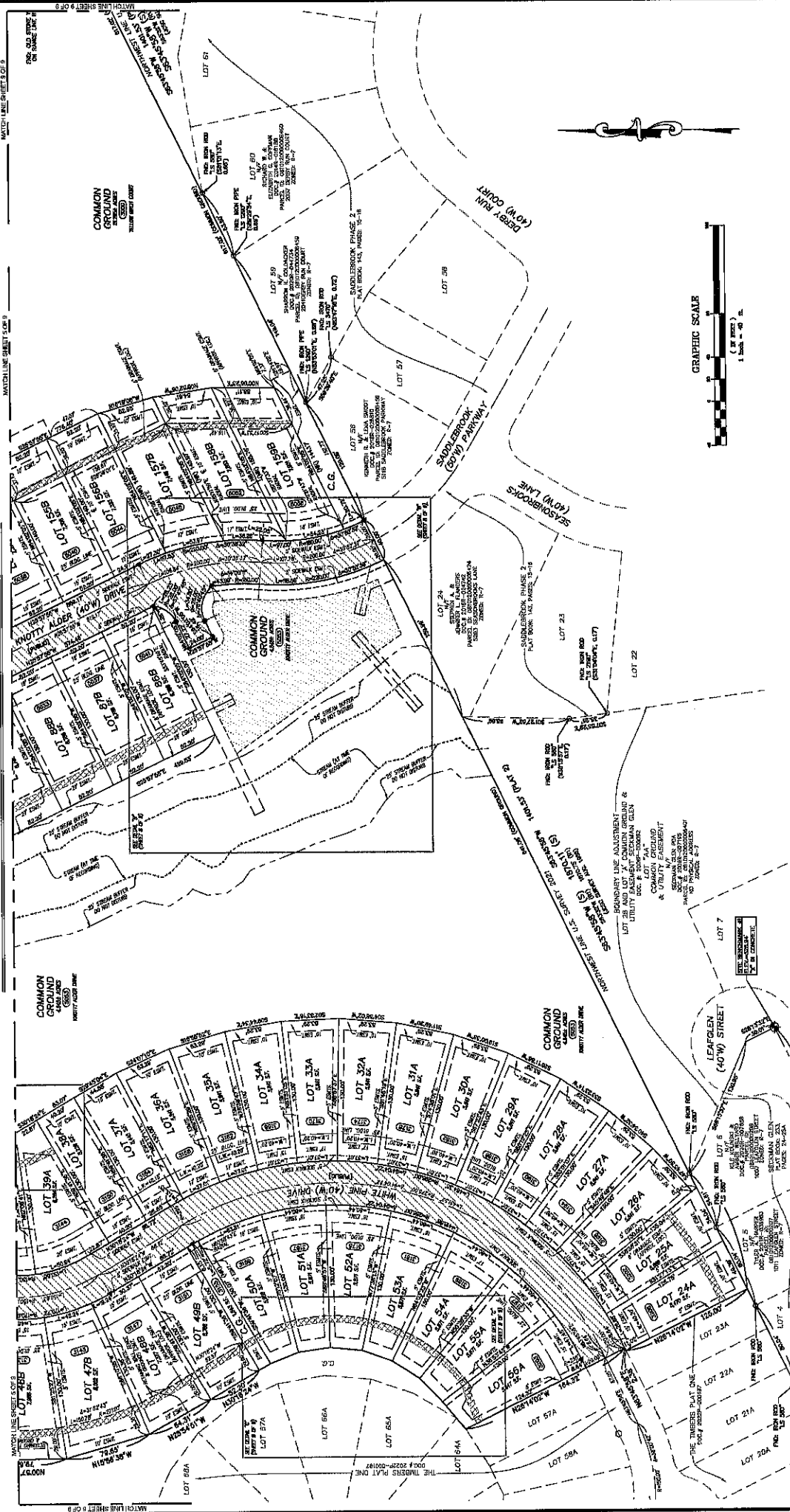
REVISION LEGEND:
- RISK

KEY MAP

11

THE STERILIZER ENGINEERS & SURVEYORS 5066 New Baltimore Road St. Louis, Missouri 63129 Ph. 314-457-9440 Fax 314-457-8618 www.sterilizing-eur.com	DRAWN BY:	GFS	MSD P#:
	CHECKED BY:	JAH	DATE: J
JOB NO.:	18-07-201	THE TIME: REC:	

