

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 14, 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 24, 2023

V. SWEARING IN OF WITNESSES

VI. INTRODUCTION OF EVIDENCE

VII. NEW BUSINESS

I. Consideration

A. PR123035

A Request for a Zone Change and Development Plan Application for parcel 08-5.0-21.0-0-000-001., located northwest of Old Highway M and Old Lemay Ferry Road, in Imperial Township and Council District #7, from Non-Planned Community Commercial (CC-2) Zone District and Planned Industrial (PI) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan approval for Antonia Estates.

B. PP23036

The Preliminary Plat for Antonia Estates, parcel 08-5.0-21.0-0-000-001., located northwest of Old Highway M and Old Lemay Ferry Road, in Imperial Township and Council District #7.

C. PR123037

A Request for a Zone Change and Development Plan Application for parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road, Fenton, in Rock Township and Council District #2, from Single-Family Residential (R-20) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan approval for Winding Bluffs Second Addition.

D. PP23038

The Preliminary Plat for Winding Bluffs Second Addition parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road, Fenton, in Rock Township and Council District #2.

E. PR123039

A Request for a Zone Change and Development Plan for parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road, Fenton, in Rock Township and Council District #2, from Single-Family Residential (R-20) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan approval for Winding Meadows.

F. PP23040

The Preliminary Plat for Winding Meadows, parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road, Fenton, in Rock Township and Council District #2.

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: PR123035

Meeting Date: September 14, 2023

Prepared By: Rachel Krispin

Applicant Information

APPLICANT NAME: G'Sell Homes

APPLICANT ADDRESS: 6539 Old Highway 21, Barnhart MO 63012

DESIGN PROFESSIONAL: VonArx Engineering

SITE ADDRESS: NW of Old Hwy M & Old Lemay Ferry

PARCEL NUMBER: 08-5.0-21.0-0-000-001

NATURE OF REQUEST: Rezone the subject property from Planned Industrial (PI) zone district and Non-Planned Community Commercial (CC2) zone district to Planned Single Family Residential (PR1) zone district and development plan approval for Antonia Estates.

Parcel and Site Information

CURRENT ZONE DISTRICT: Planned Industrial (PI) and Non-Planned Community Commercial (CC2) zone district

COUNCIL DISTRICT: 7

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban

PARCEL SIZE: 17.78 acres

FEET OF ROAD FRONTAGE: Old Highway M – approximately 610 ft., Glensway Drive – approximately 950'.

AVAILABLE SERVICES: N/A

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

Parcel Conditions

TOPOGRAPHY: The property does exhibit some topographical changes with an increase in elevation towards the rear of the property.

FLOODPLAIN ISSUES/STREAM ORDERS: Both floodway and floodplain exist on the subject property. Floodway exists closest to the frontage on old Hwy M, and floodplain (100-year and 500-year) exist further into the property, directly North of the floodway. Additionally, a Stream Order 2 runs along the eastern property line, and a very small portion of a Stream order 3 (Glaize Creek) exists on the southern portion of the property (along Old Hwy M).

VEGETATIVE COVER/SCREENING: There is existing vegetation on the property as it is currently undeveloped.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: The subject property is located at the intersection of Old Hwy M and Old Lemay Ferry Rd, 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> R40 <u>Land Use:</u> Developed Residential
To the East:	<u>Zoning:</u> R40, CC2, R7 <u>Land Use:</u> Developed Residential and Developed Commercial
To the South:	<u>Zoning:</u> R7, LR2, CC2 <u>Land Use:</u> Developed and Undeveloped Residential, Developed and Undeveloped Commercial
To the West:	<u>Zoning:</u> PI and PUD <u>Land Use:</u> Developed Commercial and Industrial

Development Plan

The submitted development plan shows the following:

- Fifty-one (51) individual single-family home lots
- Detention basin located in the southeastern portion of the development
- Lot size minimum of 10,000 sq ft per "typical lot" illustration on development plan
- Density of roughly 2.9 units per acre
- Floodplain does show encroachment on a few lots (Lots 1-4, 40-46)
- Common ground area (roughly 6,900 SQFT)
- One access point from Old State Hwy M
- 20' wide landscape buffer maintained
- Proposed access point will also service properties to the North of the proposed development
- Turn-around located between Lots 20 & 21

Development Plan Modification Requests

The petitioner did not request any modifications.

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

The subject property is located within the Primary Growth Area of the Official Master Plan. The petitioner is seeking a Planned Single-Family Residential (PR1) zone district to allow for a subdivision consisting of fifty-one (51) single-family homes. The Development Plan has proposed a minimum lot size requirement of 10,000 SQFT, which would be less impactful than what is allowed under the existing zone districts (Planned Industrial and Non-Planned Community Commercial). The site is in close proximity to major roadways for ideal accessibility- the property is located off Old Hwy M, as well as being situated near State Rd M.

There are a few zone districts located in the surrounding area of the proposed development: Planned Unit Development (PUD), Non-Planned Community Commercial (CC2), and Single Family Residential (R40). The petitioner did submit a request to rezone the subject property to a Single Family Residential (R7) zone district in April 2023. The petitioner has now come back to propose a planned district, as well as larger lots (10,000 SQFT minimums).

The development plan shows one (1) access point to the proposed subdivision from Old Hwy M. A Stream order 3 traverses the property slightly. Furthermore, there is floodplain and floodway existing on the property. It appears that roughly eleven (11) proposed lots are located within the 100-year floodplain. There is an illustration on the development plan that indicates the minimum lot size is 10,000 SQFT. Common ground is also located within the development.

Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from continued 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 property.

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Single Family Residential

Floor Area, Height, and other Building Requirements

- Maximum Density: 6 units per acre (2.9 units per acre with this request)
- Maximum Structure Height: 40 feet

Site Development

Required Yards

- Front Yard – 25 feet; Side Yard – 6 feet; Rear Yard – 30 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) General:

- a) The existing 30' wide road easement shall be vacated by going through the Jefferson County Council procedure for vacation and the new easement(s) necessary to serve the offsite properties shall be recorded prior to the approval of improvement plans.
- 2) County Road:
 - a) 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).
 - b) The Engineer shall submit sight distance profiles showing that the required sight distance is met.
 - c) The engineer shall identify the clearance at the most restrictive point on the profiles.
 - d) Any vegetation or obstructions of any sort in the line of sight must be identified.
 - e) As constructed sight distance profiles will be required prior to escrow release.
 - f) Along a county roadway, 125' separation/offset is required between driveways and entrances.
- 3) Number of access points:
 - a) One access with median (two-20' lanes) is required for subdivisions with 50-99 lots.
- 4) Local Access Streets:
 - a) The proposed street width of 26' is acceptable if posted "No Parking" on both sides of all streets.
 - b) With parking on one side width shall provide 28' of pavement in a 34' ROW.
 - c) With parking on both sides width shall provide 34' of pavement in a 41' ROW.
 - d) Street thickness shall include 6" PCC/4" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base).
 - e) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.
 - f) Cul-de-sacs must provide 50'R at ROW and 39' at back of curb.
- 5) Sidewalks:
 - a) Sidewalks shall consist of 5' width.
 - b) Sidewalks required on both sides of the road and around cul-de-sac.
- 6) Show mailbox locations as required by the USPS.
- 7) 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. Detention/retention basins must also contain an overflow structure capable of passing a 100-year, 20-minute design storm.
 - b) Channel protection 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.
 - d) Roadside ditches/swales may be used only if all lots are over 2 acres in size.
- 8) Stream Buffers:
 - a) 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.

9) Floodplain:

- a) The Building Division requires a Floodplain Development Permit for any grading or improvements within a known floodplain.
- b) Show limits of the floodway (lots and detention systems should not be within floodway).
- c) Show the limits and the elevation(s) of the 100-year floodplain.
- d) The detention pond berm must be elevated at or above the 100-year flood elevation.
- e) The elevation of all lots and right of way must be elevated at least 1' above the 100-year storm event.
- f) Submit calculations for culverts and bridges within the limits of the floodplain.
- g) A LOMAR is required for any lots impacted by the floodway.

10) Walls:

- a) 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.
- b) A portion of every rear yard in residential developments shall provide adequate usable space for outdoor recreation by the occupants of the lot. At least thirty percent (30%) of the required rear yard area must be usable unless a variance is granted by the Jefferson County Board of Zoning Adjustment. A usable space is a contiguous area with grade less than thirty percent (30%).

11) 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.
- b) All bridges shall be designed to carry an HS20 truck loading. Bridge foundations shall be per the recommendation of a geotechnical engineer registered in the State of Missouri. A sealed copy of the foundation report shall accompany the Improvement Plans.
- c) Walls over 6' require a permit from the Building Division.

ANTONIA ESTATES SUBDIVISION DEVELOPMENT PLAN

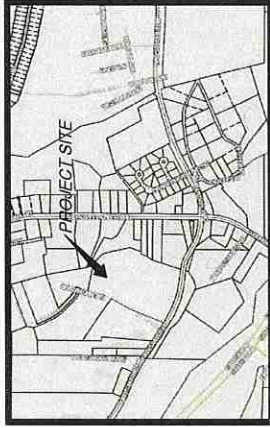
PART OF THE NW $\frac{1}{4}$
SECTION 21, T 42 N, R 5 E
Antonia, Jefferson County, Missouri

GENERAL NOTES

- THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL LOCATION OF UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, PRIOR TO CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 318 RSMo.
- FOR BOUNDARY AND TOPOGRAPHIC INFORMATION, SEE SURVEYOR'S NOTES, THIS SHEET.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF JEFFERSON COUNTY, MISSOURI.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE JEFFERSON COUNTY & MISSOURI DNR.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE DEVELOPER SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH JEFFERSON COUNTY PUBLIC WORKS DIVISION TO REVIEW THE DEVELOPMENT PLAN AND OBTAIN ANY NECESSARY PERMITS.
- ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO STARTING THE GRADING. ADDITIONAL EROSION CONTROL DEVICES SHALL BE INSTALLED PER THE JEFFERSON COUNTY STANDARDS.
- ALL FILLS AND ROCKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL, AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTIGUOUS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERSHEDS SHALL BE PERMITTED.
- INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
- CONSTRUCTION SHALL BE REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH JEFFERSON COUNTY STANDARDS.
- ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
- ON-ROAD SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.
- THE DEVELOPER AGREES THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR UTILITIES FACILITIES WITHIN PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY RELOCATION COSTS THAT MAY BE INCURRED IF SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- THE OWNER SHALL, AT ALL TIMES, CONTAIN MUD AND OTHER SPILLS ON THIS SITE. NO VEHICLE, TRAILER OR CONSTRUCTION EQUIPMENT IS TO DEPOSIT MUD ON ANY OTHER MATERIAL ON PUBLIC STREETS. PROJECT WILL BE CLEANED UP AND ALL MUD AND OTHER SPILLS REMOVED FROM THE SITE.
- THE CONTRACTOR SHALL FURNISH, MAINTAIN, AND REMOVE TRAFFIC CONTROL DEVICES FOR THE PURPOSE OF REGULATING, WARNING, AND DIRECTING TRAFFIC DURING ALL PHASES OF CONSTRUCTION, ALL FLAGMEN, BARRICADES, WARNING SIGNS, ETC. SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
- REMOVED PLANS ARE REQUIRED FOR CHANGES TO PLANS AND MUST BE SUBMITTED TO THE PLANNING DIVISION PRIOR TO CONSTRUCTION. ANY CHANGES TO PLANS MUST BE APPROVED BY THE PLANNING DIVISION. CHANGES TO PLANS THAT REQUIRE CHANGES TO THE PLANNING DIVISION ARE NOT TO BE USED TO REUSE IMPROVEMENTS.
- CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM THE JEFFERSON COUNTY PUBLIC WORKS DIVISION FOR ANY WORK WITHIN COUNTY RIGHT-OF-WAY.
- ALL WALLS ON THIS SITE WILL REQUIRE A PERMIT FROM THE CODE ENFORCEMENT DIVISION.
- JEFFERSON COUNTY PUBLIC WORKS DIVISION MUST APPROVE OF STORM PIPES AND MANHOLES SHOWN IN COUNTY RIGHT-OF-WAY.

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 5/24/24 REBAR W/CAP PLS 2014020710
- SITE BENCHMARK
- UTILITY POLE
- UTILITY POLE
- OVERHEAD ELECTRIC WIRE
- EDGE OF GRAVEL
- RETAINING WALL
- WHITE STRIPE
- BUILDING HATCH
- ASPHALT HATCH
- GRAVEL HATCH
- SANITARY MANHOLE
- TREE
- PHONE TANK
- TELEPHONE FOSTAL
- CLAY



LOCATION MAP

LANDSCAPING/SCREENING

- REEL ZONING: 1. TREE/75' FRONT W/ FIRST 20' OF BUTTER
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DRAWING INDEX

C1	TITLE SHEET
C2	PRELIMINARY PLAT

SITE DATA

PROPERTY OWNER: JAMES AND KATHA TRUSTS
712 CHRISTOPHER DRIVE
ST. LOUIS, MO 63129

DEVELOPER: GSELL HOMES
6539 OLD HIGHWAY 21
ST. LOUIS, MO 63012
636-940-3600

SITE AREA: 17.78 ACRES

SITE ADDRESS: NO PHYSICAL ADDRESS
IMPERIAL, MO 63012

PARCEL NUMBER: 08-3.0-21.0-000-006

FRM PANELS: 296980227F AND 296990228F

EXISTING ZONING: R (PLANNED INDUSTRIAL) AND
CC2 (NON-PLANNED COMMUNITY COMMERCIAL)

PROPOSED ZONING: PFI

WATERSHED: GLAZIE CREEK

COUNCIL DISTRICT: 7

SERVICE DISTRICTS:

FIRE: ANTONIA FIRE PROTECTION DISTRICT
IMPERIAL, MO 63012

AMBULANCE: ROCK TOWNSHIP AMBULANCE DISTRICT
IMPERIAL, MO 63012

SCHOOL: FOX C-H SCHOOL DISTRICT
ANTONIA, MO 63010

SEWER: GLAZIE CREEK SEWER DISTRICT
ANTONIA, MO 63010

WATER: P.O. BOX 143
ANTONIA, MO 63010

QAS: LARSEN LANE CO
ST. LOUIS, MO 63134
514-621-5960

ELECTRIC: AMEREN
ST. LOUIS, MO 63102
571-261-7361

TELEPHONE: 1550 ST. LOUIS CALLEA
ST. LOUIS, MISSOURI 63105
314-287-8605

POST OFFICE: 6335 MARSHALL LANE
BARNHART, MO 63012

CABLE TV: COASTAL COMMUNICATIONS
1150 ST. LOUIS CALLEA
ST. LOUIS, MISSOURI 63105
314-287-8605

LANDSCAPING/SCREENING

- REEL ZONING: 1. TREE/75' FRONT W/ FIRST 20' OF BUTTER
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TITLE SHEET

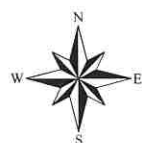
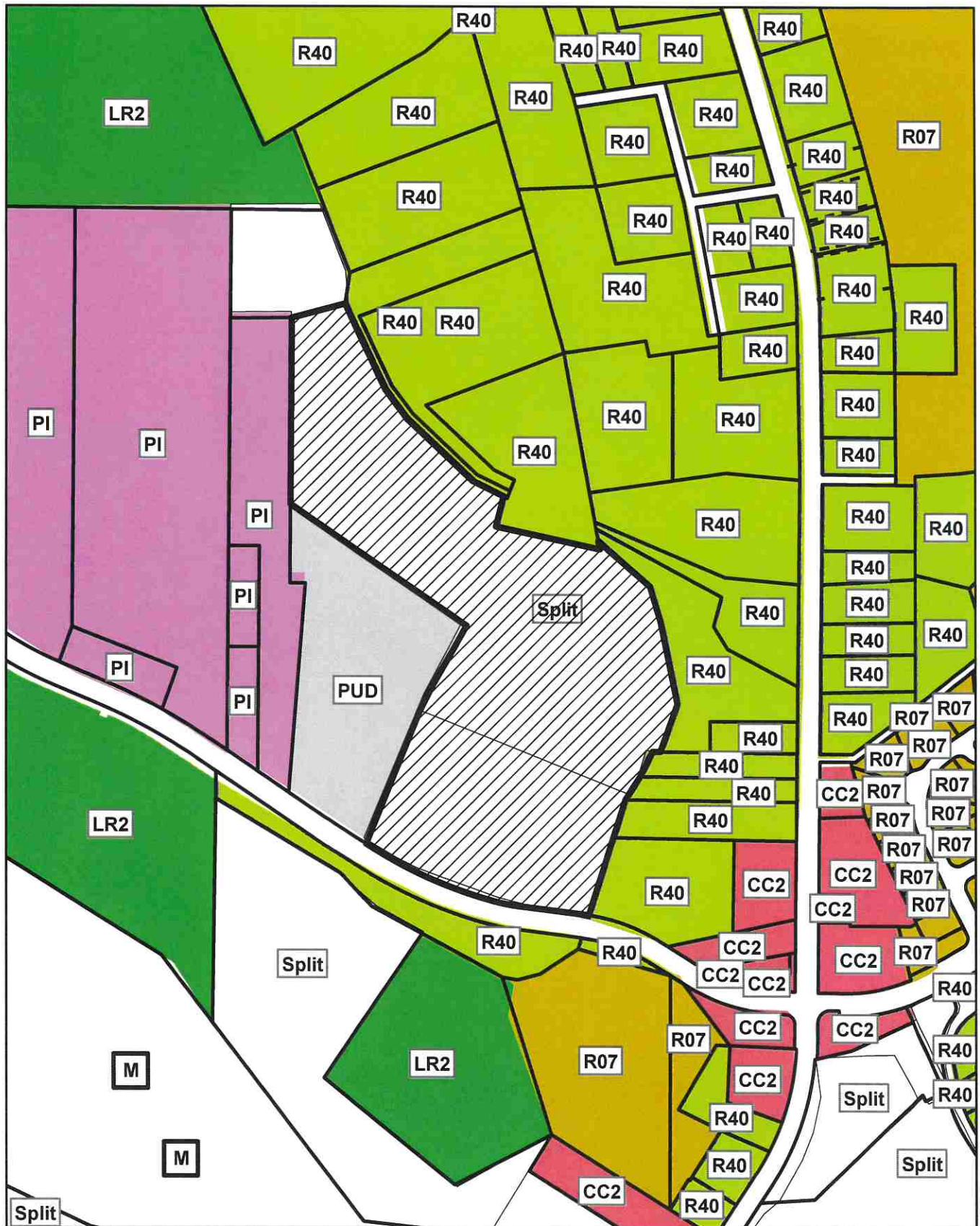
DEVELOPMENT PLAN
ANTONIA ESTATES
BARNHART, MISSOURI 63012
JEFFERSON COUNTY

DATE
8/3/2023
NOTED
15408
Sheet Number
C1

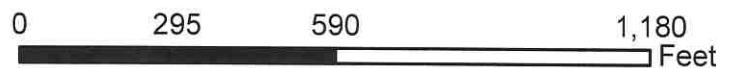


TYPICAL SECTION RESIDENTIAL: 40' RW 28' PAVEMENT

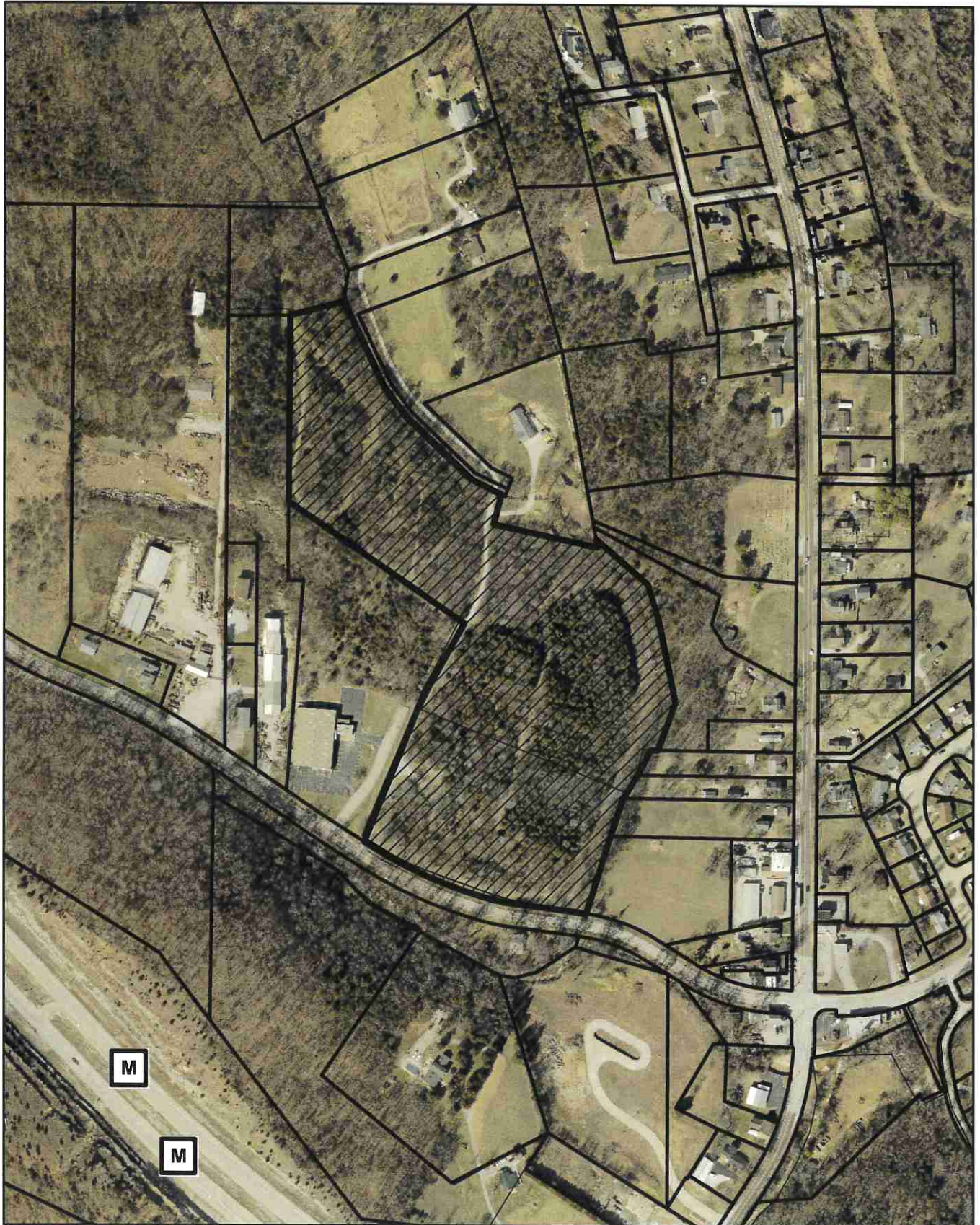
PR123035 - Antonia Estates



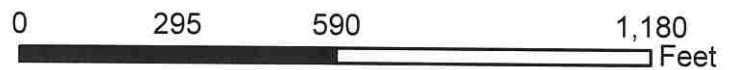
Subject Property



PR123035 - Antonia Estates



Subject Property



Petition Number: PP23036

Meeting Date: September 14, 2023

Prepared By: Rachel Krispin

Applicant Information

APPLICANT NAME: G'Sell Homes

APPLICANT ADDRESS: 6539 Old Highway 21, Barnhart MO 63012

DESIGN PROFESSIONAL: Von Arx Engineering

SITE ADDRESS: NW of Old Hwy M & Old Lemay Ferry

PARCEL NUMBER: 08-5.0-21.0-0-000-001

NATURE OF REQUEST: Preliminary Plat approval for "Antonia Estates"

Parcel and Site Information

CURRENT ZONE DISTRICT: CC2 & PI (petitioned to be rezoned to PR1 – Planned Single Family Residential)

COUNCIL DISTRICT: 7

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 17.78 Acres

FEET OF ROAD FRONTAGE: Old Highway M – approximately 610 ft., Glensway Drive – approximately 950'.

AVAILABLE SERVICES: N/A

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

Parcel Conditions

TOPOGRAPHY: The property does exhibit some topographical changes with an increase in elevation towards the rear of the property.

FLOODPLAIN ISSUES/STREAM ORDERS: Both floodway and floodplain exist on the subject property. Floodway exists closest to the frontage on old Hwy M, and floodplain (100-year and 500-year) exist further into the property, directly North of the floodway. Additionally, a Stream Order 2 runs along the eastern property line, and a very small portion of a Stream order 3 (Glaize Creek) exists on the southern portion of the property (along Old Hwy M).

VEGETATIVE COVER/SCREENING: There is existing vegetation on the property as it is currently undeveloped.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: The subject property is located at the intersection of Old Hwy M and Old Lemay Ferry Rd, 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> R40 <u>Land Use:</u> Developed Residential
To the East:	<u>Zoning:</u> R40, CC2, R7 <u>Land Use:</u> Developed Residential and Developed Commercial
To the South:	<u>Zoning:</u> R7, LR2, CC2 <u>Land Use:</u> Developed and Undeveloped Residential, Developed and Undeveloped Commercial
To the West:	<u>Zoning:</u> PI and PUD <u>Land Use:</u> Developed Commercial and Industrial

Preliminary Plat

The submitted preliminary plat shows the following:

- Fifty-one (51) individual single-family home lots
- Detention basin located in the southeastern portion of the development
- Lot size minimum of 10,000 sq ft per "typical lot" illustration on development plan
- Density of roughly 2.9 units per acre
- Floodplain does show encroachment on a few lots (Lots 1-4, 40-46)
- Common ground area (roughly 6,900 SQFT)
- One access point from Old State Hwy M
- 28' wide streets
- 20' wide landscape buffer maintained
- Proposed access point will also service properties to the North of the proposed development
- Turn-around located between Lots 20 & 21

Departmental Agency and Comments

The preliminary plat was forwarded to the following agencies for review and comment:

- Spire Inc. (formerly Laclede Gas)
- Ameren
- Charter Communications
- Southwestern Bell Telephone Company
- Jefferson County 911 Dispatch
- Antonia Fire Protection District
- Fox C-6 School District

- PWSD C-1
- Glaize Creek Sewer District
- Rock Township Ambulance District
- Missouri Department of Transportation
- Missouri State Highway Department
- Missouri Department of Natural Resources
- Natural Resources Conservation Service
- U.S. Army Corps of Engineers
- Jefferson County Code Enforcement Division
- Jefferson County Stormwater Division
- Jefferson County Public Works Department

Analysis

The preliminary plat shows fifty-one (51) single-family residential lots. The lots range in size from 10,000 SQFT to roughly 14,000 SQFT. The site has one (1) access point from Old Hwy M that is located near the western property line. A detention basin is shown in the southeastern portion of the property. Common ground is situated between lots 29 & 30. It appears a 20' buffer is maintained around the perimeter of the property.

The density that is permitted by the UDO for the Planned Single Family Residential "PR1" zone district is 6 units per acre. The density for the development is roughly 2.9 units per acre, which is roughly half of the allowable density. The development provides a 10,000 SQFT minimum lot size for new single-family homes that are in line with the standards set forth by the UDO.

The Department of Public Works had the following comment in regard to the proposed development:

Public Works received a request on August 4, 2023 to review the subject development proposal. After review, the Public Works Department offers the following comments regarding the preliminary plat provided:

- Contractor will need to follow requirements in Chapter 700 for any utility impacts to Old Highway M.
- The shifted roadway of Glennsway Drive appears to meet the offset requirements.

Recommended Conditions/Comments if Approved

Regulatory Requirements

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Dwelling, single-family

Floor Area, Height, and other Building Requirements

- Maximum Density: 6 units per acre (proposed 2.9 units per acre with this application)
- Minimum Lot Size: 10,000 square feet
- Minimum Lot Width: 60 feet
- Maximum Structure Height: 40 feet

Improvement Plan / Site Development

Required Yards

- Front Yard: 25'
- 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

- Two parking spaces are required per dwelling unit, excluding the garage. See Article XII for additional parking regulations. Parking spaces shall not block the sidewalks within the proposed development.

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

- The landscape plan shall be shown on the improvement plans. The landscape plan shall meet the minimum requirements as outlined in the UDO.

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.

Expiration of Preliminary Plat

- The approval of the preliminary plat shall be effective for a period of two (2) years. If improvement plans for the plat or any phase of the plat or a final plat have not been submitted for approval within two (2) years from the date of approval of the preliminary plat, the preliminary plat approval shall terminate and be null and void, provided in the event of delays caused by regulatory requirements of other Federal, State or local agencies with jurisdiction over the project, the effective date of the preliminary plat may be extended by one (1) year. In the case of termination, a preliminary plat must again be submitted to the Director and approved in compliance with Sections [400.5170](#) and [400.5180](#).

Conditions of Approval

1. This project will require a Jefferson County Land Disturbance permit through the Stormwater Division and a Missouri Department of Natural Resources land disturbance permit.

Departmental Comments:

- 1) General:
 - a) The existing 30' wide road easement shall be vacated by going through the Jefferson County Council procedure for vacation and the new easement(s) necessary to serve the offsite properties shall be recorded prior to the approval of improvement plans.
- 2) County Road:
 - a) 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).
 - b) The Engineer shall submit sight distance profiles showing that the required sight distance is met.
 - c) The engineer shall identify the clearance at the most restrictive point on the profiles.
 - d) Any vegetation or obstructions of any sort in the line of sight must be identified.
 - e) As constructed sight distance profiles will be required prior to escrow release.
 - f) Along a county roadway, 125' separation/offset is required between driveways and entrances.
- 3) Number of access points:
 - a) One access with median (two-20' lanes) is required for subdivisions with 50-99 lots.
- 4) Local Access Streets:
 - a) The proposed street width of 26' is acceptable if posted "No Parking" on both sides of all streets.
 - b) With parking on one side width shall provide 28' of pavement in a 34' ROW.
 - c) With parking on both sides width shall provide 34' of pavement in a 41' ROW.
 - d) Street thickness shall include 6" PCC/4" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base).
 - e) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.
 - f) Cul-de-sacs must provide 50'R at ROW and 39' at back of curb.
- 5) Sidewalks:
 - a) Sidewalks shall consist of 5' width.
 - b) Sidewalks required on both sides of road and around cul-de-sac.
- 6) Show mailbox locations as required by the USPS.
- 7) 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. Detention/retention basins must also contain an overflow structure capable of passing a 100-year, 20-minute design storm.
 - b) Channel protection 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.
 - d) Roadside ditches/swales may be used only if all lots are over 2 acres in size.
- 8) Stream Buffers:
 - a) 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.
- 9) Floodplain:
 - a) The Building Division requires a Floodplain Development Permit for any grading or improvements within a known floodplain.
 - b) Show limits of the floodway (lots and detention systems should not be within floodway).
 - c) Show the limits and the elevation(s) of the 100-year floodplain.
 - d) The detention pond berm must be elevated at or above the 100-year flood elevation.
 - e) The elevation of all lots and right of way must be elevated at least 1' above the 100-year storm event.
 - f) Submit calculations for culverts and bridges within the limits of the floodplain.
 - g) A LOMAR is required for any lots impacted by the floodway.
- 10) Walls:

- a) 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.
- b) A portion of every rear yard in residential developments shall provide adequate usable space for outdoor recreation by the occupants of the lot. At least thirty percent (30%) of the required rear yard area must be usable, unless a variance is granted by the Jefferson County Board of Zoning Adjustment. A usable space is a contiguous area with grade less than thirty percent (30%).

