

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, September 22, 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
August 25, 2022
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consent
 - A. FP22053
The Final Plat for the Timbers Plat One, parcels 08-1.0-12.0-0-000-047., 08-1.0-12.0-0-000-048., located at 2318 Prairie Hollow Road and 2262 Prairie Hollow Road, Imperial, in Imperial Township and Council District #4.
 2. Consideration
 - A. PR22059
A Request for a Zone Change and Development Plan Approval for parcels 03-5.0-16.0-0-000-025., 03-5.0-16.0-0-000-026.01, 03-5.0-16.0-0-000-027., located at the southwest corner of Twin Rivers Road and Meramec Drive, Eureka, in High Ridge Township and Council District #1, from Single-Family Residential (R-7) Zone District and Planned Mixed Residential (PR-2) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan approval for Twin Rivers RV Park Expansion.
 - B. VR22060
A Request for a Deviation for parcel 09-4.0-17.0-3-002-004., located at 5901 Lindwedel St., Imperial, in Windsor Township and Council District #4, for relief from Chapter 400: Unified Development Order Section 400.2640 of the Jefferson County Code of Ordinances and 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.

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: FP22053

Meeting Date: September 22, 2022

Prepared By: Josh Jump

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, 08-1.0-12.0-0-000-048

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

Parcel and Site Information

LOT COUNT: 52

PARCEL SIZE: 17.462 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

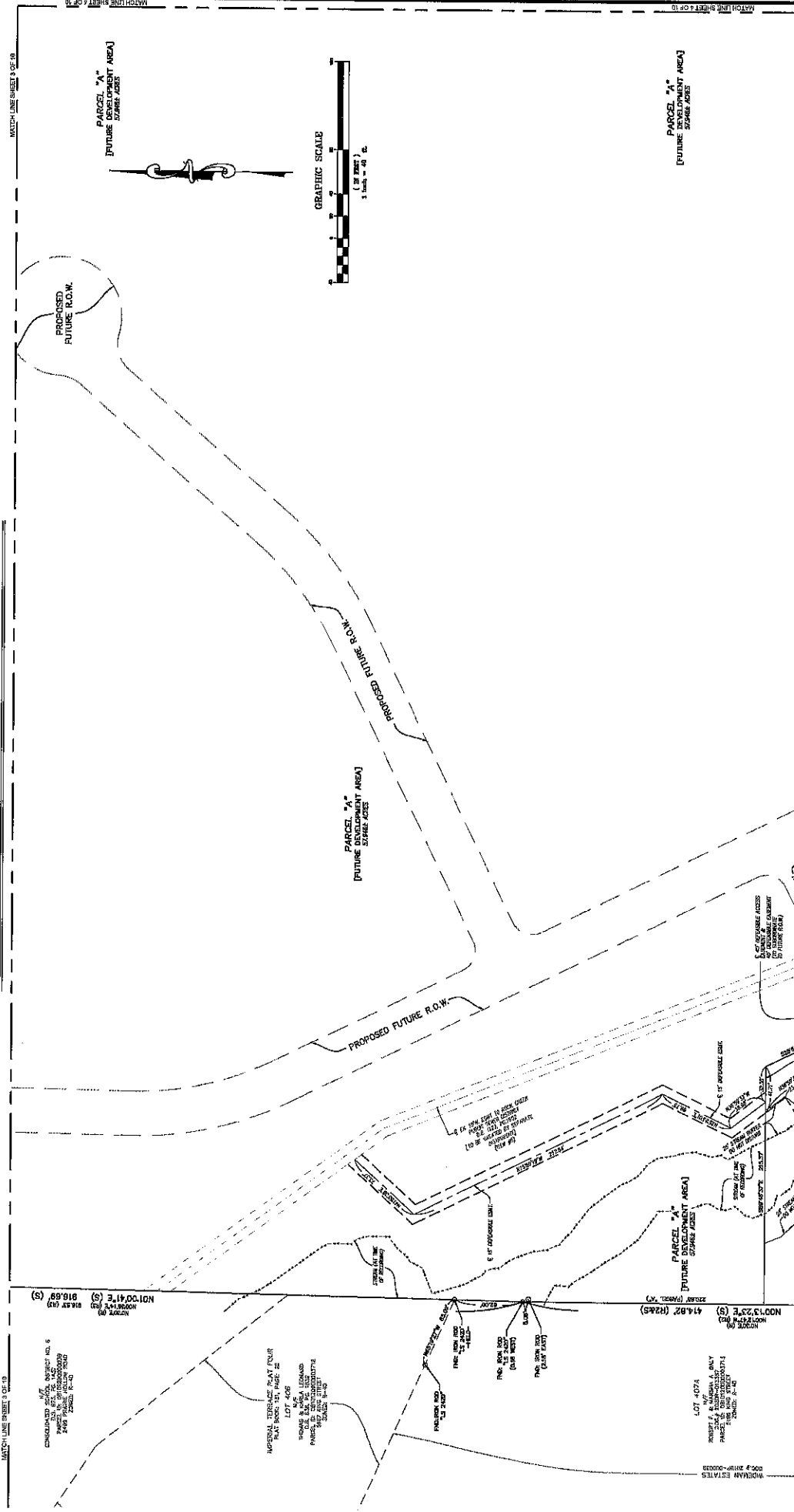
Geotechnical

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 One 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) Check preliminary plat staff report for any conditions which need to be met.
- 8) Extend the drainage easement across Lot 85B.

THE TIMBERS PLAT ONE



KEY MAP
SCALE 1" = 1/2 MILE

STERLING CO.
ENGINEERS & SURVEYORS
S. L. JAMES, M.D. 10000
P.O. BOX 10000
P.O. BOX 10000
P.O. BOX 10000

CONVEYANCE
TO THE PUBLIC
FOR THE PURPOSES OF
THE PUBLIC RECORD ACT
OF THE STATE OF ALABAMA

DATE JULY 23, 2022
RECORD 18-07-201
JOB NO. 18-07-201

DEVELOPER GFS
BY IAH
DATE JULY 23, 2022
RECORD 18-07-201

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JAMES A. HENSON, P.L.E. - VICE PRESIDENT
NO. 006, U.S. #020717403

SYMBOL LEGEND:

- ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MEASURE STANDARDS (SET LOCATED ALUMINUM CAP)
- = SET BUILT PERMANENT MONUMENT IN ACCORDANCE WITH MEASURE STANDARDS (CAP USED W/ PLASTIC CAP OR OTHER APPROX.)
- ⬡ = SET PERMANENT MONUMENT IN APPROXIMATE POS.