THE TIMBERS PLAT TWO



SURVYORS CERTIFICATE:

SEE SHEET FOR PLAT IDENTIFICATION.
THE SURVYORS COMPANY
1000 N. 10TH ST.
MINNEAPOLIS, MN 55401

HATCHING LEGEND:

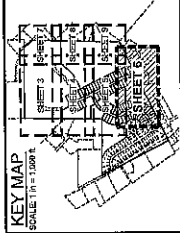
- Public Right-of-Way
- Damage Easement
- Detention Basin

SYMBOL LEGEND:

- 1. Boundary Line Adjustment
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ABBREVIATION LEGEND:

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THE STERLING ENGINEERS & SURVEYORS	
DATE: 12-12-2023	DATE: 12-12-2023
CHECKED BY: JAH	CHECKED BY: JAH
DESIGNED BY: GRS	DESIGNED BY: GRS
PROJECT NO. 18-07-201	PROJECT NO. 18-07-201
THE TIMBERS PLAT TWO RECORD PLAT	

Petition Number: CC223031

Meeting Date: August 24, 2023

Prepared by: Rachel Krispin

Applicant Information

APPLICANT NAME: Beth Baile

APPLICANT ADDRESS: 204 Sugar Creek Ridge Dr, Kirkwood MO 63122

SITE ADDRESS: 1511 State Rd F, Pacific MO 63069

PARCEL NUMBER: 04-4.0-18.0-0-000-005.02

NATURE OF REQUEST: Rezone from Single Family Residential (R40) zone district to Non-Planned Community Commercial (CC2) zone district.

Parcel and Site Information

CURRENT ZONE DISTRICT: Single Family Residential (R40)

COUNCIL DISTRICT: 1

MASTER PLAN DESIGNATION: Secondary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 1.22 acres

FEET OF ROAD FRONTAGE: State Rd F - Approx. 580 ft, Opeechee Beach Rd – Approx. 580 ft.

AVAILABLE SERVICES: N/A

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The property is currently developed with an old, vacant gas station.

Parcel Conditions

TOPOGRAPHY: The property is relatively flat in the developed area of the property.

FLOODPLAIN ISSUES/STREAM ORDERS: N/A

VEGETATIVE COVER/SCREENING: There is dense vegetation along the rear property line (that has street frontage on Opeechee Beach Rd). Besides the rear property line, the frontage along State Rd F is clear of vegetation.

ADDITIONAL COMMENTS: The property is zoned Single-Family Residential (R40) and has an approved conditional use from 2000 for the operation of seasonal fireworks tent.

SURROUNDING ZONING:

The subject property is located off State Hwy F in Pacific.

To the North:	<u>Zoning:</u> PUD <u>Land Use:</u> Developed Residential
To the East:	<u>Zoning:</u> R40 <u>Land Use:</u> Undeveloped Residential
To the South:	<u>Zoning:</u> R40 <u>Land Use:</u> Developed Residential
To the West:	<u>Zoning:</u> R40 <u>Land Use:</u> Developed Residential

Development Pattern/Growth Area

Official Master Plan

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 State Rd F. The Suburban Development Pattern is appropriate in areas with access to services, with characteristics of access being adjacency and strong transportation connections.

Analysis

The subject property is located in a region of the County where the surrounding area is mainly residential. The property is surrounded by residentially zoned and developed properties. Across State Rd F is a residential development – Palisades Village. There are also larger single-family residential lots to the rear of the property.

