

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, October 14, 2021 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
September 9, 2021
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 - 1.. Consent
 - A. FP21070
The Final Plat for Fox Creek Phase One, parcel 02-1.0-11.0-2-001-008., located on the east side of Corisande Hills Road, east of Spring Lake Park, Fenton, in Rock Township and Council District #2.
 2. Consideration
 - A. PP21069
The Preliminary Plat for Bear Ridge parcel 03-7.0-35.0-1-001-001., located at 5648 Bear Creek Road, House Springs, in Meramec Township and Council District #7.
 - B. CU21073
A Request for a Conditional Use Permit for parcel 04-6.0-13.0-0-001-056., located at 2822 State Route W, Eureka, in Meramec Township and Council District #1, for recreation facility or area (outdoor) – commercial or paintball facility in a Large-Lot (LR-2) Zone District.
- VIII. REPORTS TO THE COMMISSION
- IX. CITIZENS TO BE HEARD
- X. ADJOURNMENT

Representatives of the media may obtain copies of this notice by contacting Elaine Roesch, Planning Clerk at 636-797-5580, Jefferson County Planning Division, PO Box 100, Hillsboro, Missouri 63050.

Due to COVID-19, seating in the room will be limited in an effort to maintain proper social distancing practices. In the event of large crowds, attendees may be asked to wait outside until the case they wish to participate in or observe is called for hearing. Temperatures will be screened at the door.

Any person requiring special accommodation under the Americans with Disabilities Act should contact Jefferson County Human Resources at 636-797-5071

"Please be Advised: Members of the County Council May Be in Attendance at this Meeting"

County of Jefferson
PLANNING DIVISION
PO Box 100
HILLSBORO, MO 63050
(636) 797-5580

**Staff Report to the Jefferson County
Planning and Zoning Commission**
Meeting Date: October 14, 2021

General Information:

Petition Number:	FP21070
Petition Name:	Fox Creek Phase I
Surveyor Name:	The Sterling Company – Jamey Henson, P.L.S.
Street Address:	5055 New Baumgartner Road
City, State:	St. Louis, MO 63129
Developer Name:	Fox Creek Development, LLC
Street Address:	5091 Baumgartner
City, State:	St. Louis, MO 63129
Location of Site:	Site is located on Corisande Hill Road near the intersection of Corisande Hill and Wiljeck Lane
Requested Action:	Approval of the Final Plat for Fox Creek Phase I.
Lot Count:	69
Size of Tract:	31.887 Acres
Parcel Numbers:	02-1.0-11.0-2-001-008
Existing Zone District :	PR1 – Planned Residential
Township:	Rock
Prepared By:	Josh Jump, Planner II
Date:	September 28, 2021
Recommend:	Approval, subject to conditions
Attachments:	Final Plat

Regulatory Requirements

Permitted Uses

Single-family residential detached dwellings.

Floor Area, Height, and other Building Requirements

Minimum Lot Size: 7,000 Sq ft

Minimum Lot Width: 50 feet

Maximum Structure Height: 45 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 street located in the proposed subdivision shall comply with Article VII and Article XVI of the Jefferson County Unified Development Order.

Parking

Parking for the single-family residences shall be 2 per dwelling unit, excluding garage.

Signs

Signs shall comply with Article XIII of the Jefferson County Unified Development Order. The developer shall provide all regulatory signs, including stop signs, speed limit, etc. The developer shall provide a sign at appropriate location in the subdivision, which states "Private Maintenance Begins". This will be reviewed at the improvement plan stage if a preliminary plat is approved.

Landscaping

Landscaping shall comply with landscaping requirements as outlined in Article XIII of the Jefferson County Unified Development Order.

Stormwater

Stormwater management shall comply with Chapter 505 of the Jefferson County Code of Ordinances.

Erosion and Sediment Control

Erosion and sediment control shall comply with Article X 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.

Staff Recommendations

Approval of this petition shall be subject to the conditions outlined below:

General Conditions:

1. All required improvements must be installed and approved and/or escrow must be established.
2. Provide proof that ROW dedication which is acceptable to the Public Works Division has been recorded and submitted to Council for acceptance.
3. A recorded set of covenants and restrictions, which includes the provision for collection of the required \$300 yearly minimum assessment per lot to provide continued maintenance of roadways and drainage improvements shall be submitted with the final plat. This shall include language relative to the permanent conservation areas and the restrictions placed upon the same.
4. Erosion and sedimentation controls shall be in place and approved prior to Jefferson County recording the approved final plat.
5. Conditions of approval for the improvement plans shall be fully addressed before the final plat is recorded.
6. Proof of 911 approvals for the street names shall be provided to the Planning Division prior to recording the final plat.
7. All lots shall be built in compliance with the Jefferson County Unified Development Order and any previously approved modifications.
8. 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.
8. All conditions outlined in the approved Preliminary Plat (PP18003) must be adhered to.