ABBREVIATION LEGEND:

* BOLD	ROAD
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THE STERLING CO. ENGINEERS & SURVEYORS 5053 New Burnington Road St. Louis, Missouri 63129 PH. 313-426-1004 www.sterling-engineer.com		MSD P# - N/A
DRAWN BY:	GFS	DATE: JULY 25, 2002
CHECKED BY:	JAH	THE THIMERS PLAT ONE
JOB NO.:	18-07-201	

[illegible]

THE **STERLING** CO.
ENGINEERS & SURVEYORS

1850 New Riverdale Road
P.O. Box 1448-B844
Ph. 817-487-5240 Fax 817-448-8844
www.sterlingco.com

DATE: JULY 25, 2002

BY: JAH

FOR NO.: 18-07-201

THE TIMBERS PLAT ONE

KEY MAP
SCALE: 1"=120'

ATCH LINE SHEET 8 OF 10

Petition Number: PR222059

Meeting Date: September 22, 2022

Prepared By: Rachel Krispin

Applicant Information

APPLICANT NAME: Eureka MHP Land, LLC

APPLICANT ADDRESS: 1324 Clarkson Clayton Center #113, Ellisville MO 63011

DESIGN PROFESSIONAL: VonArx Engineering

SITE ADDRESS: SW Corner of Twin Rivers Rd and Meramec Dr

PARCEL NUMBER: 03-5.0-16.0-0-000-025, 03-5.0-16.0-0-000-027, & 03-5.0-16.0-0-000-026.01

NATURE OF REQUEST: Rezone a portion of the subject property from Single Family Residential "R7" zone district to Planned Mixed Residential "PR2" zone district and Revised Development Plan approval for Twin Rivers RV Park Expansion.

Parcel and Site Information

CURRENT ZONE DISTRICT: Planned Mixed Residential (PR2) and Single Family Residential (R7) zone districts.

COUNCIL DISTRICT: 1

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Mixed Use Development Pattern

PARCEL SIZE: 31.67 acres (Per the Applicant)

FEET OF ROAD FRONTAGE: Twin Rivers Rd – Approx. 910 ft., Meramec Dr – Approx. 870 ft., and River Bend Dr – Approx. 780 ft.

AVAILABLE SERVICES: Public Water, Public Sewer

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: Developed MHP

Parcel Conditions

TOPOGRAPHY: The subject property is fairly flat; however, Twin Rivers Rd does exist at a slightly higher elevation than the MHP.

FLOODPLAIN ISSUES/STREAM ORDERS: A Stream order 1 traverses through Parcel # 03-5.0-16.0-0-000-026.01 and 03-5.0-16.0-0-000-027. The parcel which the sewage lagoon is situated on is partially located

within the floodway. Additionally, the entirety of the rest of the subject properties are located mainly in the 100-year floodplain, and some in the 500-year floodplain.

VEGETATIVE COVER/SCREENING: There is little vegetation located on the subject properties.

ADDITIONAL COMMENTS: The property currently exists as the Riverbend Mobile Home Park. There are some pad sites that are occupied by mobile homes; however, a majority of the land is unoccupied.

SURROUNDING ZONING: Surrounding Area: The subject property is located at the intersection of Twin Rivers Rd and Meramec Dr, as well as Meramec Dr and River Bend Dr. The subject properties are surrounded by residential uses.

The subject property has road frontage on three (3) roads.

To the North:	<u>Zoning:</u> R7 <u>Land Use:</u> Undeveloped Residential
To the East:	<u>Zoning:</u> R7 & R40 <u>Land Use:</u> Developed and Undeveloped Residential
To the South:	<u>Zoning:</u> PR2 & R7 <u>Land Use:</u> Developed Residential
To the West:	<u>Zoning:</u> PR2 & R7 <u>Land Use:</u> Developed and Undeveloped Residential

Development Plan

The submitted development plan shows the following:

- The petitioner is proposing fifty-seven (57) RV pad sites throughout a portion of the subject properties. The RV pad sites are proposed to be located on the following lots:
 - Lots 47-93 along Ivy Gate
 - Lots 95-99 along Meramec Dr
 - Lots 32-36 along Meramec Dr
- The following fifty-four (54) lots are proposed to remain as mobile home pad sites:
 - Lots 1-46 along Joachim Dr
 - Lot 94 along Ivy Trails
 - Lots 37-43 along Meramec Dr
- A sewage lagoon is located on the western most property (Parcel # 03-5.0-16.0-0-000-026.01)
- The density, as proposed, is roughly 7.7 units per acres (this is excluding the acreage from the sewage lagoon site) therefore, coming well below the maximum 18 units per acres allowable in the Planned Mixed Residential (PR2) zone district.
- Street frontage landscaping is shown along Twin Rivers Rd.

Development Plan Modification Requests

Section 400.4050 – Vehicle Parking by Use, Table 12-1

The petitioner is seeking one (1) parking space per RV unit pad site.

Given the fact that this MHP has been in existence for quite some time, Staff does not see an issue with one (1) parking space per RV unit. The development plan proposes fifty-seven (57) RV parking spaces; therefore, fifty-seven (57) parking spaces would be provided.

Section 400.4130 – Parking, General

This section of the UDO requires that parking spaces be paved. The developer is proposing that the RV spaces be paved but that parking for additional vehicles on each RV site be gravel. The UDO requires 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 site is located in a floodplain making detention difficult. A porous gravel surface could be part of a low impact stormwater management system.

If the request is approved it should be with the condition that the spaces be constructed of 8" of clean crushed stone or other absorptive stone as approved by the engineer.

Section 400.5560 – Drainage and Storm Sewers

The site is located in the floodway/floodplain making water conveyance and detention design difficult or impossible. Additional land disturbance required to install detention is not desirable in the floodplain. While the cited section does provide relief if under 12,000 square feet of impervious is created, it is conditioned with the requirement for low impact stormwater management practices. The existing on site pond which receives stormwater from the street would meet the low impact requirement. The proposed porous gravel parking surface could be part of a low impact stormwater management system.

Section 505.430 – Stream Orders

The petitioner is seeking to verify if Lot 36, which is located on Meramec Dr, is a viable lot in regard to the Stream Order 1.

The Department of Public Works, Stormwater Division is responsible for the management of stream orders within the County and therefore provided the analysis:

The Jefferson County Engineer recommends that the Planning and Zoning Commission approve, the above variance request for stream buffer relief for lot 36 of Twin Rivers RV Park. All of Jefferson County Stormwater Codes 505 are still applicable.