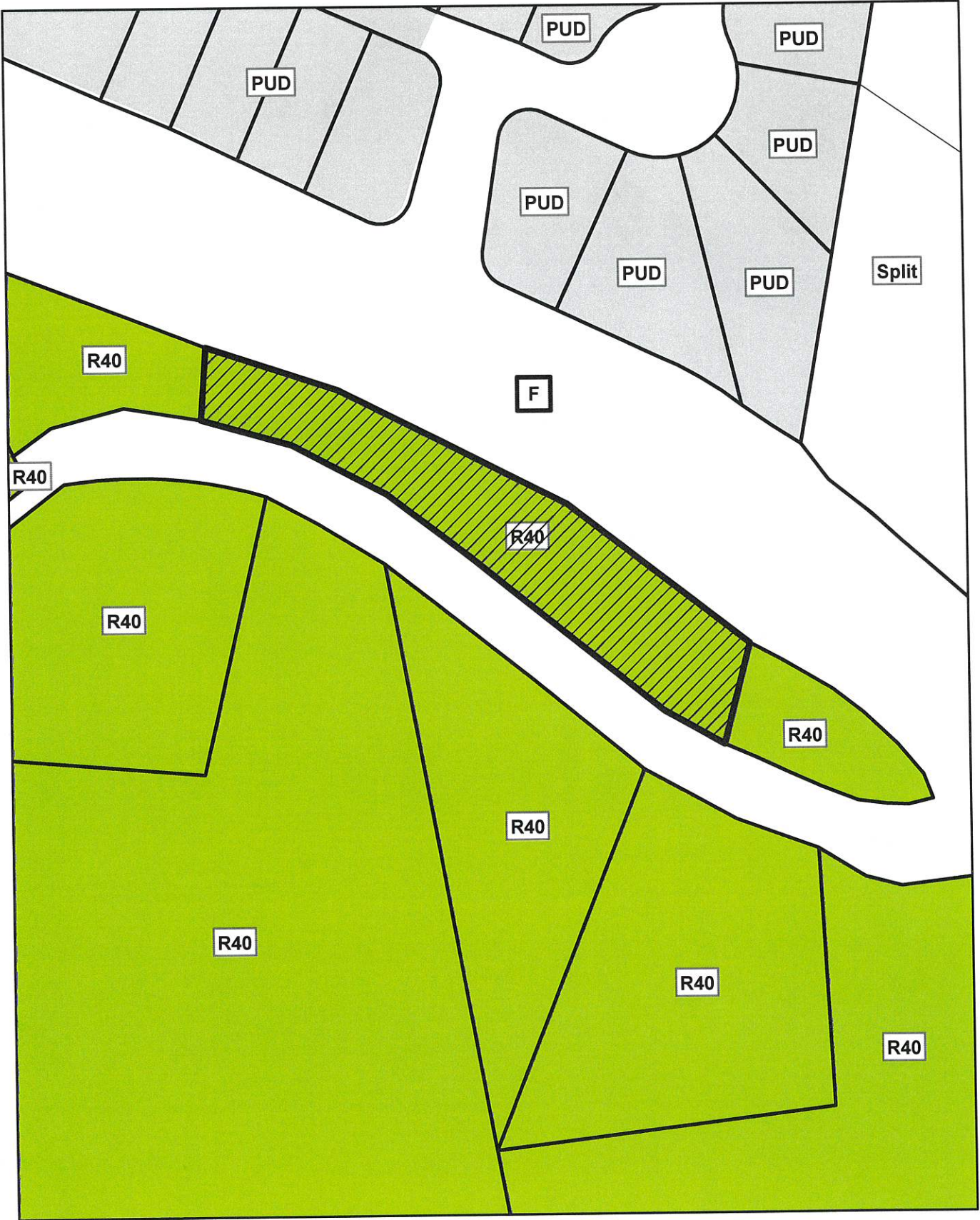
As the property is zoned currently, it would be extremely difficult to develop the property residentially while meeting current UDO standards – specifically in regard to building setback

requirements. To develop the property with a single-family residence (which is a permitted use as it currently exists), any developer would have to meet a 70-foot setback from State Hwy F, 10 feet on each side property line, and a 50-foot rear setback.