[illegible][illegible]

On the other hand, the fact that the Commission has not been able to identify any other countries in which the use of the death penalty has been abolished, and that it has not been able to identify any other countries in which the death penalty has been abolished, is a strong indication that the Commission is not aware of any other countries in which the death penalty has been abolished. The Commission is not aware of any other countries in which the death penalty has been abolished.

[illegible][illegible]

STATE OF MINNESOTA)
COUNTY OF _____)
ss. _____)
On this _____ day of _____, 1964, before me, the undersigned, a duly qualified and acting Notary Public for the State of Minnesota, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 1964.

Notary Public for the State of Minnesota

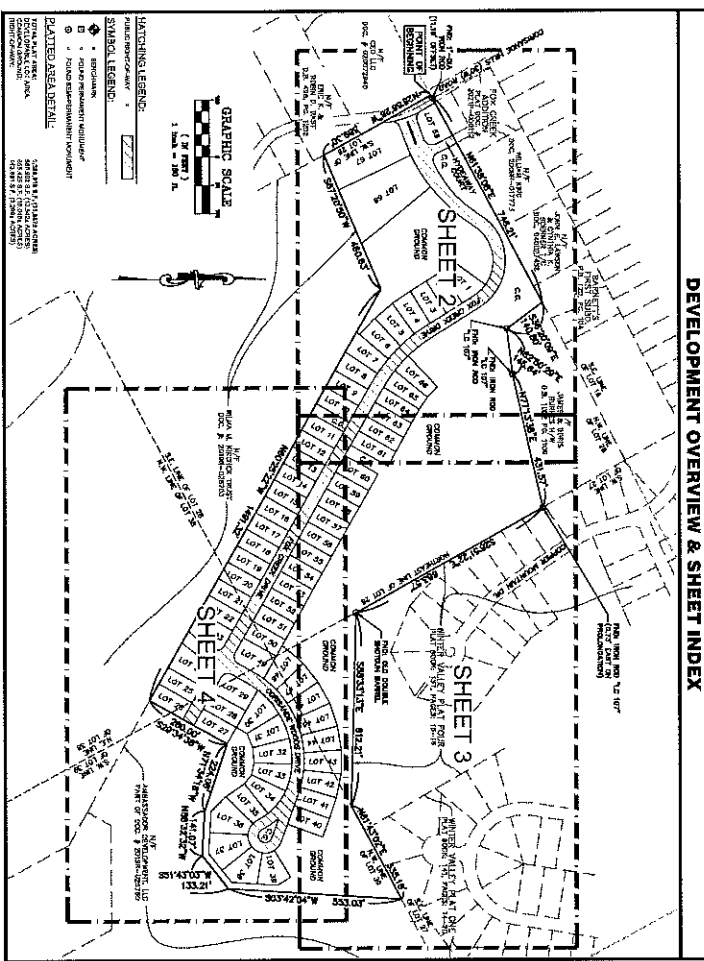
My commission expires _____

THE STERLING CO. ENGINEERS & SURVEYORS 3811 16th Avenue S.W. P.O. Box 10000 Seattle, WA 98108-0001 Tel: 206-462-1100 Fax: 206-462-1101 www.sterling-engineers.com			
DRAWING BY: _____ CHECKED BY: _____ JOB NO.: _____	GTS 14H 21-02-409	MSD P# - N/A DATE: SEPT. 22, 2021 FOX GREEK PULSE ONE	

OF THE CABANNE TRACT IN U.S. SURVEY 3011,
A TRACT OF LAND BEING PART OF LOTS 27, 28, 38 AND 39 OF THE SUBDIVISION
LOCATED IN U.S. SURVEY 3011, TOWNSHIP 43 NORTH, RANGE 5 EAST,
COUNTY OF CLATSOP, OREGON.