Section 400.5300, B.3.e – Access Road Shall Meet Street Standards and Section 400.2550 – Minimum Right-of-Way and Improved Surface Width

The UDO requires a street width of 22' pavement within 28' ROW with curbs. Street thickness shall include 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base). The streets appear to meet UDO requirements for width, curvature etc., however the thickness which is unknown, and the asphalt is deteriorated.

If approved, it should be with the condition that the street be overlaid with a minimum of a 2" asphalt overlay.

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

Due to the subject property being almost entirely located within the 100-year and 500-year floodplain (with the exception of a very small piece of street frontage along Twin Rivers Rd not located in the floodplain), Staff feels the nature of the proposed use (recreational vehicle park) and the existing mobile home pad sites, and the ease of removing said vehicles during a flood event, make the proposed use for the two (2) parcels of land (excluding the sewage lagoon parcel) ideal for the properties. Per the development plan, it appears that the area on Joachim Dr will remain as mobile home sites. Some mobile homes exist on Ivy Gate Dr; however, it appears all but one lot will be converted to RV pad sites.

The proposed development is located within the Primary Growth Area where all development patterns, including the Mixed-Use Development Pattern, can be used. Therefore, the proposed development and uses are consistent with the County's Official Master Plan.

The parcel is suitable for the proposed use as a recreational vehicle (RV) park. The plan satisfies the requirements of the UDO applicable to this use. There should be no injurious effect or detriment to

neighboring properties if all the requirements of the UDO are met, with the exception of those which are requested modifications.

Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from the use of the property 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. Approval of the proposed development plan would allow for a development consistent with the stated intent of the Planned Mixed Residential "PR2" zone district.

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Recreational Vehicle Park (on RV lots only)
- Manufactured Home Park (Lots 1-46 Joachim Dr, Lot 94 Ivy Trail, Lots 37-43 Meramec Dr)

Floor Area, Height, and other Building Requirements

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

Site Development

Required Yards

- Without lot lines: Front Yard – 15 feet; Side Yard – 12 feet; Rear Yard – 10 feet to structure directly behind an RV
- With lot lines: Front Yard – 15 feet; Side Yard – 6 feet; Rear Yard – 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.

Stormwater and Erosion and Sediment Control

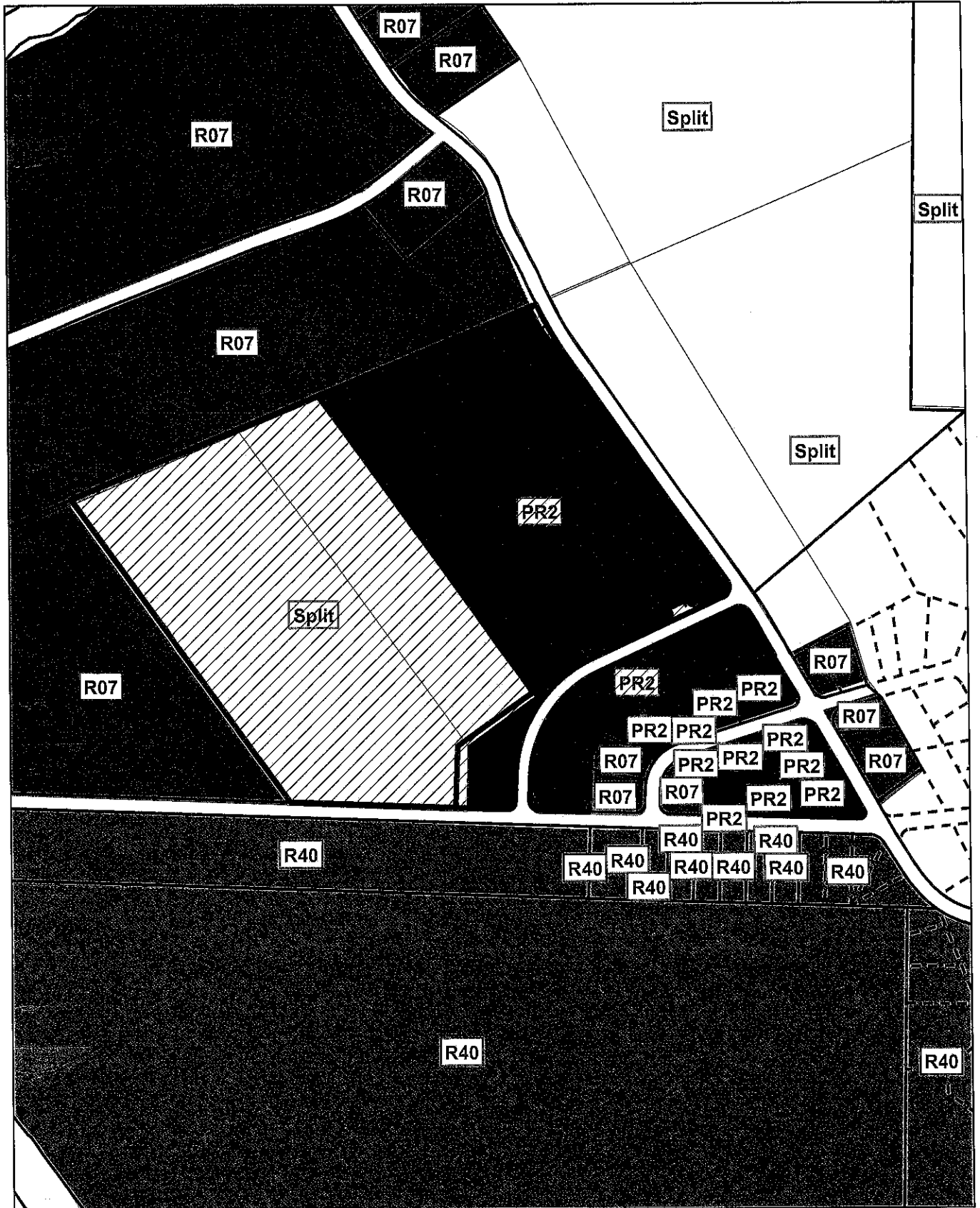
- Stormwater management and Erosion and sediment control shall comply with Chapter 505: Erosion and Sediment Control / Stormwater Management Design Manual of the Jefferson County Code of Ordinances.