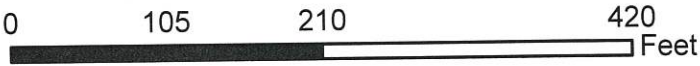
The subject property is currently developed with a vacant gas station. It is unclear how long the property has been unoccupied for, but it appears to be several years. The property has road frontage on a state highway, which could lend itself to a commercial zoning of sorts. However, it should be noted that the closest commercial zoning is located in the Eureka area.

Since the request is for a non-planned commercial district, there is no proposal of what type of commercial venture could occur on this property. If approved, the commercial use would have to be categorized under the permitted uses of the Non-Planned Community Commercial (CC2) zone district, as well as approved site development plans.

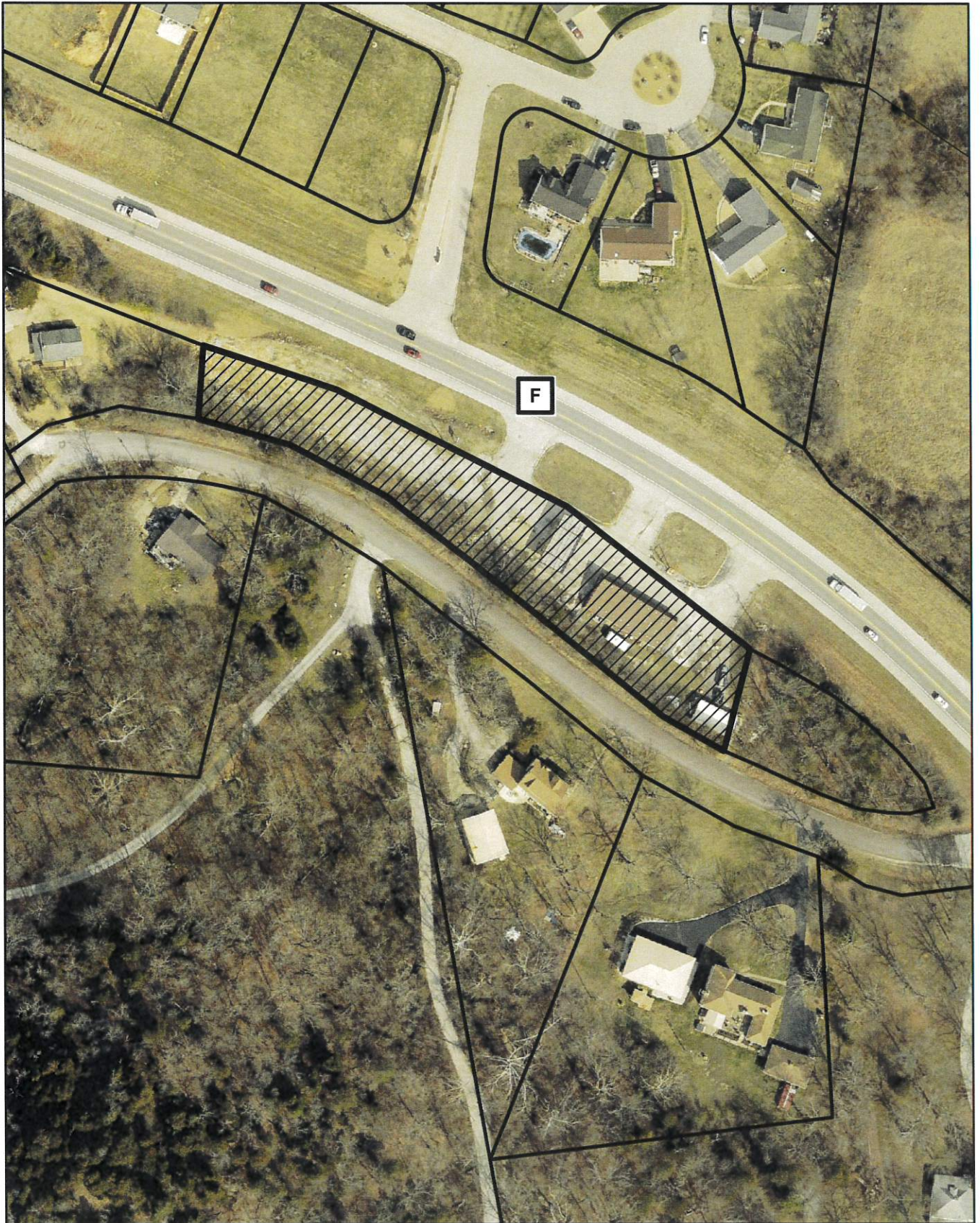
CC223031 - Baile



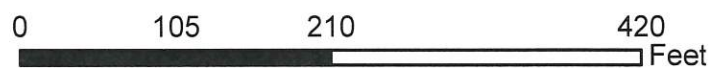
Subject Property



CC223031 - Baile



Subject Property



Petition Number: VR23032

Meeting Date: August 24, 2023

Prepared By: Josh Jump/Planner II

Applicant Information

APPLICANT NAME: Richard and Linda Townsend

APPLICANT ADDRESS: 11463 River Hills Rd, Festus, MO 63028

SITE ADDRESS: 11463 River Hills Rd., Festus, MO 63028

PARCEL NUMBER: 19-3.0-08.0-1-001-002.02

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

Parcel and Site Information

CURRENT ZONE DISTRICT: LR2

COUNCIL DISTRICT: 5

MASTER PLAN DESIGNATION: Secondary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 6.19 acres

FEET OF ROAD FRONTAGE: Approx. 707' – River Hills Rd.

AVAILABLE SERVICES: N/A

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

Parcel Conditions