ZONED "PR1" PLANNED SINGLE FAMILY RESIDENTIAL ZONE DISTRICT
ACCORDING TO JEFFERSON COUNTY, MISSOURI ORDINANCE NO. 19-0272, APPROVED MAY 16, 2019

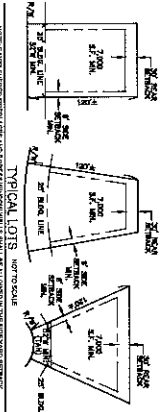
DEVELOPMENT OVERVIEW & SHEET INDEX

[illegible][illegible]

NAME, LAST ASSIGNED IN THE NAME OF _____

PRINT OR STAMP: 02-10-11-00000000

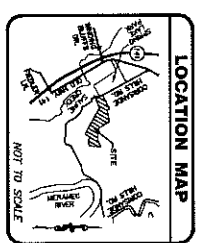
PLANNING TECHNICIAN _____ DATE _____

[illegible]

- [illegible]

[illegible][illegible]

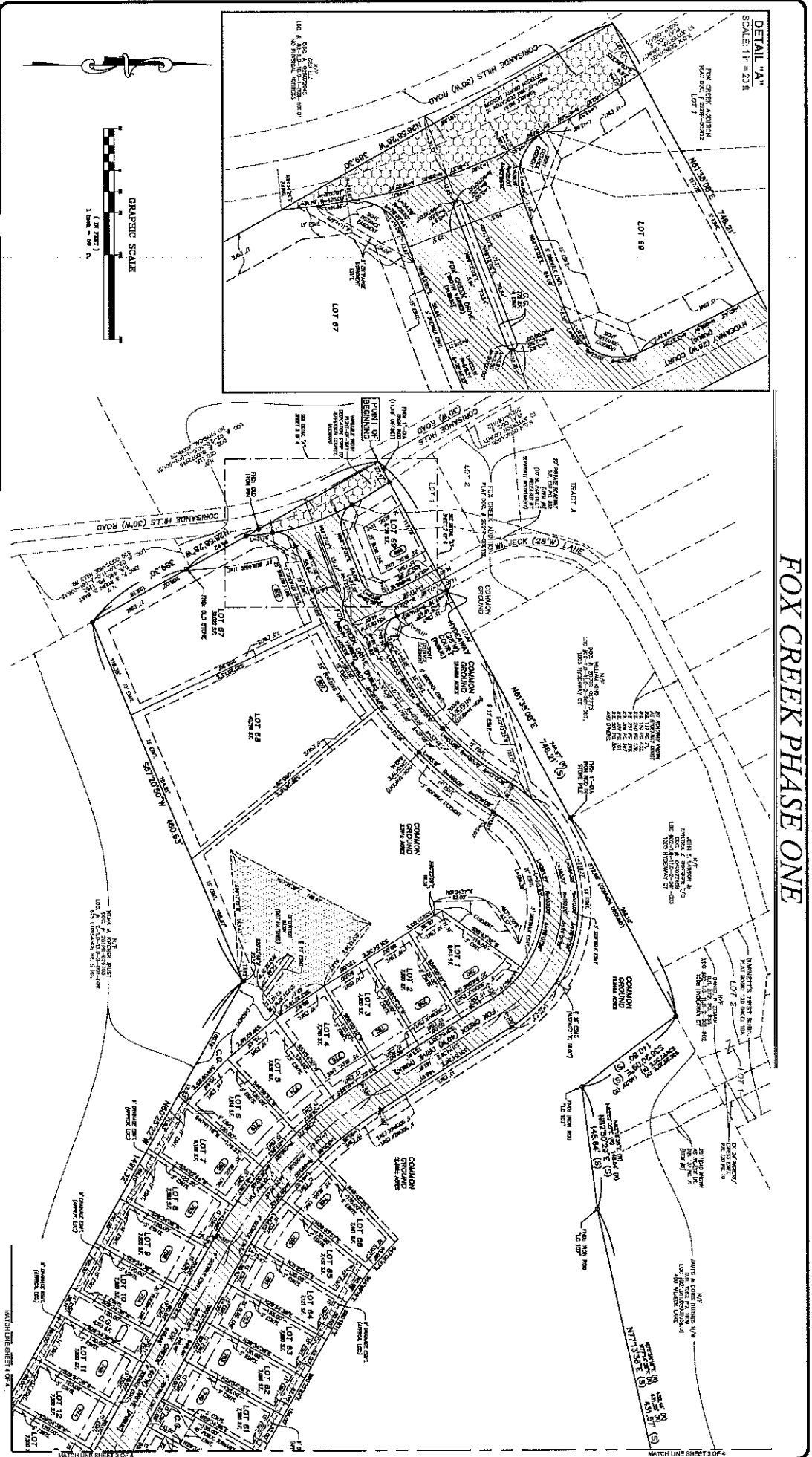
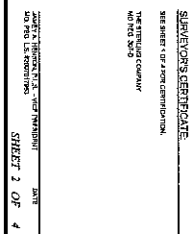
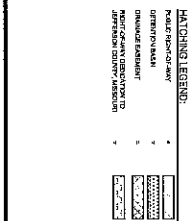
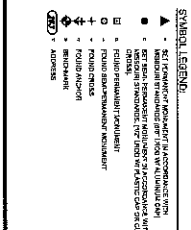
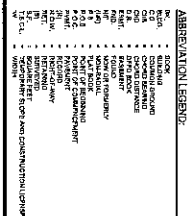
STANDARD 2MR CIBS ALUMINUM DOOR, EXPOSED, 70-80", SET IN A 12" DIAMETER CONCRETE POST. THE MOUNTING IS IN THE SOUTHEAST CORNER OF ADJACENT TO PLANTATION BOTTOM NORTH.