Departmental Comments

- All existing lot lines shall within the proposed RV storage areas shall be vacated.
- County Road:
 - 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).
 - The Engineer shall submit sight distance profiles showing that the required sight distance is met for Meramec drive at Twin Rivers County Road.
 - The engineer shall identify the clearance at the most restrictive point on the profiles.
 - Any vegetation or obstructions of any sort in the line of sight must be identified.
- Access road (Meramec Drive from Twin Rivers County Road through Ivy Gate Drive):

- Street width shall provide 22' pavement within 28' ROW with curbs. Street thickness shall include 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base). The streets appear to meet UDO requirements with the exception of thickness which is unknown and has deteriorated asphalt. See deviation request below.
- Internal streets (Meramec Drive from Ivy Gate Drive to terminus and Ivy Gate Drive (entirety): Street width shall provide 22' pavement within 28' ROW with curbs. Street thickness shall include 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base). The streets appear to meet UDO requirements with the exception of thickness which is unknown and has deteriorated asphalt. See deviation request below.
- Stormwater/detention:
 - 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. See deviation request below.
- A stop sign is required at the internal intersections.
- 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.
- FYI: There are existing lights at the intersection with the County Road and at the internal intersections.
- The Code Enforcement Division requires a Floodplain Development Permit for any grading or improvements within a known floodplain.
- Recreational vehicles (RV's) shall not occupy a pad/site/space continuously for a period in excess of six (6) months in duration.
- All mobile homes must be removed from lots 32-36, 47-93, and 95-99 one (1) calendar year from the date of approval of the site development/improvement plans. No new mobile homes may be moved in or relocated to these specified lots upon passage of an ordinance approving the development plan.
- The maximum number of recreational vehicle spaces allowed within the recreational vehicle park shall not be as depicted on the development plan. Expansion or creation of additional spaces will not be allowed without a revised development plan.
- Mobile homes are not permitted within the area indicated for RVs, and RVs are not permitted within the area identified for mobile homes. These two uses must be kept wholly separate.
- Minimum width of a trailer space shall be twenty-five (25) feet and it shall be so designed to provide space for parking both the trailer and towing vehicle off the roadway. No trailer shall be closer than twelve (12) feet to any other adjacent unit, structure or roadway and all spaces shall have direct access to the roadway.
- All areas not used for roadways, parking or occupied by structures shall be maintained with ground cover.

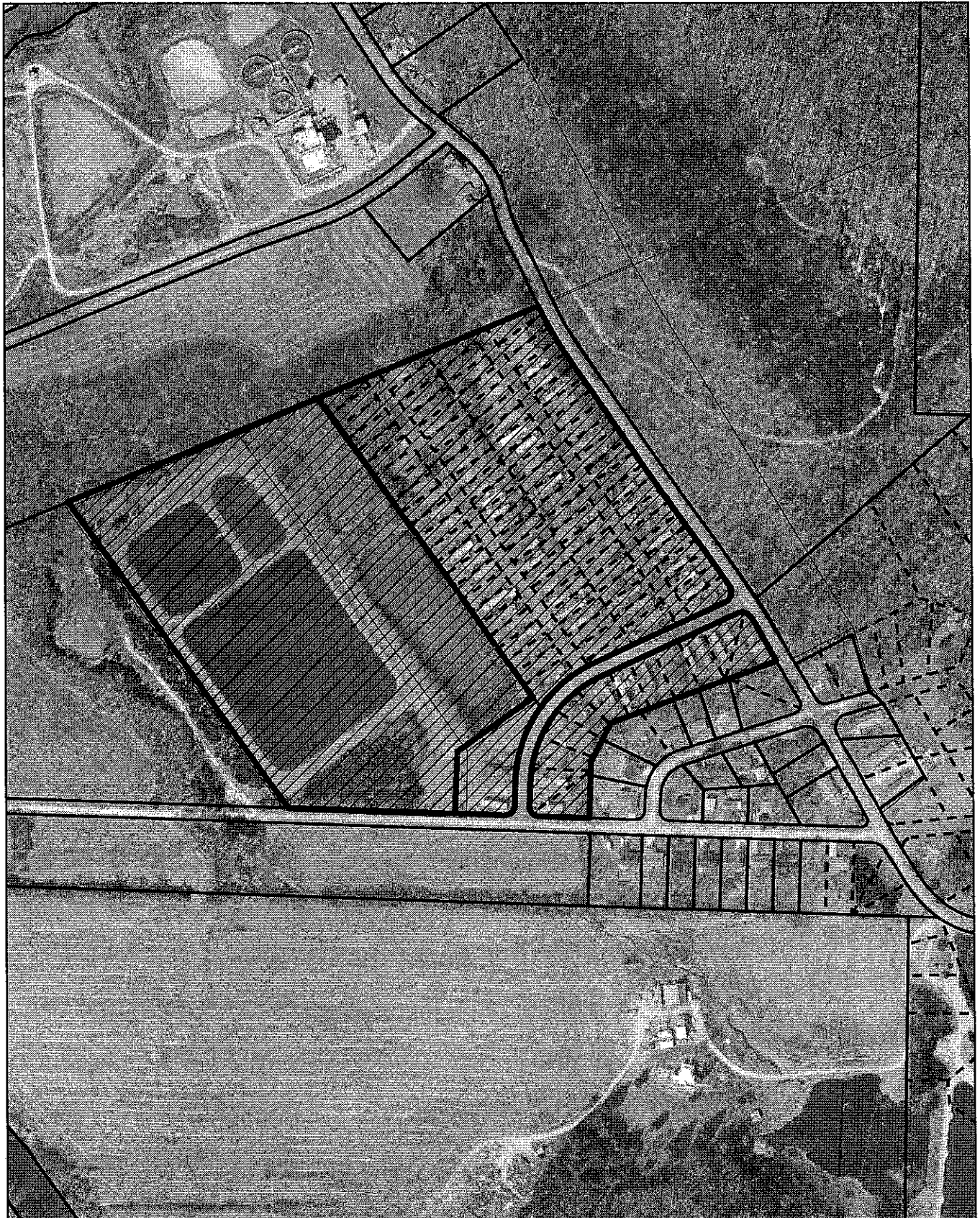
PR222059 - Twin Rivers RV Park Expansion



Subject Property

0 300 600 1,200 Feet

PR222059 - Twin Rivers RV Park Expansion



Subject Property

0 300 600 1,200 Feet

TWIN RIVERS RV PARK EXPANSION

PART OF LOTS 11 + 12 OF SECTION 16; SEVEN SPRINGS 1-A,
LOTS 1 TO 94 AND SEVEN SPRINGS 1, LOTS 32 TO 43
TOWNSHIP 43 NORTH, RANGE 4 EAST
JEFFERSON COUNTY, MISSOURI