TOPOGRAPHY: The topography is quite extreme with grades sloping down towards Platin Creek very quickly.

FLOODPLAIN ISSUES/STREAM ORDERS: A stream order 1 traverses the southwestern corner of the property flowing into Platin Creek.

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

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: 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 Large Lot Residential (LR2) zone district which was approved for the use of Single-Family Residential lots with a 2-acre minimum. 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) for parcel number 19-3.0-08.0-1-001-002.02, for improvements and safety for the air shaft into the cave for this property. Jefferson County Stormwater Division is requesting the approval for stream buffer variance relief to have inspections made to ensure protection of water quality during the scope of work being performed.



Jefferson County

Department of the County Assessor
Bob Boyer, Assessor

Map Title: GIS Parcel Map

Print Date: 6/15/2023

CAUTION

This map is for tax purposes only. It is not intended nor sufficiently accurate to be used for conveyances. Any use other than for tax purposes shall be at the user's risk. The reproduction or copying of this map or any part thereof by any process is prohibited without the written permission of the Department of the County Assessor.

Pursuant to 2 CSR 90-65-080: "This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries." Authority: section 60.670, RSMo 2016.

Property
 Property Boundary
 Selected Property Boundary
 Subdivision Lot Line
 Block-Parcel Number
 Subdivision Lot Number
 City Limits