11) 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.
- b) All bridges shall be designed to carry an HS20 truck loading. Bridge foundations shall be per the recommendation of a geotechnical engineer registered in the State of Missouri. A sealed copy of the foundation report shall accompany the Improvement Plans.
- c) Walls over 6' require a permit from the Building Division.

Final Plat Requirements

- 1. Proof of 911 approval for the street name shall be provided to the Planning Division prior to recording the final plat.
- 2. 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.
- 3. The covenants and restrictions for the Antonia Estates subdivision shall be submitted when the Final Plat is submitted.
- 4. 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.
- 5. 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.

1. THE UTILITIES SHOWN HEREIN WERE

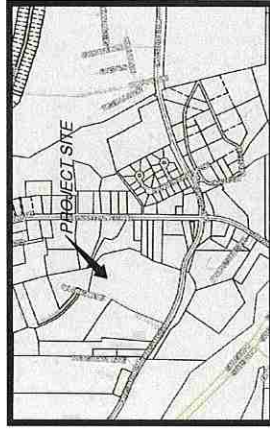
1. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL SITUATION. NON-EXISTENCE OF ANY UTILITY IN A SPECIFIC LOCATION OR THE PRESENCE OF AN UTILITY ON OTHER UTILITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
2. FOR BOUNDARY AND TOPOGRAPHIC INFORMATION, SEE SURVEYOR'S NOTES, THIS SHEET
3. ALL EXISTING AND PROPOSED CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF JEFFERSON COUNTY, MISSOURI
4. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE JEFFERSON COUNTY & WINDSOR RIVER
5. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE DEVELOPER SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH JEFFERSON COUNTY PRIOR TO ANY CLEARING, GRADING, OR INSTALLATION OF IMPROVEMENTS
6. GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED PER THE JEFFERSON COUNTY STANDARDS
7. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED AREA MATERIALS, FREE FROM BROKEN MASONRY, ROCK, REBAR, CEMENT, RUBBER, INSULATION MATERIAL, AND OTHER DEBRIS
8. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAR OF MUD AND DEBRIS AT ALL TIMES
9. PROPOSED CONDITIONS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS
10. NO GRADE SHALL EXCEED .3:1 SLOPE
11. A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERSHEDS SHALL BE PERMITTED
12. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED
13. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH JEFFERSON COUNTY STANDARDS
14. ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT
15. ADEQUATE TEMPORARY OFF-STREET PARKING SHALL BE PROVIDED FOR CONSTRUCTION EMPLOYEES. PARKING SHALL BE LOCATED OUTSIDE OF THE PROJECT PROPERTY LINE. TRUCKS AND VEHICLES ARE TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS RUNOFFWAY AND DRIVING CONDITIONS
16. THE DEVELOPER IS ADVISED THAT CITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM PUBLIC UTILITIES PRIOR TO CONSTRUCTION. AT ALL TIMES BEFORE MUD AND OTHER SOILS ON THE SITE NO VEHICLE, TRAILER OR STOPPED IF STREETS ARE NOT CLEARED IMMEDIATELY
17. THE CONTRACTOR SHALL FURNISH, MAINTAIN, AND REMOVE TRAFFIC CONTROL DEVICES FOR THE PURPOSE OF THE PROJECT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL FOR URBAN TRAFFIC CONTROL DEVICES, REVISED EDITIONS ARE REQUIRED FOR CHANGES TO PLANS AND MUST BE SUBMITTED TO THE PLANNING DIVISION FOR REVIEW AND APPROVAL. FIELD CHANGES ARE NOT PERMITTED, THEREFORE AS-BUILTS ARE NOT TO BE USED TO REVERSE IMPROVEMENTS
18. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM THE JEFFERSON COUNTY PUBLIC WORKS DIVISION FOR CONSTRUCTION
19. ALL WALLS ON THIS SITE WILL REQUIRE A PERMIT FROM THE CODE ENFORCEMENT DIVISION
20. THE CODE ENFORCEMENT DIVISION OF PUBLIC WORKS DIVISION MUST ABOVE OF STORM PIPES AND MANHOLES SHOWN IN

LEGEND

- | | |
|--|------------------|
| — FOUNTAIN MONUMENT (AS NOTED) | — BUILDING HATCH |
| — SET 3/24" REBAR W/CAP PLS 2014020710 | — ASPHALT HATCH |
| — SITE BENCHMARK | — GRAVEL HATCH |
| — UTILITY POLE | — CONCRETE HATCH |
| — GUY WIRE | |
| — AIR CONDITIONER | |
| — ELECTRIC METER | |
| — GAS INLET | |
| — FIRE HYDRANT | |
| — CLEANGUT | |
| — SANITARY MANHOLE | |
| — TREE | |
| — PROPANE TANK | |
| — TELEPHONE PEDISTAL | |
| — CATV | |

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

C1	TITLE SHEET
C2	PRELIMINARY PLAT



LOCATION MAP

PROPERTY OWNER:	DEMER, MARC & VERNA TRUST 211 CLOVERLEAF DRIVE S.W. 13TH, APO, FL 32512
DEVELOPER:	C'SELL HOME 10000 W. STATE HWY 21 BARNHART, MO 63012 636-942-3600
SITE ADDRESS:	17.78 ACRES
SITE ADDRESS:	NO PHYSICAL ADDRESS INTERNAL, MO 63029
PARCEL NUMBER:	08-30-2-01-0-0-000-008
FIRM NUMBER:	20090202237 AND 20090202266
EXISTING ZONE:	PHI
WATERED:	GLAZIE CREEK
WATERED INSTRUMENT:	7

FIRE	ANTONIA FIRE PROTECTION DISTRICT 3613 MISS HOLLOW ROAD P.O. BOX 443 RUSK, TEXAS 75087 936-343-4433	AMBULANCE	1970 ST. LANE'S CHURCH P.O. BOX 506 RUSK, TEXAS 75087 936-296-5066	SCHOOL	FOR C-6 SCHOOL DISTRICT 745 C-6 BLVD RUSK, TEXAS 75087 936-296-5066	SEWER	GLAZE CREEK SEWER DISTRICT 800 SULLY SPRING RD. RUSK, TEXAS 75087 936-454-4095	WATER	CONSOLIDATED PWS DISTRICT C-1 P.O. BOX 443 RUSK, TEXAS 75087 936-343-4433	GAS	LACIDE GAS CO. 8400 DAPAM RD RUSK, TEXAS 75087 936-627-6940	ELECTRIC	AMEREN UE PO BOX 70382 RUSK, TEXAS 75087 937-243-7819	TELEPHONE	CHARTER COMMUNICATIONS 1109 ST. LOUIS CATHEDRAL RUSK, TEXAS 75087 936-292-8655	POST OFFICE	U.S. POST OFFICE 1635 ARBOUTT LANE RUSK, TEXAS 75087 936-275-8777	CABLE TV	CHARTER CABLE CABLEVISION 1109 ST. LOUIS CATHEDRAL RUSK, TEXAS 75087 936-292-8655
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IREL ZONING:

6 UNITS / ACRE PLAN
MINIMUM LOT AREA = 10,000 S.F.
METH - PER PLAN
SETBACKS FRONT - 35' COUNTY MAINTAINED
SIDE & REAR ALL OTHERS

SIDE - 8'
REAR - 30'

BUFFER / SCREENING

- LOW IMPACT PLANTINGS (400-4750, A.3.)
- SIDE LINE BUFFER = 20'
- REAR LOT BUFFER = 20'

LANDSCAPING

- STREET FRONTAGE: 1 TREE/75' FRONT W/A FIRST 20' OF BUFFER
= 2.517/75' = 8.8 = 34 TREES
= 5 INCHES/20' FROM CURB
= 1.25/20' = 6.25 SHUBS

- OPEN YARD: 1 TREE/5000 S.F. = 15,000 S.F./5,000
= 3 SHRUBS/5000 S.F. = 10,000 S.F./5,000
= 2 SHRUBS/5000 S.F.

(MAINT EXISTING VEGETATION)

TRANSFERS: # 988 LOTS = 1 ACRES, #/MITRAN

TITLE SHEET





Jefferson County, Missouri

Maple Street Annex
725 Maple Street · PO Box 100
Hillsboro, Missouri 63050

Dennis Gannon
County Executive

DEPARTMENT OF PUBLIC WORKS

Jason Jonas, P.E. – Director
Daniel Naunheim, P.E. – Deputy Director

Telephone: 636-797-5340 · Fax: 636-797-5565
Web Address: www.jeffcomo.org

Cecil Vivrett
Highway Superintendent
636-797-5427

Kurt Wengert P.E.
Technical Division
636-797-5570

Christina Mareschal
Light Fleet Manager
636-797-5399

Doyl Chilton
Heavy Fleet Manager
636-797-6378

Matt Stinchcomb
Facility Services Manager
636-797-5574

Mike Cook
Stormwater Manager
636-797-6318

To: Planning and Zoning Staff
From: Kurt Wengert, P.E.
Date: August 21, 2023
Subject: Proposed Development PP23036 – Antonia Estates

Public Works received a request on August 4, 2023 to review the subject development proposal. After review, the Public Works Department offers the following comments regarding the preliminary plat provided:

- Contractor will need to follow requirements in Chapter 700 for any utility impacts to Old Highway M.
- The shifted roadway of Glennsway Drive appears to meet the offset requirements.



**Antonia Fire
Protection District
6633 Moss Hollow Road
Barnhart, MO 63012
Fax 636-948-0540**

**Board of Directors
Greg Dohack, Chairman
Mike Hennis, Director
John Svoboda, Treasurer**

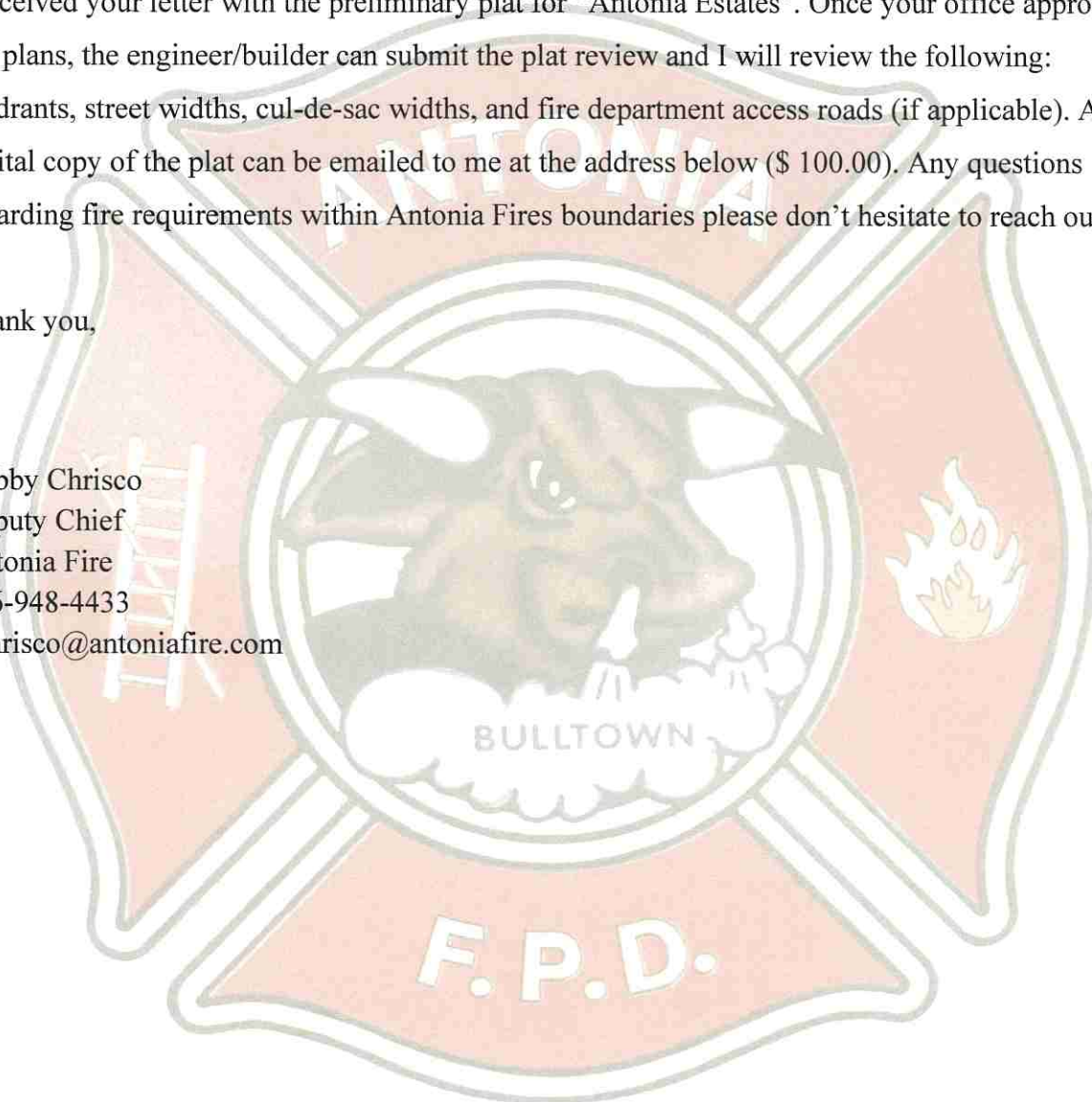
To: Department of County Services and Code Enforcement

Date: August 17th, 2023

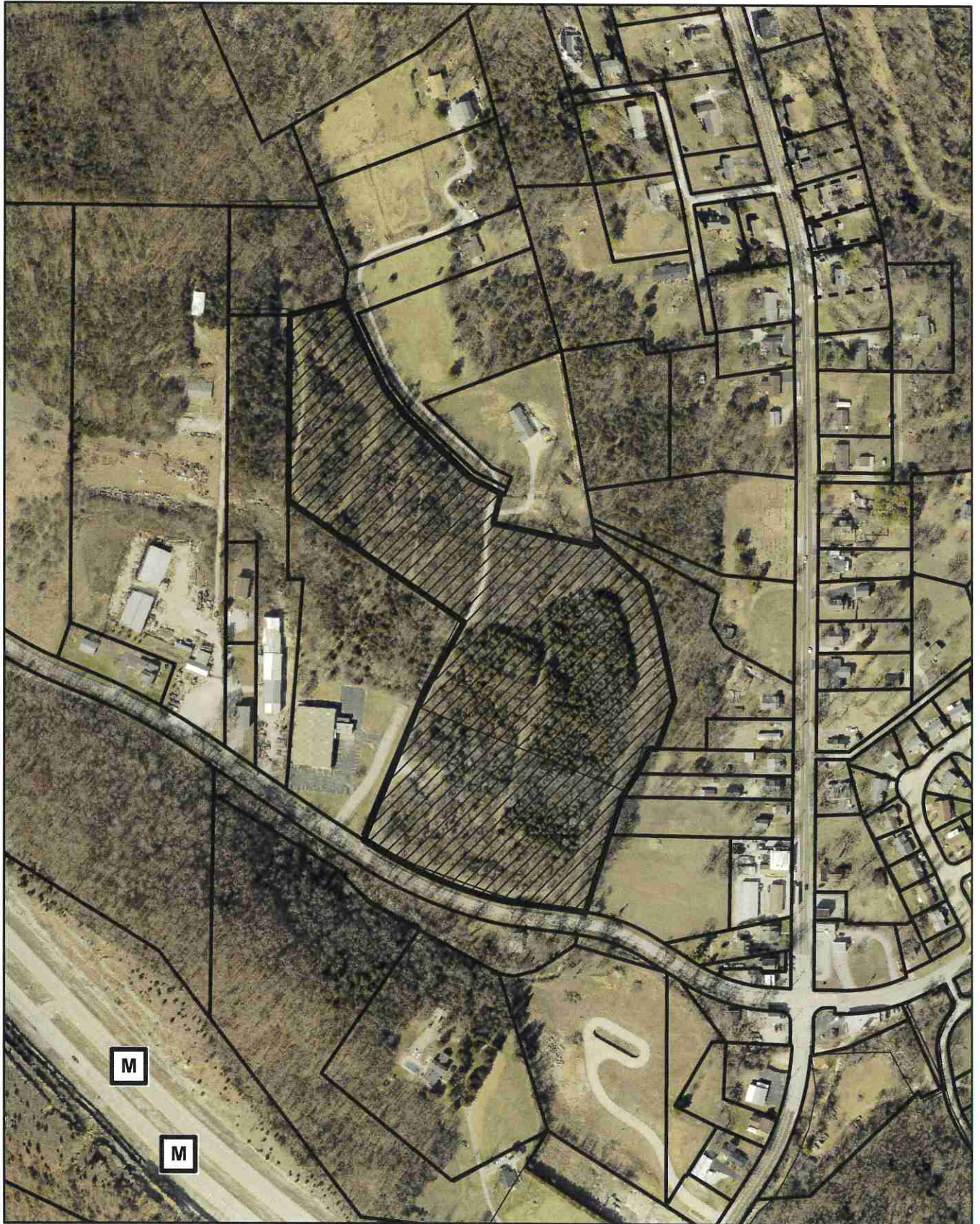
I received your letter with the preliminary plat for "Antonia Estates". Once your office approves the plans, the engineer/builder can submit the plat review and I will review the following: Hydrants, street widths, cul-de-sac widths, and fire department access roads (if applicable). A digital copy of the plat can be emailed to me at the address below (\$ 100.00). Any questions regarding fire requirements within Antonia Fires boundaries please don't hesitate to reach out.