GENERAL NOTES

- THE DEVELOPER SHALL MAINTAIN ACCESS FROM ADJACENT ROADS AND SHALL NOT UNNECESSARILY REDUCE THE ACTUAL DRIVEWAY WIDTH. THE DEVELOPER SHALL MAINTAIN THE ACTUAL LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES. ANY CONSTRUCTION OF IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ACTUAL LOCATION OF ALL UTILITIES. ANY CONSTRUCTION OF IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ACTUAL LOCATION OF ALL UTILITIES.
- ALL ELEVATIONS ARE BASED ON JEFFERSON COUNTY UTM COORDINATES.
- BOUNDARY SURVEY PROVIDED BY ALTEA ENGINEERING & SURVEYING, INC.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF JEFFERSON COUNTY, MISSOURI.
- THE DEVELOPER SHALL MAINTAIN ACCESS FROM ADJACENT ROADS AND SHALL NOT UNNECESSARILY REDUCE THE ACTUAL DRIVEWAY WIDTH. THE DEVELOPER SHALL MAINTAIN THE ACTUAL LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES. ANY CONSTRUCTION OF IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ACTUAL LOCATION OF ALL UTILITIES.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE DEVELOPER SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH JEFFERSON COUNTY, MO PRIOR TO ANY CLEARING, GRADING, OR INSTALLATION OF IMPROVEMENTS.
- GRADING CONTRACTOR SHALL INSTALL SLOPE CONTROL CONTROL PRIOR TO BEGINNING THE GRADING. SLOPE CONTROL CONTROL DEVICES SHALL BE INSTALLED PER JEFFERSON COUNTY, MO STANDARDS.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BRICKS, MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- NO GRADE SHALL EXCEED 8:1 SLOPE.
- A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERCROSSING SHALL BE PERMITTED.
- INTERNAL STORMWATER DRAINAGE CONTROL IN THE FORM OF SLOPE CONTROL MEASURES ARE REQUIRED.
- THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH JEFFERSON COUNTY, MO STANDARDS.
- ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
- ADEQUATE TEMPORARY OFF-STREET PARKING SHALL BE PROVIDED FOR CONSTRUCTION EMPLOYEES, OPERATORS, AND VISITORS. ALL VEHICLES SHALL BE PARKED IN THE DESIGNATED PARKING AREAS CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.
- THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMISSIONS FROM ALL UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMISSIONS FROM ALL UTILITIES.
- THE DEVELOPER SHALL AT ALL TIMES, CONTAIN AND OTHER SPILLS ON THE SITE. NO OIL, GREASE, OR OTHER MATERIALS SHALL BE DISPOSED OF ON THE SITE. NO OIL, GREASE, OR OTHER MATERIALS SHALL BE DISPOSED OF ON THE SITE.
- TWIN RIVERS ROAD, JACOB DRIVE, HWY GATE DRIVE AND MEADOW DRIVE SHALL BE KEPT OPEN TO TRAFFIC AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN, MAINTAIN, AND REMAIN TRAFFIC CONTROL DEVICES FOR THE PURPOSE OF REGULATING, WARNING, AND DIRECTING TRAFFIC DURING ALL PHASES OF CONSTRUCTION. TRAFFIC CONTROL DEVICES, WARNING SIGNS, ETC. SHALL COMPLY TO THE NATIONAL TRAFFIC CONTROL DEVICES.

CALL BEFORE
YOU DIG!
1-800-DIG-RITE



ABBREVIATIONS

- N/P NOW OR FORMERLY
W2C WOOD
DOL DOL
PLAT PLAT
CONC CONCRETE
SANL SANITARY
MH MANHOLE
R R
DRAIN DRAIN
DATA DATA
TO BE REMOVED
TO BE USED IN PLACE
UP UP
ROOF ROOF
DOWN DOWN

LEGEND

- UTILITY POLE
WATER VALVE
GAS VALVE
SANITARY SINK
CONCRETE
SANITARY
MANHOLE
OVERHEAD ELECTRIC LINE
PROPOSED CONTOURS
PROPOSED SANITARY SINKS
PROPOSED LIGHT STANDARD
PROPOSED LIGHT STANDARD

SITE DATA

PROPERTY OWNER: JEFFERSON COUNTY, MISSOURI
224 S. MAIN STREET, SUITE 113
JEFFERSON CITY, MISSOURI 64501
EXISTING ZONING: P-2
SITE AREA: 31.67 AC.
PARCEL NUMBER: 03-16-16.0-0-00-029
03-16-16.0-0-00-027
03-16-16.0-0-00-028
03-16-16.0-0-00-029
STREET ORDER: 1
COUNCIL DISTRICT: 1
USERS: MOBILE HOMES (64 EXISTING LOTS)
LOTS 1-43, JACOB DRIVE
RV PARK (57 PROPOSED)
LOT 43-58 HWY GATE DRIVE
LOT 58-64 MEADOW DRIVE
LOT 64-73 MEADOW DRIVE

SERVICE DISTRICTS

PRE: HWY 160 FIRE DEPARTMENT
2842 WEST ROCK BLVD.
JEFFERSON CITY, MO 64504
AMBULANCE: NORTH AUSTIN AMBULANCE DISTRICT
331 ROCK CREEK ROAD
JEFFERSON CITY, MO 64504
SCHOOL: NORTHWEST R-1 SCHOOL DISTRICT
4250 STANLEY ROAD
JEFFERSON CITY, MO 64501
SEWER: ON-SITE SEWAGE TREATMENT
WELL
WATER: ARDENNAPARK R-1
COMMERCIAL R-1
POST OFFICE: U.S. POST OFFICE
JEFFERSON CITY, MO 64501
BOL 275/577

LANDSCAPING SUMMARY

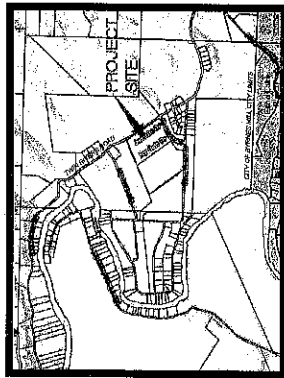
TWIN RIVERS ROAD: 1 TREE/100 FEET
1 SHrub/200 FEET
REQUIRED: 1,000/200 = 5 TREES
1,000/200 = 54 SHRUBS