Imagery Flight: Spring 2022

Infrastructure

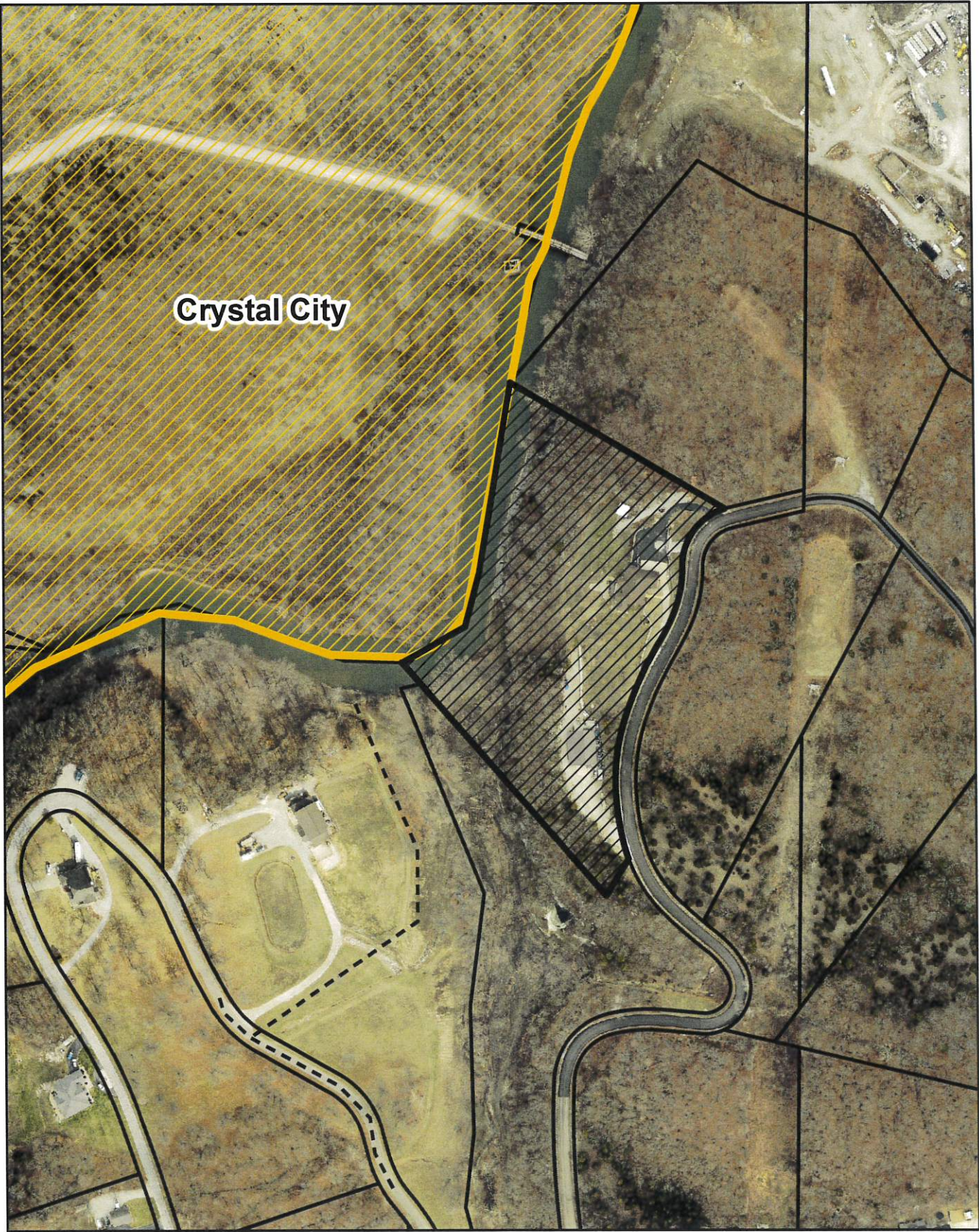
City Street
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 Festus Special
 Railroads
 UPRR Railroad
 State Highway
 State Road
 US Highway
 Interstate
 Contours - 2 foot

Map Number
 1710001
 1 inch = 20 feet
 Coordinate System: NAD 1983 State Plane
 Missouri East FIPS 5002 US Zone
 Projection: Transverse Mercator
 Data Source: Department of the County
 Assessor, Jefferson County 911 Division
 Local West Latitude Council of Governments