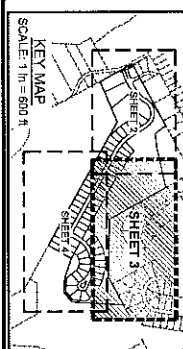
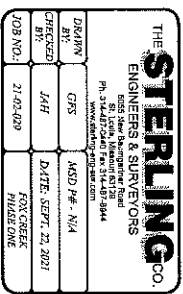
UNDER NUMBER 21224627
THE OTTILIO CO. COMPANY
5000 W. BALBOA AVENUE ROAD
ST. LOUIS, MISSOURI 63120
PHONE: (314) 487-0440

[illegible]

THE STERLING CO. ENGINEERS & SURVEYORS 552 New Kentville Rd. P.O. Box 1000, Kentville, NS B4A 1A6 Tel. 534-6640 Fax 534-6444 www.sterling-engineers.com		
DRAWING BY:	GRS	M&D P# N/A
CHECKED BY:	LAH	DATE: SEPT. 24, 2013
JOB NO.:	21-03-009	FOX CREEK PHASE ONE



GRAPHIC SCALE
(in feet)
1 inch = 10 ft.

[illegible]

DETAIL "B"
SCALE: 1" = 20' 0"

COMMON GROUNDS

LOT 35
LOT 36
LOT 37
LOT 38

COMMON GROUNDS

LOT 39

COMMON GROUNDS

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39

COMMON GROUNDS

LOT 40
LOT 41
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
LOT 47
LOT 48
LOT 49
LOT 50
LOT 51
LOT 52
LOT 53
LOT 54
LOT 55
LOT 56
LOT 57
LOT 58
LOT 59
LOT 60
LOT 61
LOT 62
LOT 63
LOT 64
LOT 65
LOT 66
LOT 67
LOT 68
LOT 69
LOT 70
LOT 71
LOT 72
LOT 73
LOT 74
LOT 75
LOT 76
LOT 77
LOT 78
LOT 79
LOT 80
LOT 81
LOT 82
LOT 83
LOT 84
LOT 85
LOT 86
LOT 87
LOT 88
LOT 89
LOT 90
LOT 91
LOT 92
LOT 93
LOT 94
LOT 95
LOT 96
LOT 97
LOT 98
LOT 99
LOT 100

COMMON GROUNDS

LOT 101
LOT 102
LOT 103
LOT 104
LOT 105
LOT 106
LOT 107
LOT 108
LOT 109
LOT 110
LOT 111
LOT 112
LOT 113
LOT 114
LOT 115
LOT 116
LOT 117
LOT 118
LOT 119
LOT 120
LOT 121
LOT 122
LOT 123
LOT 124
LOT 125
LOT 126
LOT 127
LOT 128
LOT 129
LOT 130
LOT 131
LOT 132
LOT 133
LOT 134
LOT 135
LOT 136
LOT 137
LOT 138
LOT 139
LOT 140
LOT 141
LOT 142
LOT 143
LOT 144
LOT 145
LOT 146
LOT 147
LOT 148
LOT 149
LOT 150
LOT 151
LOT 152
LOT 153
LOT 154
LOT 155
LOT 156
LOT 157
LOT 158
LOT 159
LOT 160
LOT 161
LOT 162
LOT 163
LOT 164
LOT 165
LOT 166
LOT 167
LOT 168
LOT 169
LOT 170
LOT 171
LOT 172
LOT 173
LOT 174
LOT 175
LOT 176
LOT 177
LOT 178
LOT 179
LOT 180
LOT 181
LOT 182
LOT 183
LOT 184
LOT 185
LOT 186
LOT 187
LOT 188
LOT 189
LOT 190
LOT 191
LOT 192
LOT 193
LOT 194
LOT 195
LOT 196
LOT 197
LOT 198
LOT 199
LOT 200