Thank you,

Bobby Chrisco
Deputy Chief
Antonia Fire
636-948-4433
bchrisco@antoniafire.com



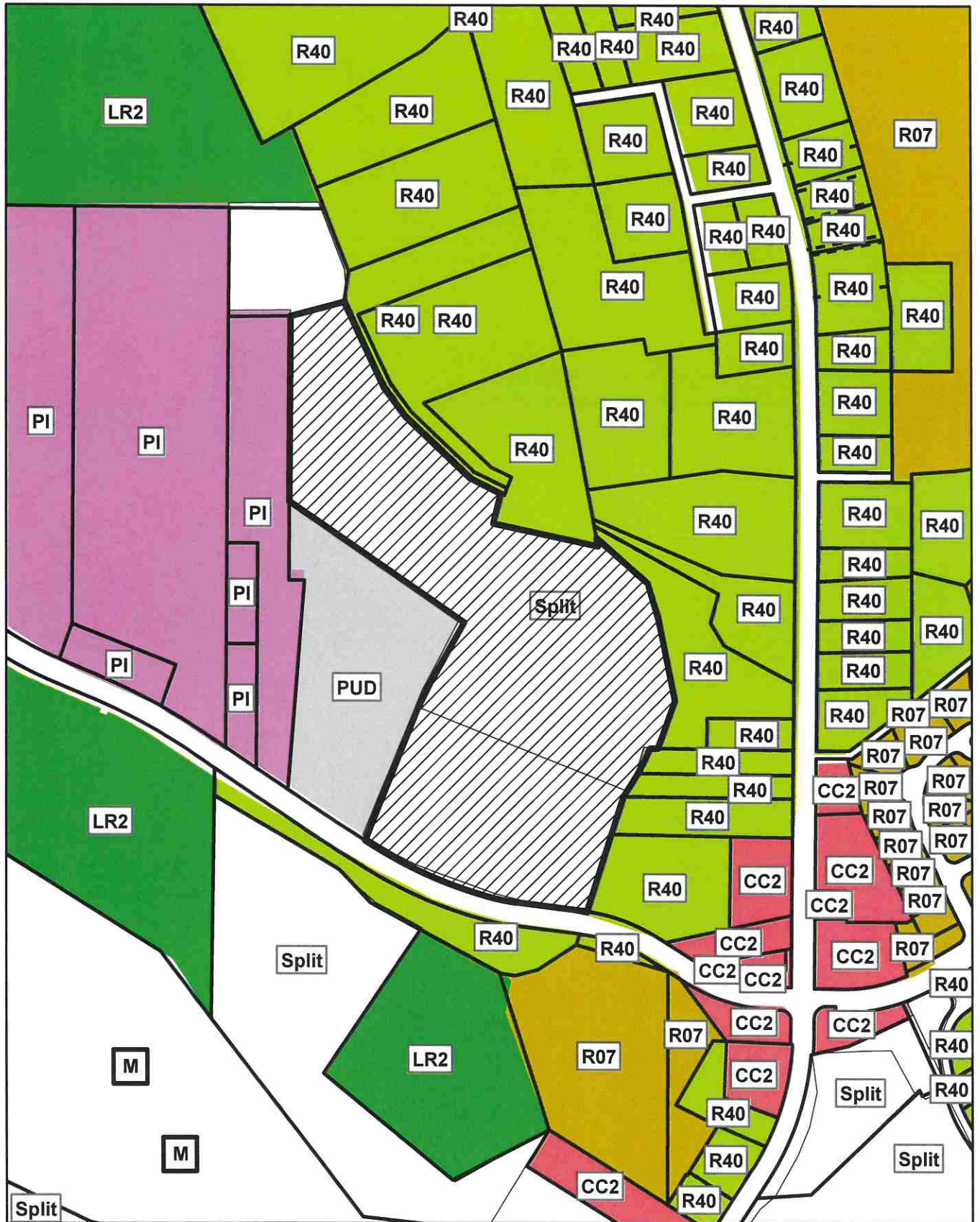
PP23036 - Antonia Estates



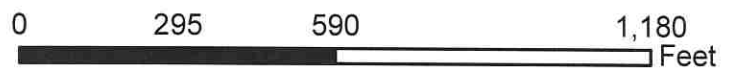
Subject Property

0 295 590 1,180 Feet

PP23036 - Antonia Estates



Subject Property



Petition Number: PR123037

Meeting Date: September 14, 2023

Prepared By: Josh Jump

Applicant Information

APPLICANT NAME: McBride Berra Land Company LLC

APPLICANT ADDRESS: 17415 North Outer 40, Chesterfield, MO 63005

DESIGN PROFESSIONAL: Sterling Co, 5055 New Baumgartner, St. Louis, MO 63129

SITE ADDRESS: 1690 Saline Rd., Fenton, MO 63026

PARCEL NUMBER: 02-2.0-09.0-0-000-001

NATURE OF REQUEST: Rezone a portion of the subject property (approx. 10.32 acres) from Single-Family Residential (R20) zone district to Planned Single Family Residential (PR1) zone district and development plan approval for Winding Bluffs Second Addition.

Parcel and Site Information

CURRENT ZONE DISTRICT: Single-family Residential (R20)

COUNCIL DISTRICT: 2

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 35.85 (per the Assessor's records), 10.32 acres to be rezoned per this petition.

FEET OF ROAD FRONTAGE: Saline Rd – Approx 1600', connection to existing Winding Bluffs

AVAILABLE SERVICES: Public Water, Public Sewer

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The subject property is currently developed with a barn and old farmhouse.

Parcel Conditions

TOPOGRAPHY: The property does exhibit some topographical changes throughout.

FLOODPLAIN ISSUES/STREAM ORDERS: According to FEMA's Flood Insurance Rate Map, no portion of the property is in the floodway or floodplain. Additionally, there are no stream orders that traverse the property.

VEGETATIVE COVER/SCREENING: There is a dense amount of vegetation on the property.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: The subject property is located at the intersection of Saline and Hermitage, which is surrounded by a mainly residential zoning.

To the North:	<u>Zoning:</u> R7 <u>Land Use:</u> Developed Residential (Ron Rog Estates)
To the East:	<u>Zoning:</u> PR1 <u>Land Use:</u> Developed Residential (Winding Bluffs)
To the South:	<u>Zoning:</u> R7 <u>Land Use:</u> Developed Residential (Hermitage Hills)
To the West:	<u>Zoning:</u> R20 and R7 <u>Land Use:</u> Developed and Undeveloped Residential

Development Plan

The submitted development plan shows the following:

- Fifty (50) individual single-family residential lots
- Detention basin for the development
- Lot size minimum of 6,525 sq ft per "typical lot" illustration on development plan, lot size maximum of 11,416 sq ft, average lot size of 7,519 sq ft.
- Density of roughly 4.9 units per acre
- Common ground area
- .2 acres of proposed tree canopy preservation
- Two access points in connection to Winding Bluffs

Development Plan Modification Requests

The petitioner did not request any modifications.

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

The development plan satisfies a large portion of the criteria of approval. The development would not be out of character for the area, as there is a large presence of single-family housing in the area- directly adjacent to the east (winding Bluffs) as well as many denser style residential developments nearby. Furthermore, the proposed zone district (Planned Single-Family Residential) is consistent with the zoning of the adjacent property, which was approved in 2015. The subject property has direct access to a previously approved connection that ultimately connects to the State Highway.

The development plan shows two (2) access point to the proposed subdivision from the existing Winding Bluffs development. This meets the criteria in previously approved plans. The lot sizes range from the smallest being 6,525 sq ft to the largest being 11,416 sq ft, with the average lot size coming out to just over 7,519 sq ft. These lot sizes could provide for a range of styles of single-family housing within the development, as well as remaining consistent with the previously approved development plans.

The lots provide a continuity from the existing development into the next development (Winding Meadows). A portion of the property is the subject of another petition (PR123039 & PP23040), is not included within this rezoning application, and is not part of this development.

Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from the development as proposed. The development does not appear to have any features that would impede the normal and orderly development and improvement of the surrounding property.

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Single Family Residential

Floor Area, Height, and other Building Requirements

- Maximum Density: 6 units per acre
- Maximum Structure Height: 50 feet
- Lot Size Minimum: 6,525 Sq ft.

Site Development

Required Yards

- Front Yard – 25 feet; Side Yard – 6 feet; Rear Yard – 30 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

1) Streets:

- a) The existing subdivision network of Winding Bluffs and Winding Bluffs Addition meets UDO requirements for the additional Winding Bluffs Second Addition traffic.
- b) The proposed street width of 28' is acceptable if posted "No Parking" on one side.
- c) Street thickness shall include 7" PCC/4" rock base (or 2" Type C Asphaltic Concrete/6" Type X Asphaltic Concrete/4" rock base).
- d) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.
- e) No Parking" signs will be required one side of all new streets.

2) Show mailbox locations as required by the USPS.

3) Sidewalks:

- a) Sidewalks shall consist of 5' width. The 4' wide sidewalks shown on the submittal are not acceptable.

- b) Sidewalks required on both sides of road and around cul-de-sac.
- 4) Pickleball court shall have noise reduction panels installed as recommended by Sportsonicguard, Accousticblock, Soundseal or similar product as approved by the Planning Division.
- 5) 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. Detention/retention basins must also contain an overflow structure capable of passing a 100-year, 20-minute design storm.
 - b) Channel protection 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.
 - d) Roadside ditches/swales may be used only if all lots are over 2 acres in size.
- 6) Walls:
 - a) 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.
 - b) A portion of every rear yard in residential developments shall provide adequate usable space for outdoor recreation by the occupants of the lot. At least thirty percent (30%) of the required rear yard area must be usable unless a variance is granted by the Jefferson County Board of Zoning Adjustment. A usable space is a contiguous area with grade less than thirty percent (30%).
- 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.
 - b) Wall over 6' requires a permit from the Building Division.



DATE: 19-11-370 AUGUST 3, 2023 SHEET: 22 TOTAL: 22		Winding Bluffs Second Addition JEFFERSON COUNTY, MISSOURI PRELIMINARY DEVELOPMENT PLAN BOUNDARY EXHIBIT	THE STERLING CO. ENGINEERS & SURVEYORS 6055 New Baumgardner Road St. Louis, Missouri 63120 PH 314-483-0140, FAX 314-487-8044 www.sterling-eng-srv.com Corporate Certificate of Authority #001348	McBride Berra Land Co. LLC 17415 NORTH OUTER 40 ROAD CHESTERFIELD, MISSOURI 63005	<table border="1"> <thead> <tr> <th>ISSUE</th> <th>REMARKS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ISSUE	REMARKS	DATE												
ISSUE	REMARKS	DATE																		

MEMORANDUM

Date: August 4, 2023
To: Mr. Jeremy Roth, P.E. – Elite Development Services
From: Ms. Shawn White, P.E., PTOE
CBB Job Number: 079-23
Project: Trip Assessment
Proposed Winding Bluffs Addition
Route 141 and 13th Street
Jefferson County, Missouri

As requested, CBB has prepared a Trip Generation Assessment related to the proposed addition of 50 single-family home lots to the Winding Bluffs subdivision in Jefferson County, Missouri. The subdivision is generally located west of the Route 141 and 13th Street intersection with the additional 50 lots proposed on the northwest side of the existing subdivision as noted in **Figure 1**.

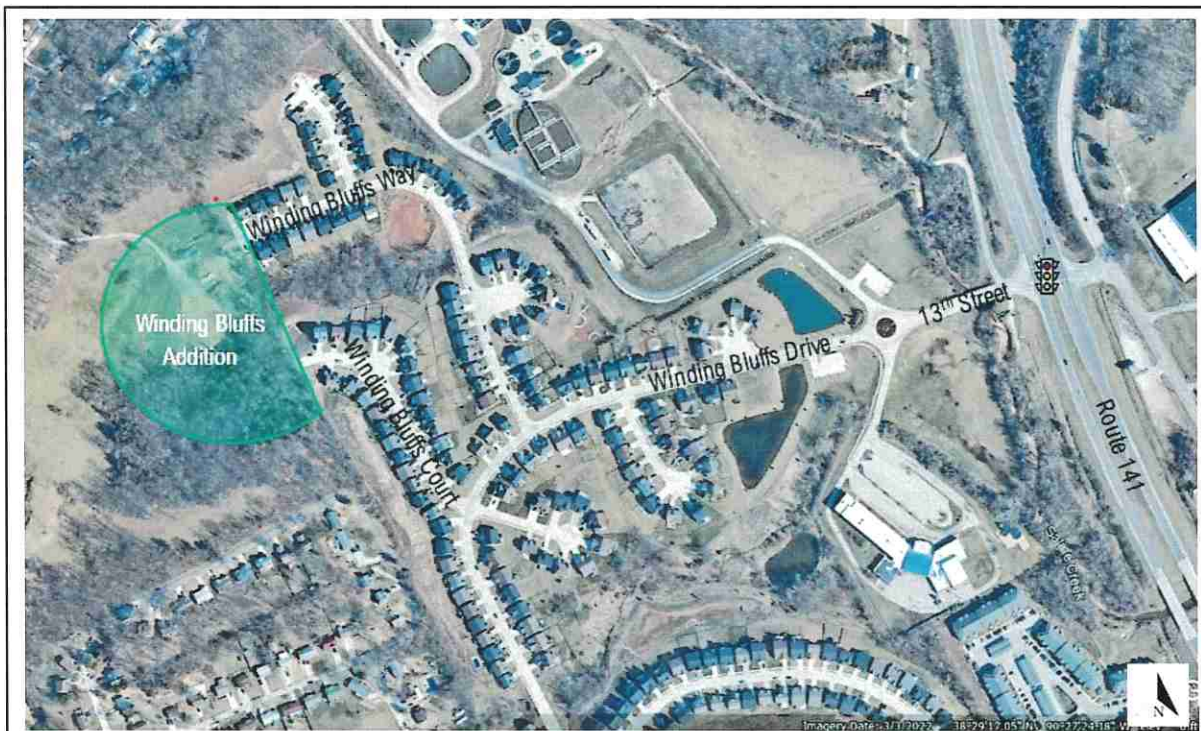


Figure 1: Winding Bluffs Addition – Aerial Location



An excerpt from the concept plan, provided by The Sterling Company, is shown in **Figure 2**. As shown the proposed expansion would be served via two existing stub streets: Winding Bluffs Way and Winding Bluffs Court.