2311

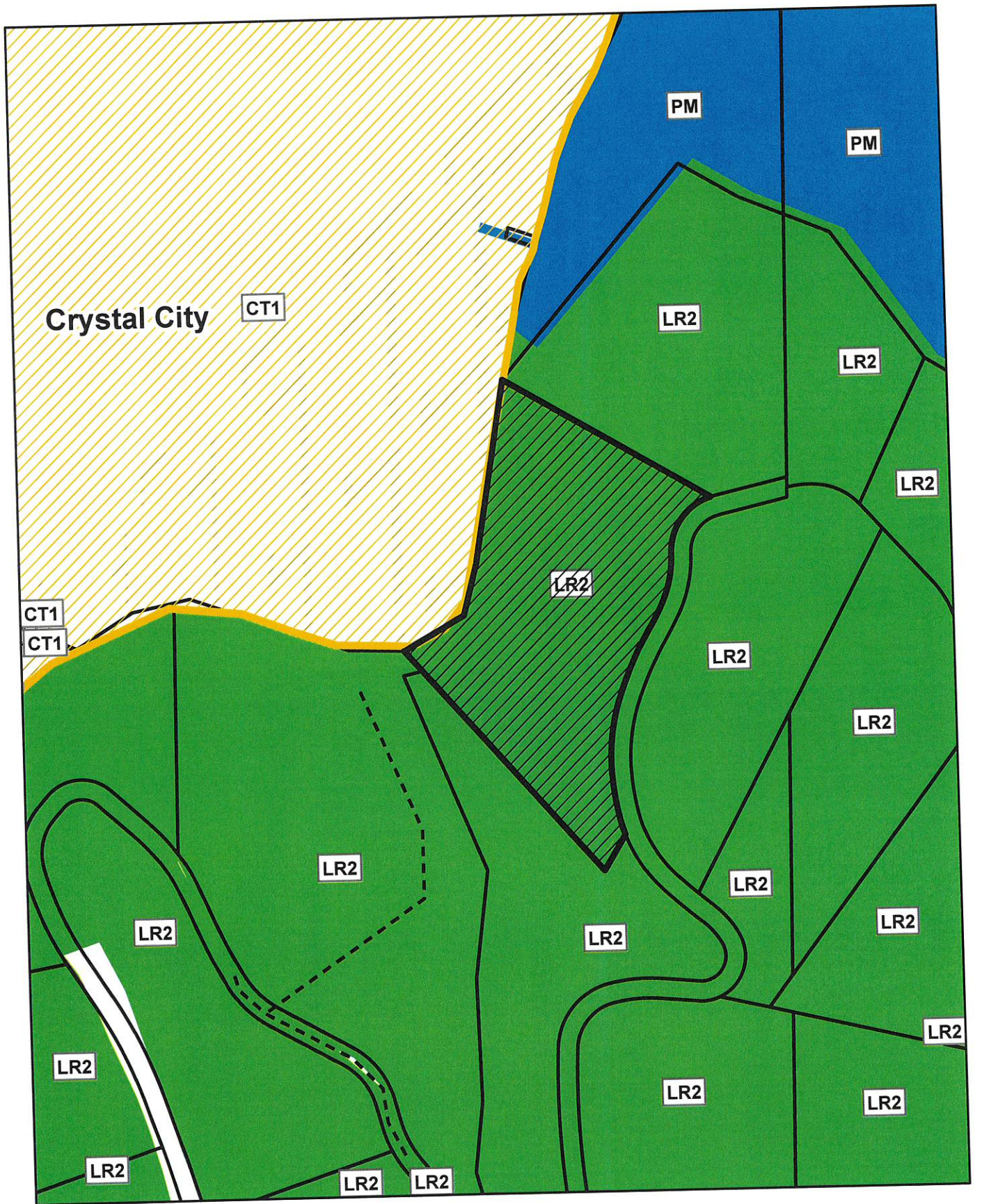
VR23032 - Townsend



Subject Property



VR23032 - Townsend



Subject Property