COMMON GROUNDS

LOT 201
LOT 202
LOT 203
LOT 204
LOT 205
LOT 206
LOT 207
LOT 208
LOT 209
LOT 210
LOT 211
LOT 212
LOT 213
LOT 214
LOT 215
LOT 216
LOT 217
LOT 218
LOT 219
LOT 220
LOT 221
LOT 222
LOT 223
LOT 224
LOT 225
LOT 226
LOT 227
LOT 228
LOT 229
LOT 230
LOT 231
LOT 232
LOT 233
LOT 234
LOT 235
LOT 236
LOT 237
LOT 238
LOT 239
LOT 240
LOT 241
LOT 242
LOT 243
LOT 244
LOT 245
LOT 246
LOT 247
LOT 248
LOT 249
LOT 250
LOT 251
LOT 252
LOT 253
LOT 254
LOT 255
LOT 256
LOT 257
LOT 258
LOT 259
LOT 260
LOT 261
LOT 262
LOT 263
LOT 264
LOT 265
LOT 266
LOT 267
LOT 268
LOT 269
LOT 270
LOT 271
LOT 272
LOT 273
LOT 274
LOT 275
LOT 276
LOT 277
LOT 278
LOT 279
LOT 280
LOT 281
LOT 282
LOT 283
LOT 284
LOT 285
LOT 286
LOT 287
LOT 288
LOT 289
LOT 290
LOT 291
LOT 292
LOT 293
LOT 294
LOT 295
LOT 296
LOT 297
LOT 298
LOT 299
LOT 300

COMMON GROUNDS

LOT 301
LOT 302
LOT 303
LOT 304
LOT 305
LOT 306
LOT 307
LOT 308
LOT 309
LOT 310
LOT 311
LOT 312
LOT 313
LOT 314
LOT 315
LOT 316
LOT 317
LOT 318
LOT 319
LOT 320
LOT 321
LOT 322
LOT 323
LOT 32

SHEET 1 of 4 IDENTIFICATION
 THE ATTORNEY GENERAL
 HIS OFFICE
 1000 N. 1ST ST.
 OMAHA, NE 68102
 TEL: 402-441-2000
 FAX: 402-441-2001
 DATE: _____
 SHEET 4 OF 4

Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580
<www.jeffcomo.org>

Planning and Zoning Commission

Jefferson County, Missouri

Meeting Date: October 14, 2021

Staff Report

General Information:

Petition Number: PP21069
Petition Name: Bear Ridge

Petitioner Name: McBride Berra Land Company LLC
Street Address: 17415 N Outer Forty Rd
City, State: Chesterfield, MO 653005

Design Professional: The Sterling Co.
Street Address: 5055 New Baumgartner Rd
City, State: St. Louis MO 63129

Location of Site: 5648 Bear Creek Rd

Requested Action: Preliminary Plat Approval of Bear Ridge

Size of Tract: 84.2 Acres total (Assessor's Records)
Number of Lots: 263
Parcel Number: 03-7.0-35.0-1-001-001
Existing Zone District: PR1

Township: Meramec
Council District: 7
School District: Northwest
Fire District: High Ridge
Water District: PWSD 6
Sewer District: House Springs Sewer
Ambulance District: Big River

Prepared By: Rachel Krispin, Planner I
Date: September 27, 2021
Recommendation: Approval (subject to conditions)

Attachments:

1. Aerial Map
2. Zoning Map
3. Preliminary Plat
4. Jefferson County Public Sewer District Response Letter
5. High Ridge Fire Protection District Response Letter
6. Jefferson County Soil and Water Conservation District Summary
7. Northwest R-1 School District

8. Public Water Supply District #6 Response Letter

Subject Property

The subject property is located at 5648 Bear Creek Rd. in House Springs. The property is currently zoned Planned Single-Family Residential (PR1) zone district and roughly 84.2 acres in size. The property went through a rezoning process in early 2021 to rezone the entire parcel from Large Lot Residential (LR2) zone district to Planned Single-Family Residential (PR1) zone district.