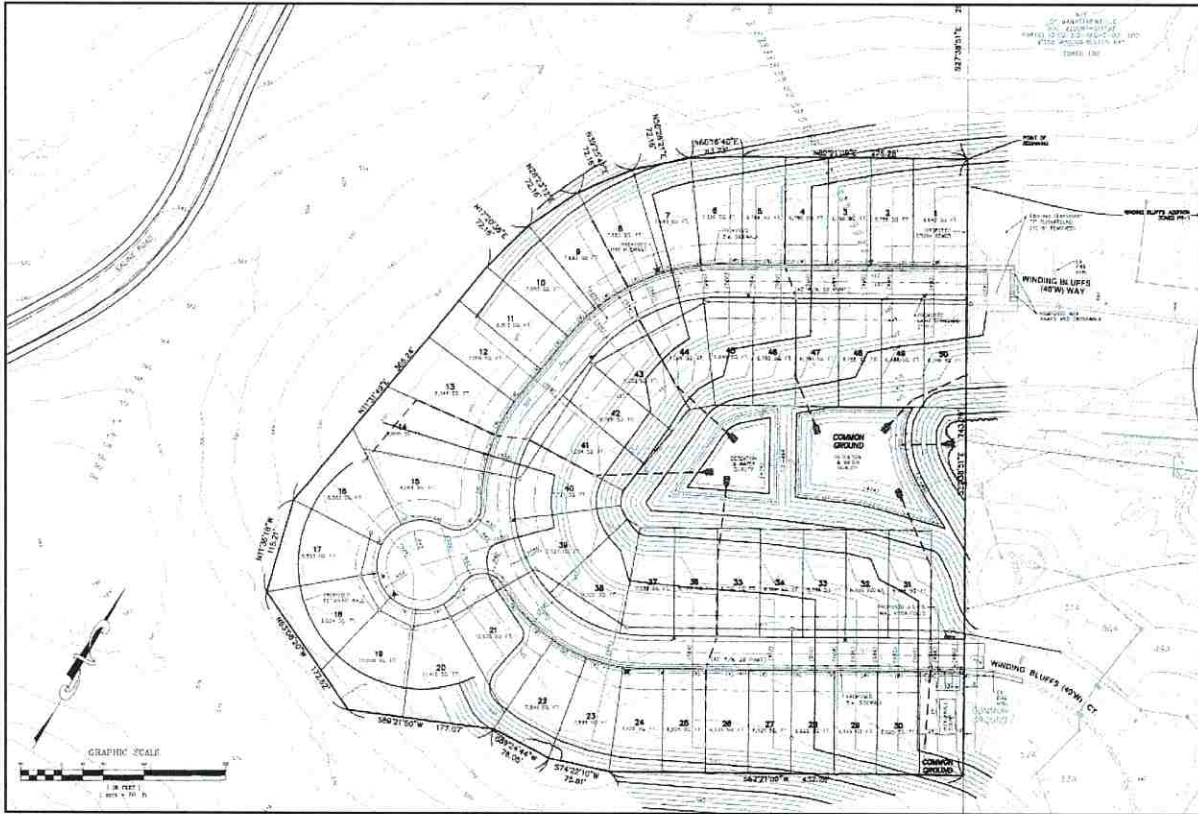


Figure 2: Concept Plan Excerpt (provided by others)

As you are aware, CBB completed a traffic study in July of 2015 for the proposed Winding Bluffs residential development. It is our understanding that the Winding Bluffs subdivision is completely built out. Based on discussions with County staff at a meeting on July 6, 2023, they do not get many complaints, if any, from residents regarding current traffic constraints within the subdivision.

Forecasts were prepared to estimate the amount of traffic that the proposed additional 50 lots would generate during the weekday AM, School Dismissal and PM peak periods. These forecasts were based upon information provided in the *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the characteristics of various land uses. Estimates for the proposed 50 homes were based on Land Use: 210 – Single-Family homes.



The data provided for Land Use 210 Peak Hour of the Adjacent Street was used for the traditional weekday AM and PM peak hour forecasts. Based on an ITE study of the hourly fluctuations of residential traffic, the residential site-generated trips during the school dismissal peak hour are similar to the typical weekday PM peak hour; as such, the estimated weekday PM peak hour trips for the residential homes were also used for the school dismissal peak hour trips. The trip generation estimates for the proposed 50 lot addition to the Winding Bluffs subdivision are summarized in **Table 1**.

Table 1: Trip Generation Estimate – Proposed Winding Bluffs Addition

Land Use	Size	Weekday AM Peak Hour			School Dismissal Peak Hour			Weekday PM Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Homes ITE Code 210	50 Homes	10	30	40	33	19	52	33	19	52

As shown in **Table 1**, the additional 50 single-family homes would generate an additional 40 trips in the AM peak hour and an additional 52 trips in the school dismissal and PM peak hours.

Based on the latest traffic count data collected by CBB as part of the Route 141 Signal Timing Project in the Fall of 2019, the total entering volume at the intersection of Route 141 and 13th Street is 3,463 in the AM peak hour, 3,571 in the school dismissal peak hour and 3,481 in the PM peak hour, an increase of 40 to 52 trips at the intersection would represent about a one percent increase in traffic. It is generally accepted that traffic volumes can vary approximately 10 percent from day to day, so an increase of less than one percent would likely go unnoticed.

Although no specific traffic assignments or operational capacity evaluations were performed for the study intersections using the slightly increased trip estimates, it can be reasoned that operating conditions would be similar to the results reported in the July 2015 Traffic Study given the minimal change in trips. As such, the prior recommendations and findings would remain valid.

Please do not hesitate to contact me via email at swhite@cbbtraffic.com or by phone at 314-449-9572 with any questions.

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 14, 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 24, 2023

V. SWEARING IN OF WITNESSES

VI. INTRODUCTION OF EVIDENCE

VII. NEW BUSINESS

1. Consideration

A. PR123035

A Request for a Zone Change and Development Plan Application for parcel 08-5.0-21.0-0-000-001., located northwest of Old Highway M and Old Lemay Ferry Road, in Imperial Township and Council District #7, from Non-Planned Community Commercial (CC-2) Zone District and Planned Industrial (PI) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan approval for Antonia Estates.

B. PP23036

The Preliminary Plat for Antonia Estates, parcel 08-5.0-21.0-0-000-001., located northwest of Old Highway M and Old Lemay Ferry Road, in Imperial Township and Council District #7.

C. PR123037

A Request for a Zone Change and Development Plan Application for parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road, Fenton, in Rock Township and Council District #2, from Single-Family Residential (R-20) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan approval for Winding Bluffs Second Addition.

D. PP23038

The Preliminary Plat for Winding Bluffs Second Addition parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road, Fenton, in Rock Township and Council District #2.

E. PR123039

A Request for a Zone Change and Development Plan for parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road, Fenton, in Rock Township and Council District #2, from Single-Family Residential (R-20) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan approval for Winding Meadows.

F. PP23040

The Preliminary Plat for Winding Meadows, parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road, Fenton, in Rock Township and Council District #2.

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: PP23038

Meeting Date: September 14, 2023

Prepared By: Josh Jump

Applicant Information

APPLICANT NAME: McBride Berra Land Company LLC

APPLICANT ADDRESS: 17415 North Outer 40, Chesterfield, MO 63005

DESIGN PROFESSIONAL: Sterling Co, 5055 New Baumgartner, St. Louis, MO 63129

SITE ADDRESS: 1690 Saline Rd., Fenton, MO 63026

PARCEL NUMBER: 02-2.0-09.0-0-000-001

NATURE OF REQUEST: Preliminary Plat approval for Winding Bluffs Second Addition.

Parcel and Site Information

CURRENT ZONE DISTRICT: Single-family Residential (R20), petitioned to be rezoned to PR1 (petition number PR123037)

COUNCIL DISTRICT: 2

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 35.85 (per the Assessor's records), 10.32 acres to be rezoned per this petition.

FEET OF ROAD FRONTAGE: Saline Rd – Approx 1600', connection to existing Winding Bluffs

AVAILABLE SERVICES: Public Water, Public Sewer

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The subject property is currently developed with a barn and old farmhouse.

Parcel Conditions

TOPOGRAPHY: The property does exhibit some topographical changes throughout.

FLOODPLAIN ISSUES/STREAM ORDERS: According to FEMA's Flood Insurance Rate Map, no portion of the property is in the floodway or floodplain. Additionally, there are no stream orders that traverse the property.

VEGETATIVE COVER/SCREENING: There is a dense amount of vegetation on the property.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: The subject property is located at the intersection of Saline and Hermitage, which is surrounded by a mainly residential zoning.

To the North:	<u>Zoning:</u> R7 <u>Land Use:</u> Developed Residential (Ron Rog Estates)
To the East:	<u>Zoning:</u> PR1 <u>Land Use:</u> Developed Residential (Winding Bluffs)
To the South:	<u>Zoning:</u> R7 <u>Land Use:</u> Developed Residential (Hermitage Hills)
To the West:	<u>Zoning:</u> R20 and R7 <u>Land Use:</u> Developed and Undeveloped Residential

Preliminary Plat

The submitted development plan shows the following:

- Fifty (50) individual single-family residential lots
- Detention basin for the development
- Lot size minimum of 6,525 sq ft per "typical lot" illustration on development plan, lot size maximum of 11,416 sq ft, average lot size of 7,519 sq ft.
- Density of roughly 4.9 units per acre
- Common ground area
- .2 acres of proposed tree canopy preservation
- Two access points in connection to Winding Bluffs

Departmental Agency and Comments

The preliminary plat was forwarded to the following agencies for review and comment:

- Spire Inc. (formerly Laclede Gas)
- Ameren
- Charter Communications
- Southwestern Bell Telephone Company
- Jefferson County 911 Dispatch
- Saline Valley Fire
- Fox C-6 School District
- PWSD #3
- Northeast Public Sewer
- Rock Township Ambulance District
- Missouri Department of Transportation
- Missouri State Highway Department

- Missouri Department of Natural Resources
- Natural Resources Conservation Service
- U.S. Army Corps of Engineers
- Jefferson County Code Enforcement Division
- Jefferson County Stormwater Division

Analysis

The plat shows 50 lots for 50 single-family residential homes. The lots range in size from 6,525 square feet to 11,416 square feet. The subdivision has two access points: the main access comes from two connections to the current Winding Bluffs Development. The number of access points meets the previously approved entrances of Winding Bluffs from 2015.

The density that is permitted by the UDO for the proposed PR1 zone district (application PR123037) is 6 units per acre. The density for the development is 4.9 units per acre. This falls under the 6 units per acre maximum allowed by the UDO, as well as being inline with the previously approved Winding Bluffs Development in terms of lot sizes and density. The development provides a variety of lot sizes for new single-family homes that are in line with the standards set forth by the UDO under the proposed PR1 zone district.

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Single Family Residential

Floor Area, Height, and other Building Requirements

- Maximum Density: 6 units per acre
- Maximum Structure Height: 50 feet
- Lot Size Minimum: 6,525 sq ft.

Site Development

Required Yards

- Front Yard – 25 feet; Side Yard – 6 feet; Rear Yard – 30 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.

Expiration of Preliminary Plat

- The approval of the preliminary plat shall be effective for a period of two (2) years. If improvement plans for the plat or any phase of the plat or a final plat have not been submitted for approval within two (2) years from the date of approval of the preliminary plat, the preliminary plat approval shall terminate and be null and void, provided in the event of delays caused by regulatory requirements of other Federal, State or local agencies with jurisdiction over the project, the effective date of the preliminary plat may be extended by one (1) year. In the case of termination, a preliminary plat must again be submitted to the Director and approved in compliance with Sections [400.5170](#) and [400.5180](#).

Departmental Comments

1) Streets:

- a) The existing subdivision network of Winding Bluffs and Winding Bluffs Addition meets UDO requirements for the additional Winding Bluffs Second Addition traffic.
- b) The proposed street width of 28' is acceptable if posted "No Parking" on one side.
- c) Street thickness shall include 7" PCC/4" rock base (or 2" Type C Asphaltic Concrete/6" Type X Asphaltic Concrete/4" rock base).
- d) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.
- e) No Parking" signs will be required one side of all new streets.

2) Show mailbox locations as required by the USPS.

3) Sidewalks:

- a) Sidewalks shall consist of 5' width. The 4' wide sidewalks shown on the submittal are not acceptable.
- b) Sidewalks required on both sides of the road and around cul-de-sac.

4) Pickleball court shall have noise reduction panels installed as recommended by Sportsonicguard, Accousticblock, Soundseal or similar product as approved by the Planning Division.

5) 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. Detention/retention basins must also contain an overflow structure capable of passing a 100-year, 20-minute design storm.

- b) Channel protection 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.
- d) Roadside ditches/swales may be used only if all lots are over 2 acres in size.

6) Walls:

- a) 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.
- b) A portion of every rear yard in residential developments shall provide adequate usable space for outdoor recreation by the occupants of the lot. At least thirty percent (30%) of the required rear yard area must be usable unless a variance is granted by the Jefferson County Board of Zoning Adjustment. A usable space is a contiguous area with grade less than thirty percent (30%).

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.
- b) Wall over 6' requires a permit from the Building Division.

Final Plat Requirements

- 1. Proof of 911 approval for the street name shall be provided to the Planning Division prior to recording the final plat.
- 2. 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.
- 3. The covenants and restrictions for the Winding Meadows subdivision shall be submitted when the Final Plat is submitted.
- 4. 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.
- 5. 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.



Jefferson County, Missouri

Maple Street Annex
725 Maple Street · PO Box 100
Hillsboro, Missouri 63050

Dennis Gannon
County Executive

DEPARTMENT OF PUBLIC WORKS

Jason Jonas, P.E. – Director
Daniel Naunheim, P.E. – Deputy Director

Telephone: 636-797-5340 · Fax: 636-797-5565
Web Address: www.jeffcomo.org

Cecil Vivrett
Highway Superintendent
636-797-5427

Kurt Wengert P.E.
Technical Division
636-797-5570

Christina Mareschal
Light Fleet Manager
636-797-5399

Doyl Chilton
Heavy Fleet Manager
636-797-6378

Matt Stinchcomb
Facility Services Manager
636-797-5574

Mike Cook
Stormwater Manager
636-797-6318

To: Planning and Zoning Staff
From: Kurt Wengert, P.E.
Date: August 21, 2023
Subject: Proposed Development PP23038 – Winding Bluffs Second Addition

Public Works received a request on August 4, 2023 to review the subject development proposal. After review, the Public Works Department has no comments as the subdivision does not directly access County-maintained roadways.

SALINE VALLEY FIRE PROTECTION DISTRICT

HEADQUARTERS – 1771 SPRINGDALE BLVD. FENTON, MO 63026

BUSINESS (636) 343-9300

www.salinevalleyfire.com



Bob Dunn
Fire Chief

Chris Harris
Assistant Chief

August 8, 2023

Jefferson County Planning and Zoning Commission
729 Maple Street
Hillsboro, MO 63050
Subject: PP23038

Dear Members of the County Planning and Zoning Commission,

I am writing to express our concerns regarding the planned residential development, particularly focusing on the dimensions of the proposed cul-de-sac.

After conducting a comprehensive review of the proposed development plans, we have identified a critical issue that must be addressed to ensure effective emergency response and the overall safety of the future residents.

1. Cul-de-sac Dimensions:

The dimensions of the proposed cul-de-sac in the development plan raise significant concerns for our emergency response capabilities. A properly designed cul-de-sac is essential to accommodate the turning and maneuvering of emergency vehicles, particularly fire trucks and ambulances. Based on our experience and best practices, we recommend the following minimum dimensions for the cul-de-sac:

- Diameter: 96' feet

We urge the commission to work closely with the developer to revise the cul-de-sac design to meet these safety standards.