LANDSCAPING LEGEND

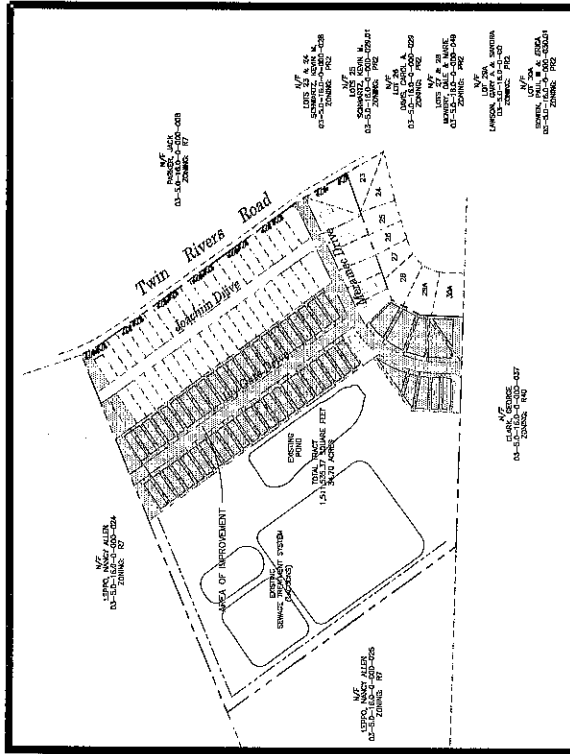
- SHRUB TREE 2.5' CALIPER MEASURED
6' ABOVE GROUND
EVERGREEN TREES 6' MIN. IN HEIGHT
ORNAMENTAL TREE SIMILAR TO SHRUB TREE
SAPLING 10' TALL OR SMALLER
SAPLING 10' TALL OR SMALLER

DEVIATION REQUESTS

SECTION 400.450 - VEHICLE PARKING BY USE, TABLE 12-1
TABLE 12-1 STATES THAT SINCE FAMILY DOWNSIDE SHALL HAVE 2 PARKING SPACES PER UNIT, THE DEVELOPER SHALL PROVIDE 2 PARKING SPACES PER UNIT. THE DEVELOPER REQUESTS THAT THE DEVELOPER BE ALLOWED TO PROVIDE 1 SPACE PER UNIT.
SECTION 400.450 - PARKING, GENERAL
THIS SECTION STATES THAT PARKING ON OTHER THAN ASPHALT/CONCRETE DRIVEWAYS OR PAVES IS UNDESIRABLE.
THE DEVELOPER REQUESTS THAT THE DEVELOPER BE ALLOWED TO PROVIDE 1 SPACE PER UNIT.
SECTION 400.550 - DRAINAGE AND STORM SEWERS
THIS SECTION STATES THAT THE DEVELOPER SHALL PROVIDE DRAINAGE AND STORM SEWERS. THE DEVELOPER REQUESTS THAT THE DEVELOPER BE ALLOWED TO PROVIDE 1 SPACE PER UNIT.
SECTION 400.550 - DRAINAGE AND STORM SEWERS
THIS SECTION STATES THAT THE DEVELOPER SHALL PROVIDE DRAINAGE AND STORM SEWERS. THE DEVELOPER REQUESTS THAT THE DEVELOPER BE ALLOWED TO PROVIDE 1 SPACE PER UNIT.
SECTION 400.550 - DRAINAGE AND STORM SEWERS
THIS SECTION STATES THAT THE DEVELOPER SHALL PROVIDE DRAINAGE AND STORM SEWERS. THE DEVELOPER REQUESTS THAT THE DEVELOPER BE ALLOWED TO PROVIDE 1 SPACE PER UNIT.
SECTION 400.550 - DRAINAGE AND STORM SEWERS
THIS SECTION STATES THAT THE DEVELOPER SHALL PROVIDE DRAINAGE AND STORM SEWERS. THE DEVELOPER REQUESTS THAT THE DEVELOPER BE ALLOWED TO PROVIDE 1 SPACE PER UNIT.



LOCATION MAP



OVERALL SITE MAP

SCALE: 1"=200'

DRAWING INDEX

C1	TITLE SHEET
C2	SITE / GRADING PLAN

2/24/2022

SCALE
N.T.S.

153445

153445

C1

TWIN RIVERS RV PARK EXPANSION
BYRNES MILL, MISSOURI
JEFFERSON COUNTY

Jon Arx
Engineering
1000 S. Main Street
Jefferson City, MO 64501
(314) 277-1115
jon@arxeng.com



Eureka MHP Land LLC
1230 Field Ave.
Ellisville, MO 65021
(314) 277-1115
harry.harris@eureka.com