The subject property does have steep topographical challenges. According to FEMA's Flood Rate Insurance Map, no portion of the property lies within the floodway or floodplain, and two stream orders traverse the property. Both the streams are classified as Stream Order One. These streams are in the northern and southern portion of the property.

Surrounding Areas

The surrounding land uses and zone districts are as follows:

To the North:	<u>Zoning:</u>	R7, PUD
	<u>Land Use:</u>	Developed Residential in Bear Creek Estates Developed Residential in Villages of Yorktown
To the East:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential
To the South:	<u>Zoning:</u>	R40, R7
	<u>Land Use:</u>	Developed Residential Developed Residential in High Ridge Manor
To the West:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential

Preliminary Plat (received August 26, 2021)

The Preliminary Plat for Bear Ridge shows 263 single-family residential lots on approximately 84.2 acres. The minimum lot sizes range from 4,000 SQFT to 5,000 SQFT. The common ground area proposed includes 33.89 acres. There are four (4) detention basins shown on the preliminary plat.

Analysis

The plat shows 27 lots for single-family residential homes. The plat shows two different types of lots (Type A and Type B) within the subdivision. "Type A" have a minimum lot size of 4,000 SQFT. There are eighty-two (82) "Type A" lots shown on the Preliminary Plat. There are one hundred eighty-one (181) "Type B" lots which have a minimum lot size of 5,000 SQFT.

The subdivision has two (2) points of access; both of which are along Bear Creek Rd. The number of access points to the Bear Ridge subdivision do appear to meet UDO standards for the size and number of lots within the development. There are also two (2) stubbed streets adjoining the southern and eastern properties. The density of the project comes well below the allowed density in the PR1 zone district. In a PR1 zone district, the density is six (6) units per acre. Bear Ridge has roughly 3.6 units per acre.

During the Development Plan process, there were concerns about lack of amenities for residents within the proposed development. The Development Plan was approved with a walking trail network throughout the proposed development as an added amenity for residents. While it is not shown on the Preliminary Plat, the trail network and its requirements will need to be added at the Improvement Plans phase.

Departmental and Agency 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
- High Ridge Fire Protection District
- Northwest R-1 School District
- PWSD 6
- Jefferson County Public Sewer
- North Jefferson County Ambulance District
- Missouri State Highway Department
- Jefferson County Public Works
- Missouri Department of Natural Resources
- Natural Resources Conservation Service
- U.S. Army Corps of Engineers
- Jefferson County Code Enforcement Division
- Jefferson County Stormwater Division

Official Master Plan

Growth Area

The subject property is located in the Primary Growth Area on the Preferred Growth Alternative Map. The growth policies for this area include the following:

1. Development shall be targeted to infill sites and sites adjacent to existing development, which are designated as "Primary Growth Areas."
2. Development within the "Primary and Secondary Growth Areas" shall be required to utilize or extend public infrastructure systems, including water, sewer and roads.
3. Septic or on-site wastewater treatment systems shall be discouraged in the "Primary and Secondary Growth Areas" and lots with existing systems in these areas should be connected to public sewer when physically and financially possible.
4. Development will be one of the eight development patterns as defined by this plan.
5. Residential development that has access to established transportation corridors shall be encouraged.

Suburban Development Pattern

The Suburban Development Pattern is the most appropriate pattern of development for the proposed Bear Ridge. The Suburban Development Pattern is appropriate in areas with access to services, with characteristics of access being adjacency and strong transportation connections.

This pattern is characterized by single-family subdivisions located away from major roads. Single-family homes should be buffered from the impacts of high traffic roads. In contrast, single-family subdivisions are oriented internally, with few major entrances to local roads and buffers surrounding the subdivision near collector or arterial roads.