By adhering to these recommendations, the development can better support our Fire Protection District's ability to respond effectively to emergencies and safeguard the lives and property of the residents.

We sincerely hope that the County Planning and Zoning Commission will take these concerns into serious consideration during the review process. Our Fire Protection District is more than willing to collaborate with the commission and the developer to ensure that the proposed residential development meets the required safety standards and guidelines.

Thank you for your attention to this matter. If you require any further information or if we can be of any assistance, please do not hesitate to contact me directly at 636.343.9300 ext. 2 or via email at BDunn@svfpd.com.

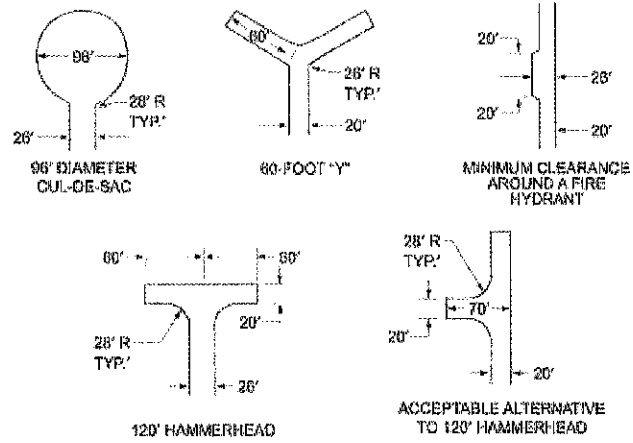
Sincerely,

Bob Dunn
Fire Chief

STATION #2
2198 SALINE ROAD
FENTON, MO 63026

STATION #3
4535 OLD ROUTE 21
IMPERIAL, MO 63052

APPENDIX D FIRE APPARATUS ACCESS ROADS



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Public Water Supply District #3 Jefferson County

August 31, 2023

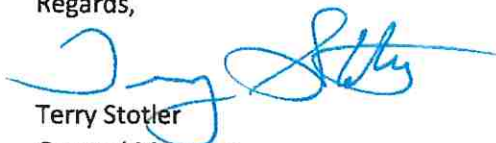
RE: Winding Meadows/Winding Bluffs Second Addition

To Whom it may concern:

Jefferson County Public Water Supply District #3 will provide water service for the above referenced projects, once the Districts requirements for design, construction, and documentation have been met. Further investigation will be needed to determine any necessary improvements. The District Requires that all facilities be designed and constructed per the Districts' Guidelines and Specifications which can be found at pwsd3jefferson.com.

Should you have further questions, please contact me at 636.296.7053.

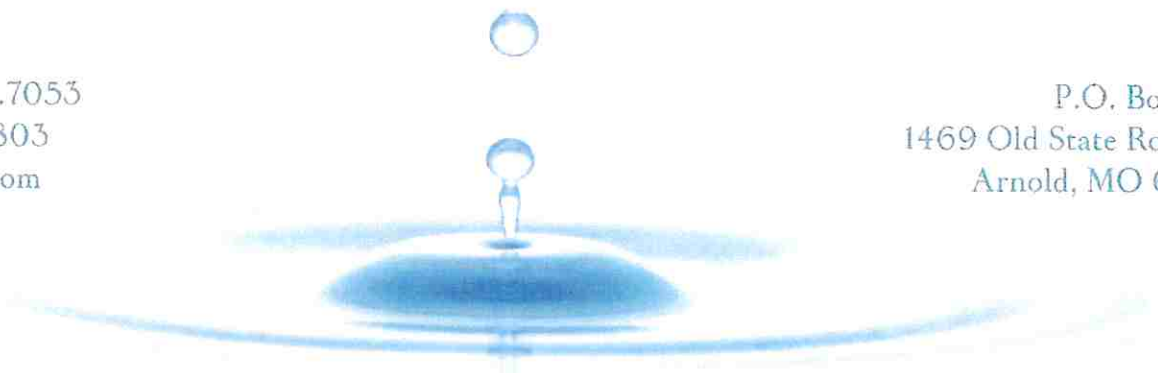
Regards,



Terry Stotler
General Manager

Office 636.296.7053
Fax 636.296.0803
pwsd3jefferson.com

P.O. Box 920
1469 Old State Route 21
Arnold, MO 63010



Rachel Krispin

From: Tautphaeus, Michael J <MTautphaeus@ameren.com>
Sent: Wednesday, August 16, 2023 9:50 AM
To: jjump@jeffocmo.org; Rachel Krispin
Subject: Comments on Winding Meadows and Winding Bluffs 2nd addition

Good morning,

I am the current supervising engineer for Ameren Missouri for Jefferson County. I have taken the place of Gary Marquart who has retired. I received preliminary plats for Winding Meadows and the 2nd addition to Winding Bluffs. After review, Ameren is requesting easements in the following areas:

- 15' across the frontage of all lots
- 10' across the back of all lots
- 5' on each side lot (total width of 10') for all lots

Thank you

Mike Tautphaeus PE, PMP : : Supervising Engineer, Jefferson District : : Meramec Valley Division
Ameren Missouri : : 6450 Hwy MM : : House Springs, MO 63051 : : C 314.972.2950

This communication and any attachments may be privileged and/or confidential and protected from disclosure, and are otherwise the exclusive property of Ameren Corporation and its affiliates (Ameren) or the intended recipient. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. Note that any views or opinions presented in this message do not necessarily represent those of Ameren. All e-mails are subject to Ameren policies. If you have received this in error, please notify the sender immediately by replying to the message and deleting the material from any computer.

Joshua Jump

From: Bob h <bobh@northeastsewer.org>
Sent: Monday, August 7, 2023 3:25 PM
To: Joshua Jump
Subject: PP23038 - Winding Bluffs 2nd addition

NPSD is in receipt of the information for the above referenced project and offers the following comments:

1. NPSD will require submittal of improvement plans for review and permitting.
2. Wastewater from this development will be treated at NPSD's Saline Creek Regional WRRF which has sufficient capacity to serve the development.



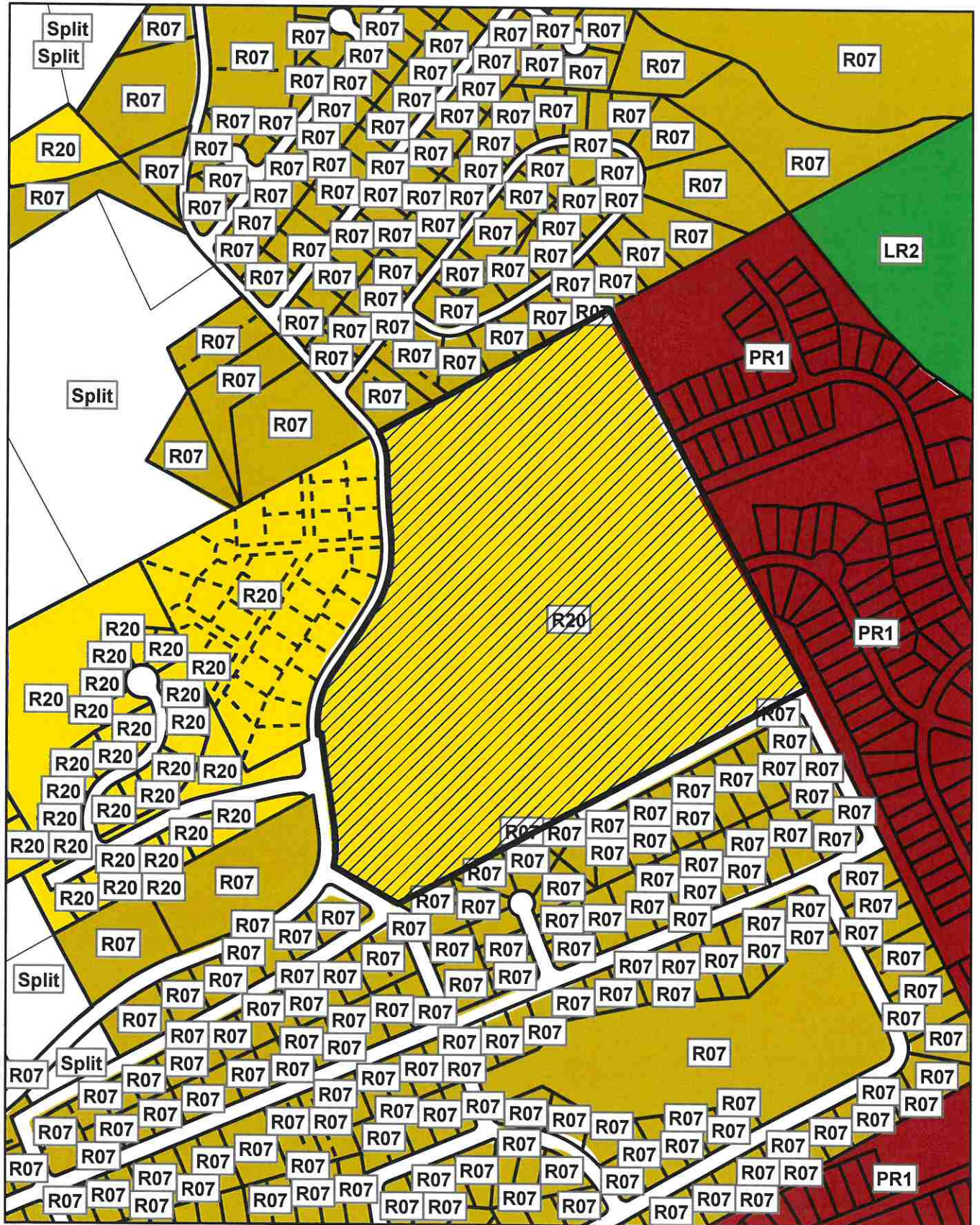
Bob Hembrock, PE
Executive Director
Northeast Public Sewer District
a: 1041 Gravois Road | Fenton, MO 63026
p: (636) 343-5090 ext. 226
w: www.northeastsewer.org



Please consider the environment before printing this e-mail and when you do print, use both sides of the page!

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PR123037 & PP23038 - Winding Bluffs Second Addition



Subject Property

0 350 700 1,400 Feet

PR123037 & PP23038 - Winding Bluffs Second Addition



Subject Property



Petition Number: PR123039

Meeting Date: September 14, 2023

Prepared By: Josh Jump

Applicant Information

APPLICANT NAME: McBride Berra Land Company LLC

APPLICANT ADDRESS: 17415 North Outer 40, Chesterfield, MO 63005

DESIGN PROFESSIONAL: Sterling Co, 5055 New Baumgartner, St. Louis, MO 63129

SITE ADDRESS: 1690 Saline Rd., Fenton, MO 63026

PARCEL NUMBER: 02-2.0-09.0-0-000-001

NATURE OF REQUEST: Rezone a portion of the subject property (approx. 24.89 acres) from Single-Family Residential (R20) zone district to Planned Single Family Residential (PR1) zone district and development plan approval for Winding Meadows.

Parcel and Site Information

CURRENT ZONE DISTRICT: Single-family Residential (R20)

COUNCIL DISTRICT: 2

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 35.85 (per the Assessor's records), 24.89 acres to be rezoned per this Petition

FEET OF ROAD FRONTAGE: Saline Rd – Approx 1600'

AVAILABLE SERVICES: Public Water, Public Sewer

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The subject property is currently developed with a barn and old farmhouse.

Parcel Conditions

TOPOGRAPHY: The property does exhibit some topographical changes throughout.

FLOODPLAIN ISSUES/STREAM ORDERS: According to FEMA's Flood Insurance Rate Map, no portion of the property is in the floodway or floodplain. Additionally, there are no stream orders that traverse the property.

VEGETATIVE COVER/SCREENING: There is a dense amount of vegetation on the property.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: The subject property is located at the intersection of Saline and Hermitage, which is surrounded by a mainly residential zoning.

To the North:	<u>Zoning:</u> R7 <u>Land Use:</u> Developed Residential (Ron Rog Estates)
To the East:	<u>Zoning:</u> PR1 <u>Land Use:</u> Developed Residential (Winding Bluffs)
To the South:	<u>Zoning:</u> R7 <u>Land Use:</u> Developed Residential (Hermitage Hills)
To the West:	<u>Zoning:</u> R20 and R7 <u>Land Use:</u> Developed and Undeveloped Residential

Development Plan

The submitted development plan shows the following:

- Eighty-Three (83) individual single-family residential lots
- Detention basin for the development
- Lot size minimum of 5885 sq ft per “typical lot” illustration on development plan, lot size maximum of 10,006 sq ft, average lot size of 7,078 sq ft.
- Density of roughly 3.3 units per acre
- Common ground area
- 3.4 acres of proposed tree canopy preservation
- One access point from Saline Rd (split entry with a median)

Development Plan Modification Requests

The petitioner did not request any modifications.

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

The development plan satisfies a large portion of the criteria of approval. The development would not be out of character for the area, as there is a large presence of single-family housing in the area- directly adjacent to the east (winding Bluffs) as well as many denser style residential developments nearby. Furthermore, the proposed zone district (Planned Single-Family Residential) is consistent with the zoning of the adjacent property, which was approved in 2015. The subject property has direct access to a County-maintained Road.

The development plan shows one (1) access point to the proposed subdivision from Saline (a split entrance with a median, as required by the UDO). The lot sizes range from the smallest being 5,885 sq ft to the largest being 10,006 sq ft, with the average lot size coming out to just over 7,000 sq ft. These lot sizes could provide for a range of styles of single-family housing within the development.

The majority of lots back up to common ground or the County road. There are a couple of exceptions, but the rear setbacks called out by the UDO would prevent any structures being built close to shared property lines. A portion of the property is the subject of another petition (PR123037 & PP23038), is not included within this rezoning application, and is not part of this development.

Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from the development as proposed. The development does not appear to have any features that would impede the normal and orderly development and improvement of the surrounding property.

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Single Family Residential

Floor Area, Height, and other Building Requirements

- Maximum Density: 6 units per acre
- Maximum Structure Height: 50 feet

Site Development

Required Yards

- Front Yard – 25 feet; Side Yard – 6 feet; Rear Yard – 30 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

1) County Road:

- 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) Sight Distance:
 - (1) The Engineer shall submit sight distance profiles showing that the required sight distance is met.
 - (2) The engineer shall identify the clearance at the most restrictive point on the profiles.
 - (3) Any vegetation or obstructions of any sort in the line of sight must be identified.
 - (4) Along a county roadway, 125' separation/offset is required between driveways and entrances.
 - (5) As constructed sight distance profiles will be required prior to escrow release.
- iii) Corner clearance is required for any driveway along a street that accesses a state/county road (measured along street from edge of county/state to edge of driveway).

- a) The proposed 28' wide street pavement in a 40' right of way is acceptable if posted for "No Parking" on one side.
 - b) Street thickness shall include 6" PCC/4" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base). Direct access onto a state/county road is required.
 - c) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.
- 3) Sidewalks:
- a) Sidewalks shall consist of 5' width. The 4' wide sidewalks shown on the submittal are not acceptable.
 - b) Sidewalks are required on both sides of the road and around cul-de-sacs.
- 4) Show mailbox locations as required by the USPS.
- 5) 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. Detention/retention basins must also contain an overflow structure capable of passing a 100-year, 20-minute design storm.
 - b) Channel protection 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) Walls:
- a) Walls over 6' require a permit from the Building Division.
 - b) 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.
 - c) A portion of every rear yard in residential developments shall provide adequate usable space for outdoor recreation by the occupants of the lot. At least thirty percent (30%) of the required rear yard area must be usable unless a variance is granted by the Jefferson County Board of Zoning Adjustment. A usable space is a contiguous area with grade less than thirty percent (30%).
- 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.
- 8) While not required by the UDO for a development of this size, the Petitioner has committed to performing a traffic study that will be submitted to the County during improvement plan review.