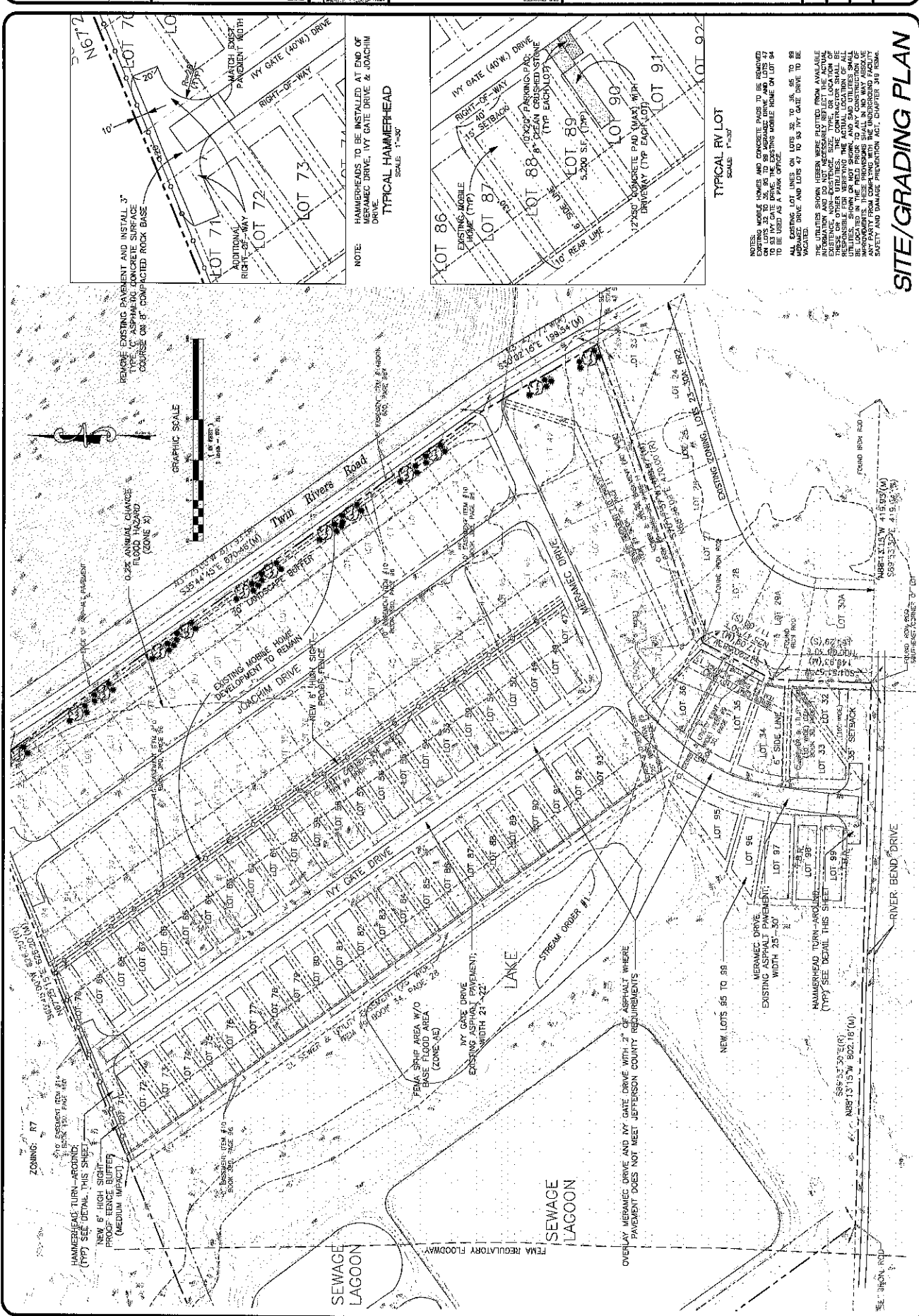
DATE	2/24/22
REVISION	1
REVISION TO	OVERALL SITE MAP
DATE	2/24/22
REVISION	2
REVISION TO	OVERALL SITE MAP
DATE	2/24/22
REVISION	3
REVISION TO	OVERALL SITE MAP
DATE	2/24/22
REVISION	4
REVISION TO	OVERALL SITE MAP

NOTES:

THE FOLLOWING MOBILE HOMES AND CONCRETE PADS TO BE REMOVED ON LOTS 32 TO 36, 85 TO 89 HARRISON DRIVE AND LOT 94 TO 93 CHAUNCEY DRIVE, THE EXISTING MOBILE HOME ON LOT 94 TO BE LEFT AS A PARK OFFICE.

ALL EXISTING LOT LINES ON LOTS 32 TO 36, 85 TO 89 HARRISON DRIVE AND LOTS 94 TO 93 MY GATE DRIVE TO BE VACATED.

THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE OR NON-EXISTENCE OF SUCH UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES SHOWN BY THIS PLAT PRIOR TO ANY UTILITIES IMPROVEMENTS. THESE PREVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM OBTAINING WITH AN APPROPRIATE ADEQUATE RECORD DRAWING CONCERNING UTILITY MAPS, CHAPTER 40B, COUNCIL



Petition Number: VR22060

Meeting Date: September 22, 2022

Applicant Information

APPLICANT NAME: Tripe Threat Academy LLC/Jon Debold

APPLICANT ADDRESS: 5901 Lindwedel St., Imperial, MO 63050

SITE ADDRESS: 5901 Lindwedel St., Imperial, MO 63050

PARCEL NUMBER: 09-4.0-17.0-3-002-004

NATURE OF REQUEST: Relief from Section 400.2640 – Sidewalk Requirements and Section 505.B.3 – Stream Buffer Requirements.

Parcel and Site Information

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

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 2.12

FEET OF ROAD FRONTAGE: Approx 185' on Lindwedel/Church St.

AVAILABLE SERVICES: Public water and public sewer.

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The property is currently undeveloped.

Parcel Conditions

TOPOGRAPHY: The topography is pretty level, though it does step down pretty quickly towards the bank of the stream that crosses the property.

FLOODPLAIN ISSUES/STREAM ORDERS: Parts of the property near the stream are in the floodplain and floodway, and there is a stream order 3 that traverses the property.

VEGETATIVE COVER/SCREENING: The property is undeveloped and there is a fair amount of vegetation on it; vegetation will remain along the stream side of the property

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: CC2 developed commercial and lawfully nonconforming residential

Criteria for Approval

- Development is designed, located and proposed to be operated so that the public health, safety and welfare will be protected
- Development will not impede the normal and orderly development and improvement of the surrounding property
- Development incorporates adequate ingress and egress and an internal street network that provides for the efficient flow of traffic
- Development plan is in the best interest of the County
- Development plan incorporates sound planning principles and design elements that are compatible with surrounding properties and consistent throughout the proposed project
- Development plan effectively utilizes the land upon which the development is proposed and furthers the stated goals and intent of this UDO

Analysis

The subject property is located in the Non-Planned Community Commercial (CC2) zone district which allows for the proposed commercial use of indoor recreational center. The petitioner is seeking relief from two (2) development requirements to develop the property.

1. Relief from section 400.2640 – Sidewalk Requirements. The petitioner is seeking relief from providing sidewalks out to the state highway.