Land Uses	A variety of land uses exist in the Suburban pattern spanning all categories (residential, commercial, industrial). These land uses are separated based on broad classifications of uses. Non-residential development tends to occur in large strips along major roads.
Edges / Transitions	Generally within Suburban patterns, buffers or berms further separate each individual site. These areas may be either natural or manicured. Edges between Suburban patterns and other Development Patterns are generally difficult to define, because this pattern attempts to assimilate qualities of different Development Patterns (urban and rural) into one pattern.
Open Space	Open space is more formal, often designed as part of individual site landscape plans. Private open space consists of medium or large yards, common subdivision grounds or landscape areas as part of non-residential site plans. Private open space can be disjointed, due to its individualized design and purposes – (i.e.: designed to serve specific lots or developments). Public open space may exist as part of a formal community-wide planning effort, typically removed from commercial sites and occasionally incorporated in residential subdivisions.
Street network /Transportation	The street network is hierarchical, including local, collector and arterial streets, with county roads functioning as arterial streets. Arterial streets carry the majority of traffic, requiring detailed engineering (width, turning lanes, etc.). Connectivity is generally only provided by collector or arterial streets. This factor, combined with the separation of uses on functional classes make pedestrian, transit or para-transit access impractical. Most trips require an automobile.
Service Infrastructure	Sewer and water service may be common systems – typically municipal extensions but they also may involve development of private systems. Larger lots, however, (over 1 acre) may be able to support well or septic use if state standards are met.
Community Infrastructure	Fire, police, schools, parks and other community infrastructure can be supplied by existing, but remote facilities, if sufficient capacity exists. New facilities must be phased in as subdivisions increase, but may be difficult to provide efficiently.
Lot sizes	Lot sizes are variable. Overall density typically remains between 3 and 6 units per acre.

Criteria for Implementation	♦ Traffic impact is a major determinant of development, as vehicle miles traveled and congestion increase with this pattern. ♦ Typically triggered by immediate availability or short-term practicality of service infrastructure investments. ♦ Community infrastructure (fire, schools, parks) must be provided by existing remote facilities or developed over time as subdivisions increase. ♦ Generally, not appropriate for areas with significant natural features worthy of preservation.
-----------------------------	--

Staff Recommendation

Staff recommends **Approval** of PP21069, a request for Preliminary Plat approval for Bear Ridge, subject to the following regulatory requirements, conditions of approval, departmental comments, and final plat requirements:

Regulatory Requirements

Permitted Uses

Single-family residential detached dwellings.

Floor Area, Height, and other Building Requirements

Maximum Density: 6 unit per acre

Minimum Lot Size: 4,000 square feet

Minimum Lot Width: 40 feet

Maximum Structure Height: 45 feet

Improvement Plan / Site Development

Required Yards

The required yards shall comply with those permitted on the Preliminary Plat for Bear Ridge. The required setbacks for the PR1 zone district include front yard – 25', side yard – 6', and 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

The subdivider shall provide a sign at the entrances to the subdivision which states, "Private Maintenance Begins". The subdivider shall also place all regulatory signs, including stop signs, speed limit, etc. See Article XIII for additional signage regulations.

Landscaping

The UDO requires the following landscaping for a subdivision:

1. Street Frontage*
 - a. 1 tree for every 75 feet of street frontage.
 - b. 1 shrub for every 20 feet of street frontage.
2. Open yard areas**
 - a. 1 tree for every 5,000 SQFT of open yard.
 - b. 2 shrubs for every 5,000 SQFT of open yard.

* Trees and shrubs may be clustered but must be within 20 feet of the provided right-of-way.

** Open yard is the total lot area subtracted from the building footprint.

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.
2. No deviations have been applied for or analyzed in connection with this application. Therefore, all UDO requirements, including those set forth in this report shall be adhered to and reflected in the improvement plans and final plat.

2. The recreational amenities required with the Development Plan must be shown on submitted Improvement Plans. The recreational amenities include a crushed stone walking trail network and park benches shall be installed at or around the detention ponds.
3. Block length must comply with the regulations set forth in the Jefferson County UDO.
4. 3:1 ratio on all lots must comply with the Jefferson County UDO.
5. The Preliminary Plat shall comply with all regulations set forth by respective departments and agencies, including the requirements of the High Ridge Fire Protection District.