19-11-370
August 3, 2023
23
PNE

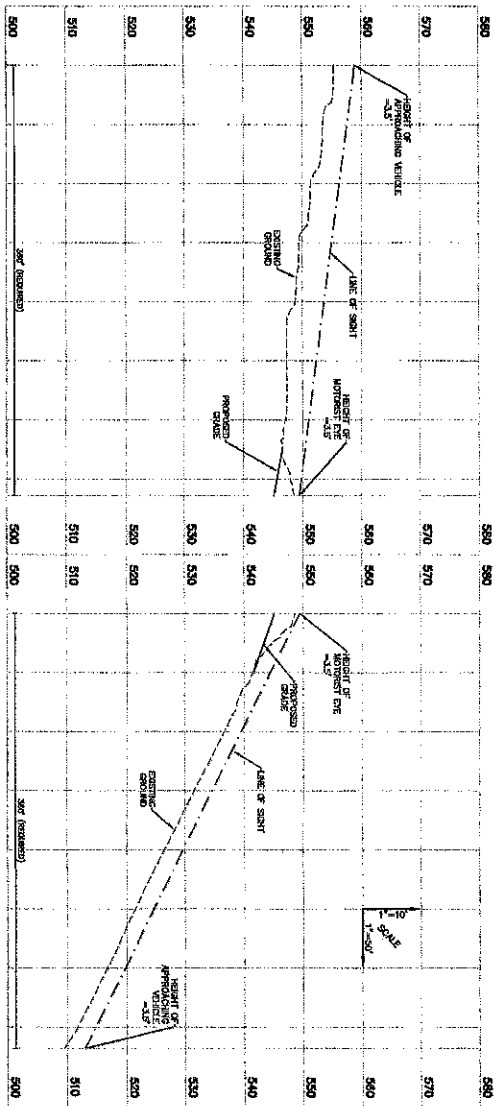
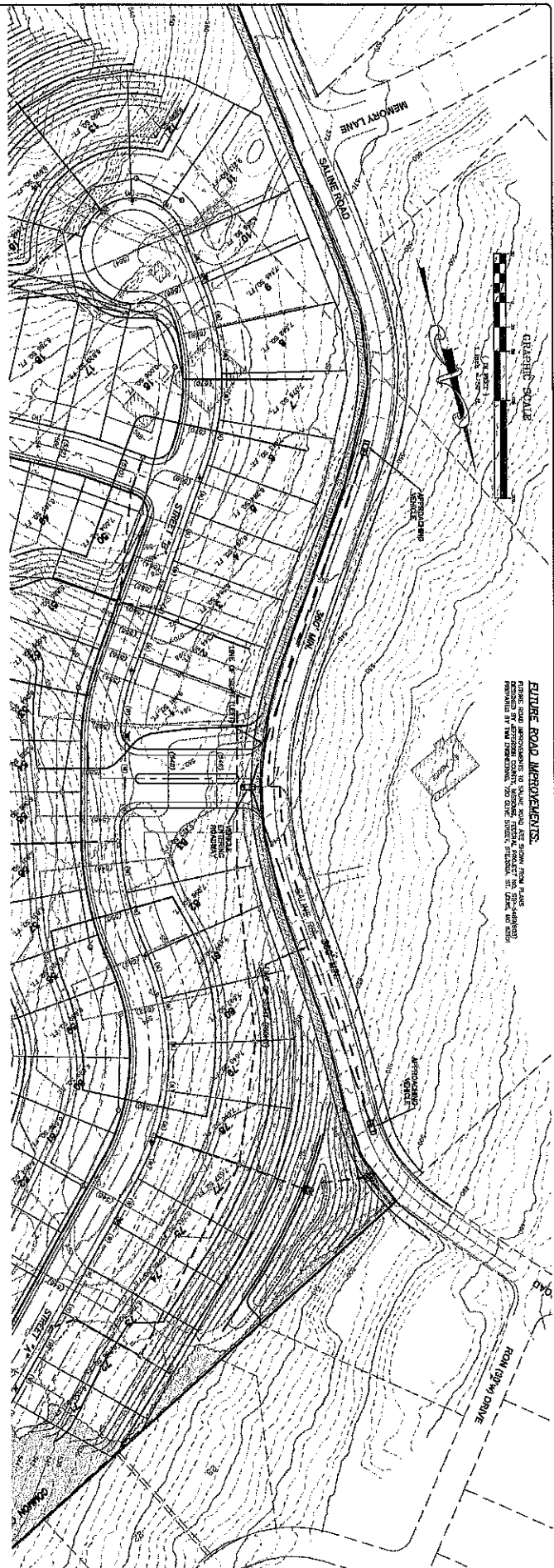


Winding Meadows
JEFFERSON COUNTY, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
BOUNDARY EXHIBIT

THE STERLING CO.
ENGINEERS & SURVEYORS
5058 New Baumgardner Road
St. Louis, Missouri 63129
Ph 314-487-0340 Fax 314-487-0344
www.sterling-engineers.com
Corporate Certificate of Authority #001348

McBride Berra Land Co. LLC
17418 NORTH OUTER 40 ROAD
CHESTERFIELD, MISSOURI 63005

REVISION	REMARKS	DATE



- NOTES:**
1. PLOTTED SPEED LIMIT: 30 M.P.H.
 2. PLOTTED SPREAD: 30 M.P.H.
 3. MINIMUM REQUIRED SPREAD: 30 M.P.H.

DATE	18-1-370
DESIGNED BY	August 3, 2023
CHECKED BY	3.1
DATE	PRE



Winding Meadows
JEFFERSON COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
SIGHT DISTANCE STUDY

STERLING CO.
ENGINEERS & SURVEYORS

809 New Ellington Road
St. Louis, Missouri 63129
Ph 314-487-2440 Fax 314-487-5944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

McBride Terra Land Co. LLC
17415 NORTH OUTER 40 ROAD
CHESTERFIELD, MISSOURI 63005

ISSUE	REMARKS	DATE

Petition Number: PP23040

Meeting Date: September 14, 2023

Prepared By: Josh Jump

Applicant Information

APPLICANT NAME: McBride Berra Land Company LLC

APPLICANT ADDRESS: 17415 North Outer 40, Chesterfield, MO 63005

DESIGN PROFESSIONAL: Sterling Co, 5055 New Baumgartner, St. Louis, MO 63129

SITE ADDRESS: 1690 Saline Rd., Fenton, MO 63026

PARCEL NUMBER: 02-2.0-09.0-0-000-001

NATURE OF REQUEST: Preliminary Plat approval for Winding Meadows.

Parcel and Site Information

CURRENT ZONE DISTRICT: Single-family Residential (R20), petitioned to be rezoned to PR1 (petition number PR123039)

COUNCIL DISTRICT: 2

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 35.85 (per the Assessor's records), 24.89 acres included in this Preliminary Plat

FEET OF ROAD FRONTAGE: Saline Rd – Approx 1600'

AVAILABLE SERVICES: Public Water, Public Sewer

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The subject property is currently developed with a barn and old farmhouse.

Parcel Conditions

TOPOGRAPHY: The property does exhibit some topographical changes throughout.

FLOODPLAIN ISSUES/STREAM ORDERS: According to FEMA's Flood Insurance Rate Map, no portion of the property is in the floodway or floodplain. Additionally, there are no stream orders that traverse the property.

VEGETATIVE COVER/SCREENING: There is a dense amount of vegetation on the property.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: The subject property is located at the intersection of Saline and Hermitage, which is surrounded by a mainly residential zoning.

To the North:	<u>Zoning:</u> R7 <u>Land Use:</u> Developed Residential (Ron Rog Estates)
To the East:	<u>Zoning:</u> PR1 <u>Land Use:</u> Developed Residential (Winding Bluffs)
To the South:	<u>Zoning:</u> R7 <u>Land Use:</u> Developed Residential (Hermitage Hills)
To the West:	<u>Zoning:</u> R20 and R7 <u>Land Use:</u> Developed and Undeveloped Residential

Preliminary Plat

The submitted preliminary plat shows the following:

- Eighty-Three (83) individual single-family home lots
- Detention basin for the development
- Lot size minimum of 5885 sq ft per “typical lot” illustration on development plan, lot size maximum of 10,006 sq ft, average lot size of 7,078 sq ft.
- Density of roughly 3.3 units per acre
- Common ground area
- 3.4 acres of proposed tree canopy preservation
- One access point from Saline Rd (split entry with a median)

Departmental Agency and Comments

The preliminary plat was forwarded to the following agencies for review and comment:

- Spire Inc. (formerly Laclede Gas)
- Ameren
- Charter Communications
- Southwestern Bell Telephone Company
- Jefferson County 911 Dispatch
- Saline Valley Fire
- Fox C-6 School District
- PWSD #3
- Northeast Public Sewer
- Rock Township Ambulance District
- Missouri Department of Transportation
- Missouri State Highway Department

- Missouri Department of Natural Resources
- Natural Resources Conservation Service
- U.S. Army Corps of Engineers
- Jefferson County Code Enforcement Division
- Jefferson County Stormwater Division

Analysis

The plat shows 83 lots for 83 single-family residential homes. The lots range in size from 5855 square feet to 10,006 square feet. The subdivision has one main split access point: the main access comes from Saline, a County maintained road. The number of access points meets UDO standards for the development.

The location of the drive is positioned in the best manner possible given the circumstances of surrounding entrances and conflicts.

The density that is permitted by the UDO for the proposed PR1 zone district (application PR123039) is 6 units per acre. The density for the development is 3.3 units per acre. This falls under the 6 units per acre maximum allowed by the UDO. The development provides a variety of lot sizes for new single-family homes that are in line with the standards set forth by the UDO under the proposed PR1 zone district.

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Single Family Residential

Floor Area, Height, and other Building Requirements

- Maximum Density: 6 units per acre
- Maximum Structure Height: 50 feet

Site Development

Required Yards

- Front Yard – 25 feet; Side Yard – 6 feet; Rear Yard – 30 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.

Expiration of Preliminary Plat

- The approval of the preliminary plat shall be effective for a period of two (2) years. If improvement plans for the plat or any phase of the plat or a final plat have not been submitted for approval within two (2) years from the date of approval of the preliminary plat, the preliminary plat approval shall terminate and be null and void, provided in the event of delays caused by regulatory requirements of other Federal, State or local agencies with jurisdiction over the project, the effective date of the preliminary plat may be extended by one (1) year. In the case of termination, a preliminary plat must again be submitted to the Director and approved in compliance with Sections [400.5170](#) and [400.5180](#).

Departmental Comments

1) County Road:

- 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) Sight Distance:
 - (1) The Engineer shall submit sight distance profiles showing that the required sight distance is met.
 - (2) The engineer shall identify the clearance at the most restrictive point on the profiles.
 - (3) Any vegetation or obstructions of any sort in the line of sight must be identified.
 - (4) Along a county roadway, 125' separation/offset is required between driveways and entrances.
 - (5) As constructed sight distance profiles will be required prior to escrow release.
- iii) Corner clearance is required for any driveway along a street that accesses a state/county road (measured along street from edge of county/state to edge of driveway).

2) Local Access Streets:

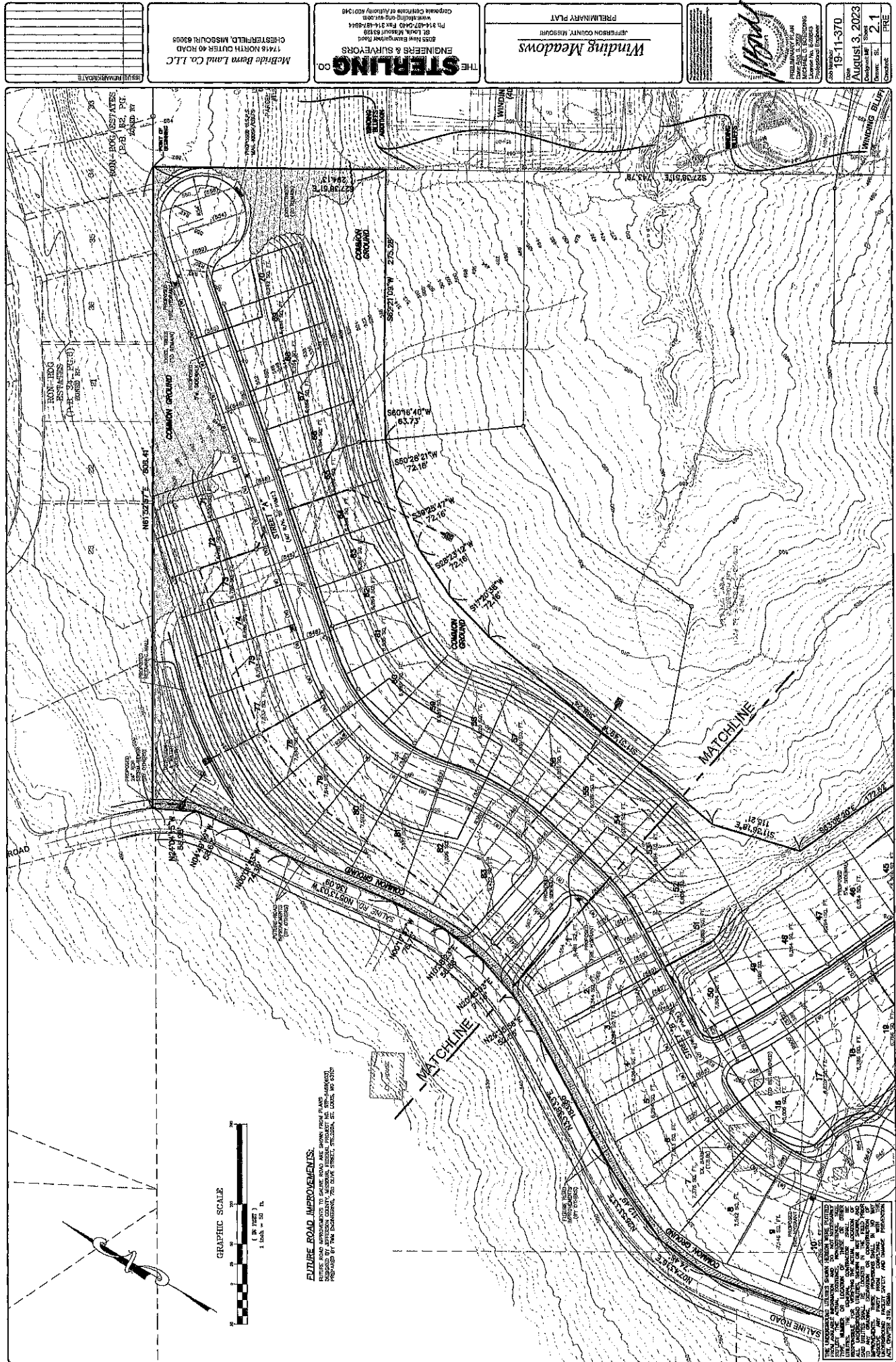
- a) The proposed 28' wide street pavement in a 40' right of way is acceptable if posted for "No Parking" on one side.