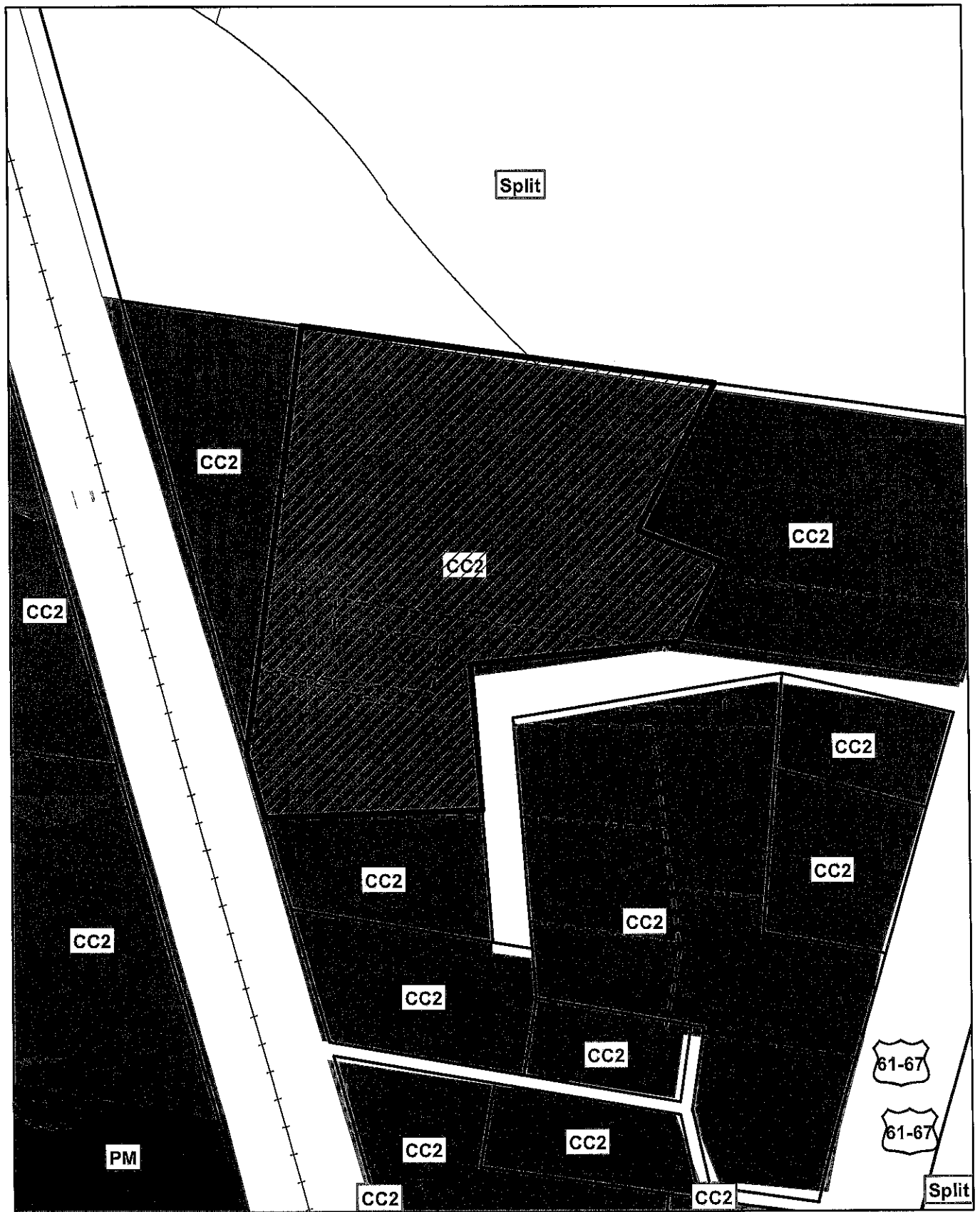
The petitioner has inadequate right of way to install sidewalks to the state highway. The properties in this area were developed long before zoning standards in the county. The right-of-way to the property is too narrow to accommodate sidewalks and the properties that the sidewalks would pass in front of are already developed making it more difficult to acquire the needed right of way to install sidewalks.

2. Relief from Section 505.B.3 – Stream Buffer Requirements. The petitioner's plan shows a small portion of the development (part of the parking lot) encroaching on the stream buffer on the northern side of the property.

The Jefferson County Stormwater Division analyzed the petitioners request and determined the following:

The Jefferson County Engineer recommends that the Planning and Zoning Commission approve, the above variance request for stream buffer relief with an approved permanent BMP to ensure water quality protection from the site.

VR22060 - Triple Threat Academy



Subject Property

0 87.5 175 350 Feet

VR22060 - Triple Threat Academy



Subject Property

0 87.5 175 350 Feet

VonArx Engineering

Honesty • Integrity • Experience

August 18, 2022

Mr. Josh Jump
Jefferson County Planning & Zoning Department
Hillsboro, Missouri 63050

Re: Triple Threat Academy – Variance Requests

Mr. Jump,

This letter serves as an attachment to the Jefferson County Deviation Request Application. The following variance requests accompany the Triple Threat Basketball Academy Site Development Plan submittal. Our deviations from the Jefferson County Uniform Development Ordinance (UDO)

Section 400.2640 – Sidewalk Requirements ✓

We are requesting elimination of the sidewalk requirement from Highway 61-67 to the development. Neither the existing right-of-way, nor the physical layout of this drive allow enough room to provide sidewalks on Church Street. Although our client has acquired additional right-of-way for the drive, the existing constraints still do not allow for sidewalks.

Section 400.2530.C. – Street Standards – General ✓

We are requesting relief from the 125' off-set requirement between driveways. The only access to this property is Church Street off of Highway 61-67. This entrance, as well as the other existing entrances, have been in place for many years. There is no practical way to achieve the 125' separation.

Section 440.4770, Table 14-1 – Buffer/Screen – Where Required ✓

The 10' buffer is required between PC2 and LI zoning districts. This is the case between a portion of our North property line, adjacent to Heizer Aerospace. Currently there is an existing creek, existing trees and vegetation, floodway and floodplain on our site that serves as a buffer between properties. In addition, the existing building on the Heizer site (LI) is approximately 375' from the property line with a driveway and well established trees and vegetation between their building and our property line.

No Reference Section – Parking in Jefferson County Stream Order 3-6 Boundary

The Jefferson County Property Viewer shows a large portion of this site as being located within the limits of Stream Order 3-6, well beyond the top of the bank of Rock Creek, which is approximately 14 to 15 feet above the creek. We have researched and plotted the limits of the floodplain and floodway and have determined that this area, where we proposed parking spaces, is well outside the FEMA Special Flood Hazard Area as shown on FEMA Map 29099Co232F, effective 6/20/2019.

We appreciate your consideration of our requests. If you have any questions or comments regarding this project, please feel free to call or email.

10785 Business 21, Suite A, Hillsboro, Missouri 63050 • 636-797-8425

office@vonarxengineering.com • www.vonarxengineering.com



Memo

TO: Planning and Zoning
FROM: Mike Cook, Stormwater Division
DATE: September 12, 2022
RE: Variance Request
LOCAT: 5901 Lindwedel Street

Josh,

The Jefferson County Engineer recommends that the Planning and Zoning Commission approve, the above variance request for stream buffer relief with an approved permanent BMP to ensure water quality protection from the site.

Thank you,

Michael Cook
Storm Water Division of
Jefferson County, Mo
725 Maple Street
Hillsboro, Mo 63050
636-797-6318