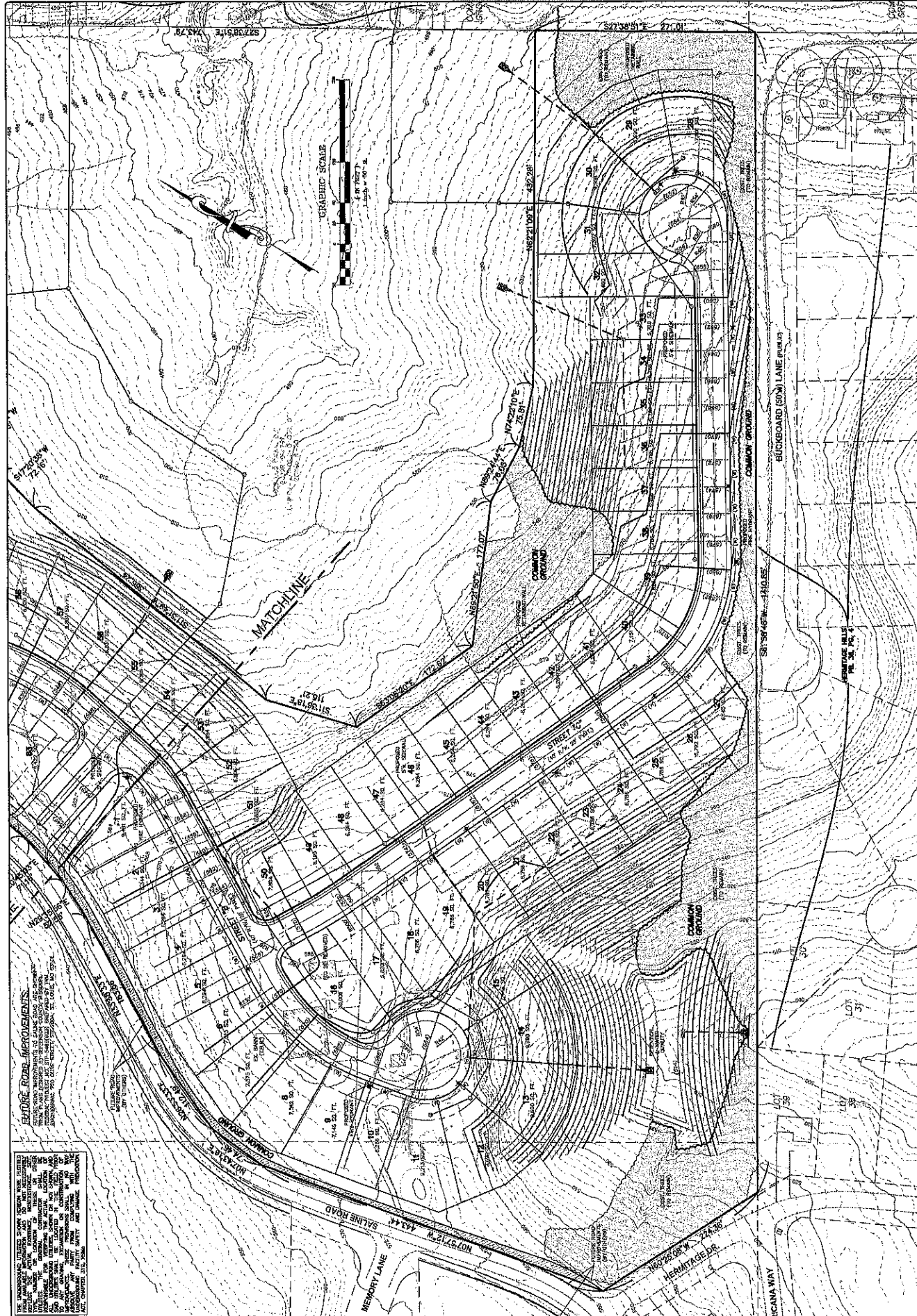
- b) Street thickness shall include 6" PCC/4" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base). Direct access onto a state/county road is required.
 - c) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.
- 3) Sidewalks:
- a) Sidewalks shall consist of 5' width. The 4' wide sidewalks shown on the submittal are not acceptable.
 - b) Sidewalks are required on both sides of the road and around cul-de-sacs.
- 4) Show mailbox locations as required by the USPS.
- 5) 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. Detention/retention basins must also contain an overflow structure capable of passing a 100-year, 20-minute design storm.
 - b) Channel protection 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) Walls:
- a) Walls over 6' require a permit from the Building Division.
 - b) 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.
 - c) A portion of every rear yard in residential developments shall provide adequate usable space for outdoor recreation by the occupants of the lot. At least thirty percent (30%) of the required rear yard area must be usable unless a variance is granted by the Jefferson County Board of Zoning Adjustment. A usable space is a contiguous area with grade less than thirty percent (30%).
- 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.
- 8) While not required by the UDO for a development of this size, the Petitioner has committed to performing a traffic study that will be submitted to the County during improvement plan review.

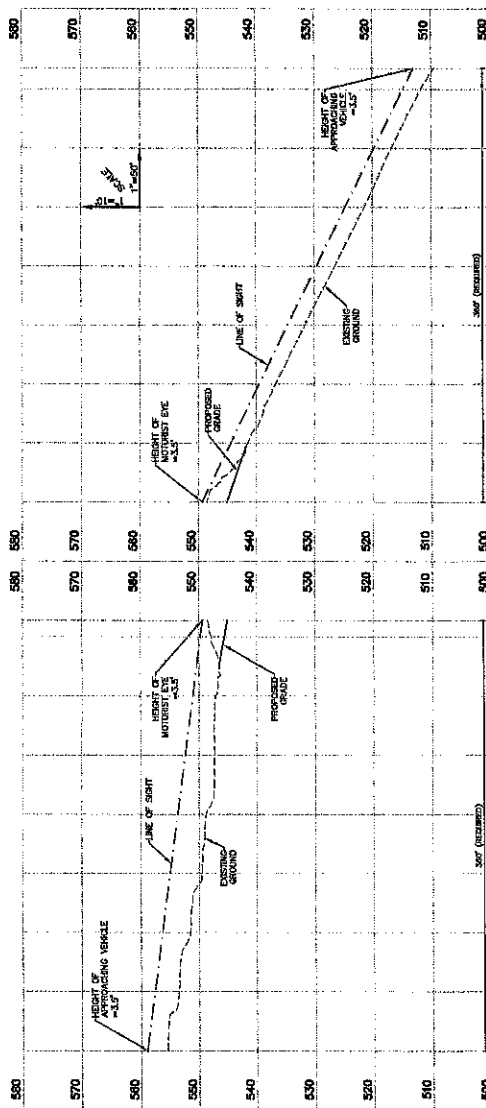
Final Plat Requirements

- 1. Proof of 911 approval for the street name shall be provided to the Planning Division prior to recording the final plat.

2. 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.
3. The covenants and restrictions for the Winding Meadows subdivision shall be submitted when the Final Plat is submitted.
4. 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.
5. 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.







1. POSTED SPEED LIMIT: 30 M.P.H.
2. DESIGN SPEED: 30 M.P.H.
3. MAXIMUM RECOMMENDED SIGHT DISTANCE:

Line of Sight Right

Line of Sight LEFT



Jefferson County, Missouri

Maple Street Annex
725 Maple Street · PO Box 100
Hillsboro, Missouri 63050

Dennis Gannon
County Executive

DEPARTMENT OF PUBLIC WORKS

Jason Jonas, P.E. – Director
Daniel Naunheim, P.E. – Deputy Director

Telephone: 636-797-5340 · Fax: 636-797-5565
Web Address: www.jeffcomo.org

Cecil Vivrett
Highway Superintendent
636-797-5427

Kurt Wengert P.E.
Technical Division
636-797-5570

Christina Mareschal
Light Fleet Manager
636-797-5399

Doyl Chilton
Heavy Fleet Manager
636-797-6378

Matt Stinchcomb
Facility Services Manager
636-797-5574

Mike Cook
Stormwater Manager
636-797-6318

To: Planning and Zoning Staff
From: Kurt Wengert, P.E.
Date: August 21, 2023
Subject: Proposed Development PP23040 – Winding Meadows

Public Works received a request on August 4, 2023 to review the subject development proposal. After review, the Public Works Department offers the following comments:

- A traffic study is recommended to determine any impacts to Saline Road.
- There is not 125' between the proposed entrance on Saline Road to an existing driveway across the road and to the north.
- Contractor will need to follow requirements in Chapter 700 for any utility impacts to Saline Road.

SALINE VALLEY FIRE PROTECTION DISTRICT

HEADQUARTERS – 1771 SPRINGDALE BLVD. FENTON, MO 63026

BUSINESS (636) 343-9300

www.salinevalleyfire.com



Bob Dunn
Fire Chief

Chris Harris
Assistant Chief

August 22, 2023

Jefferson County Planning and Zoning Commission
729 Maple Street
Hillsboro, MO 63050
Subject: PP23040

Dear Members of the County Planning and Zoning Commission,

The proposed housing development, as outlined in the submitted plans, is an exciting addition to our community. However, before this project can proceed, it is crucial that a thorough plat review is conducted by our Fire Protection District. This review will assess various aspects related to fire protection and emergency services, such as access routes, water supply provisions, and the development's overall impact on fire safety in the area. As of this time we have not been contacted to perform a plat review on this development.

Key areas of concern that we aim to address through this plat review include:

1. **Adequate Fire Access:** We need to verify that the proposed development incorporates well-designed roadways that allow for unobstructed access by firefighting apparatus. Ensuring that our fire vehicles can navigate the development is paramount to maintaining the safety of its future residents.
2. **Water Supply:** We will assess the proposed water supply system to confirm that it is robust and sustainable, meeting or exceeding local fire code requirements. The placement of fire hydrants within the development will also be examined to enhance firefighting capabilities.

Our Fire Protection District is committed to working closely with the County Planning and Zoning Commission to ensure that this proposed housing development adheres to all local fire safety regulations. We understand the importance of balanced development and the need to provide a safe and secure living environment for our community members.

We kindly request that you consider our request for a plat review as an essential step in the approval process for this development project. Our Fire Protection District will promptly commence the review once we receive the necessary documentation from the developers.

Thank you for your attention to this matter. If you require any further information or if we can be of any assistance, please do not hesitate to contact me directly at 636.343.9300 ext. 2 or via email at BDunn@svfpd.com.

Sincerely,

Bob Dunn
Fire Chief

STATION #2
2198 SALINE ROAD
FENTON, MO 63026

STATION #3
4535 OLD ROUTE 21
IMPERIAL, MO 63052

Public Water Supply District #3 Jefferson County

August 31, 2023

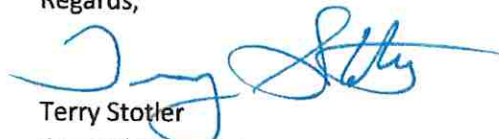
RE: Winding Meadows/Winding Bluffs Second Addition

To Whom it may concern:

Jefferson County Public Water Supply District #3 will provide water service for the above referenced projects, once the Districts requirements for design, construction, and documentation have been met. Further investigation will be needed to determine any necessary improvements. The District Requires that all facilities be designed and constructed per the Districts' Guidelines and Specifications which can be found at pwsd3jefferson.com.

Should you have further questions, please contact me at 636.296.7053.

Regards,



Terry Stotler
General Manager

Office 636.296.7053
Fax 636.296.0803
pwsd3jefferson.com

P.O. Box 920
1469 Old State Route 21
Arnold, MO 63010



Rachel Krispin

From: Tautphaeus, Michael J <MTautphaeus@ameren.com>
Sent: Wednesday, August 16, 2023 9:50 AM
To: jjump@jeffocmo.org; Rachel Krispin
Subject: Comments on Winding Meadows and Winding Bluffs 2nd addition

Good morning,

I am the current supervising engineer for Ameren Missouri for Jefferson County. I have taken the place of Gary Marquart who has retired. I received preliminary plats for Winding Meadows and the 2nd addition to Winding Bluffs. After review, Ameren is requesting easements in the following areas:

- 15' across the frontage of all lots
- 10' across the back of all lots
- 5' on each side lot (total width of 10') for all lots

Thank you

Mike Tautphaeus PE, PMP : : Supervising Engineer, Jefferson District : : Meramec Valley Division
Ameren Missouri : : 6450 Hwy MM : : House Springs, MO 63051 : : C 314.972.2950

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Joshua Jump

From: Bob h <bobh@northeastsewer.org>
Sent: Monday, August 7, 2023 3:25 PM
To: Joshua Jump
Subject: PP23040 - Winding Meadows

NPSD is in receipt of the information for the above referenced project and offers the following comments:

1. NPSD will require submittal of improvement plans for review and permitting.
2. Wastewater from this development will be treated at NPSD's Saline Creek Regional WRRF which has sufficient capacity to serve the development.



Bob Hembrock, PE
Executive Director
Northeast Public Sewer District
a: 1041 Gravois Road | Fenton, MO 63026
p: (636) 343-5090 ext. 226
w: www.northeastsewer.org



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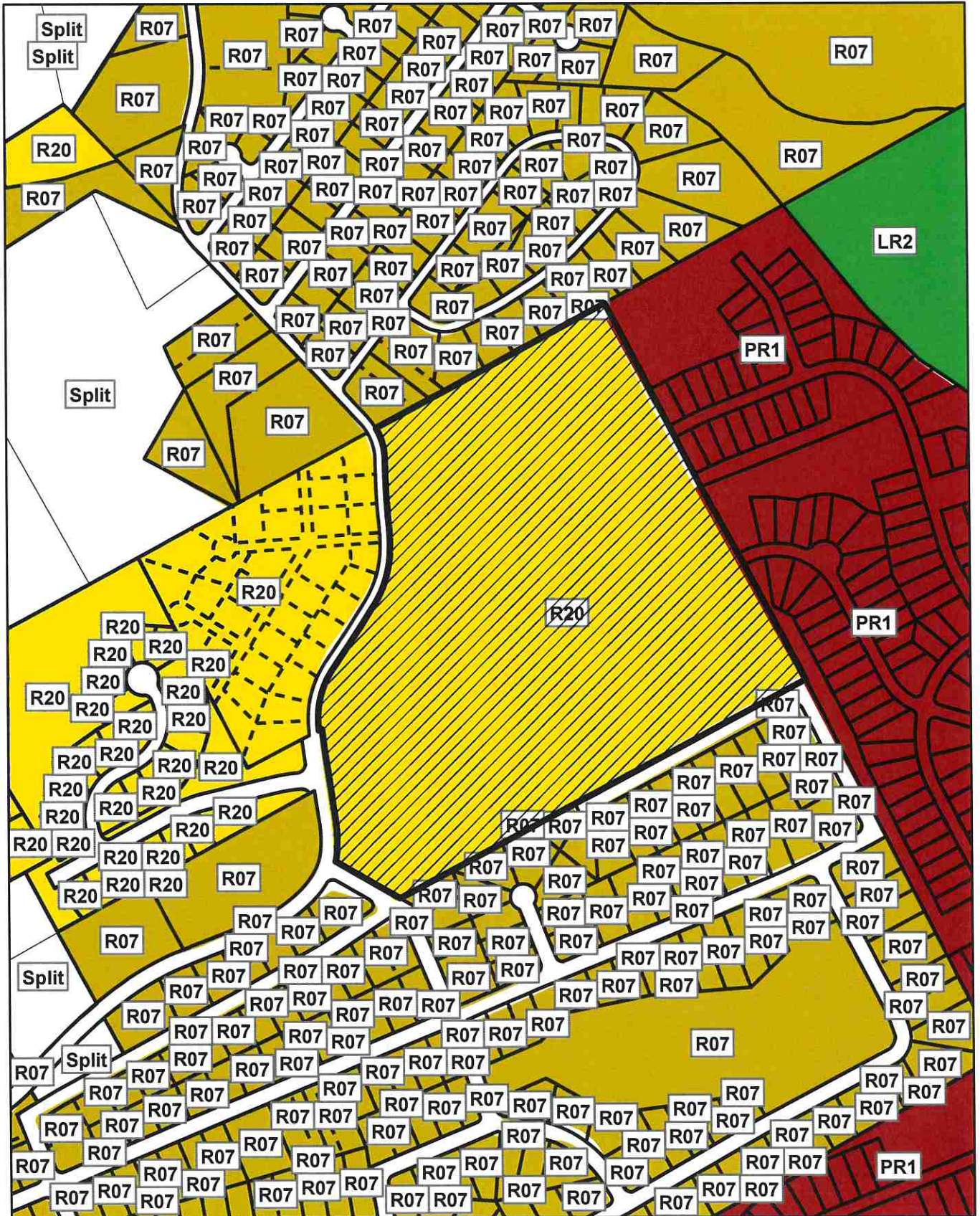
PR123039 & PP23040 - Winding Meadows



Subject Property

0 350 700 1,400 Feet

PR123039 & PP23040 - Winding Meadows



Subject Property

0 350 700 1,400 Feet