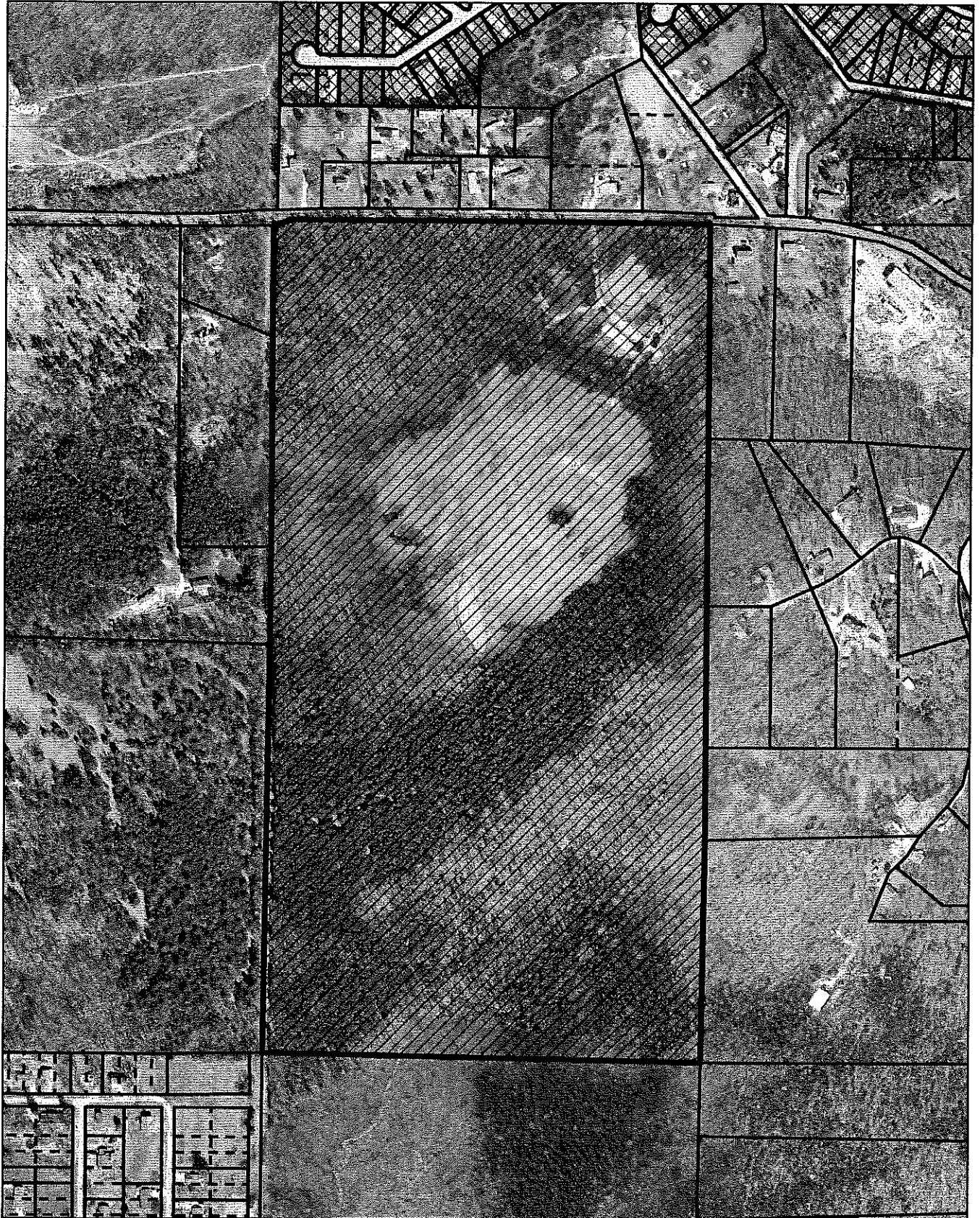
Departmental Comments:

1. Pavement:
 - a) The sight distance profiles shall be included in the improvement plans.
 - b) Along a county roadway, 125' separation/offset is required between driveways and entrances. Condition not met with Streets "A" and "B" and driveways opposite on Bear Creek Road. A deviation is required.
 - c) The maximum allowable 1,500 block length is exceeded on Bear Ridge Drive Station 20+00 to station 39+57. No deviation or modification was applied for, therefore this must be corrected to County standards.
 - d) The 28' wide streets proposed are acceptable if posted "No Parking" on one side of all streets.
2. Sidewalks:
 - a) Sidewalks shall consist of 5' width.
 - b) Sidewalks are required on both sides and around the cul-de-sacs on all streets.
3. Stormwater/detention:
 - a) Detention system shall detain and release stormwater at a rate not to exceed the release rate from the site under the existing (pre-developed) conditions for the 2-year and 10-year, 24-hour storm event. Provide soil types, CN's, etc.
 - b) Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.
4. 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.

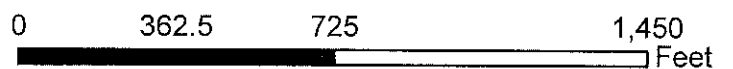
Final Plat Requirements

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 Bear Ridge 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.

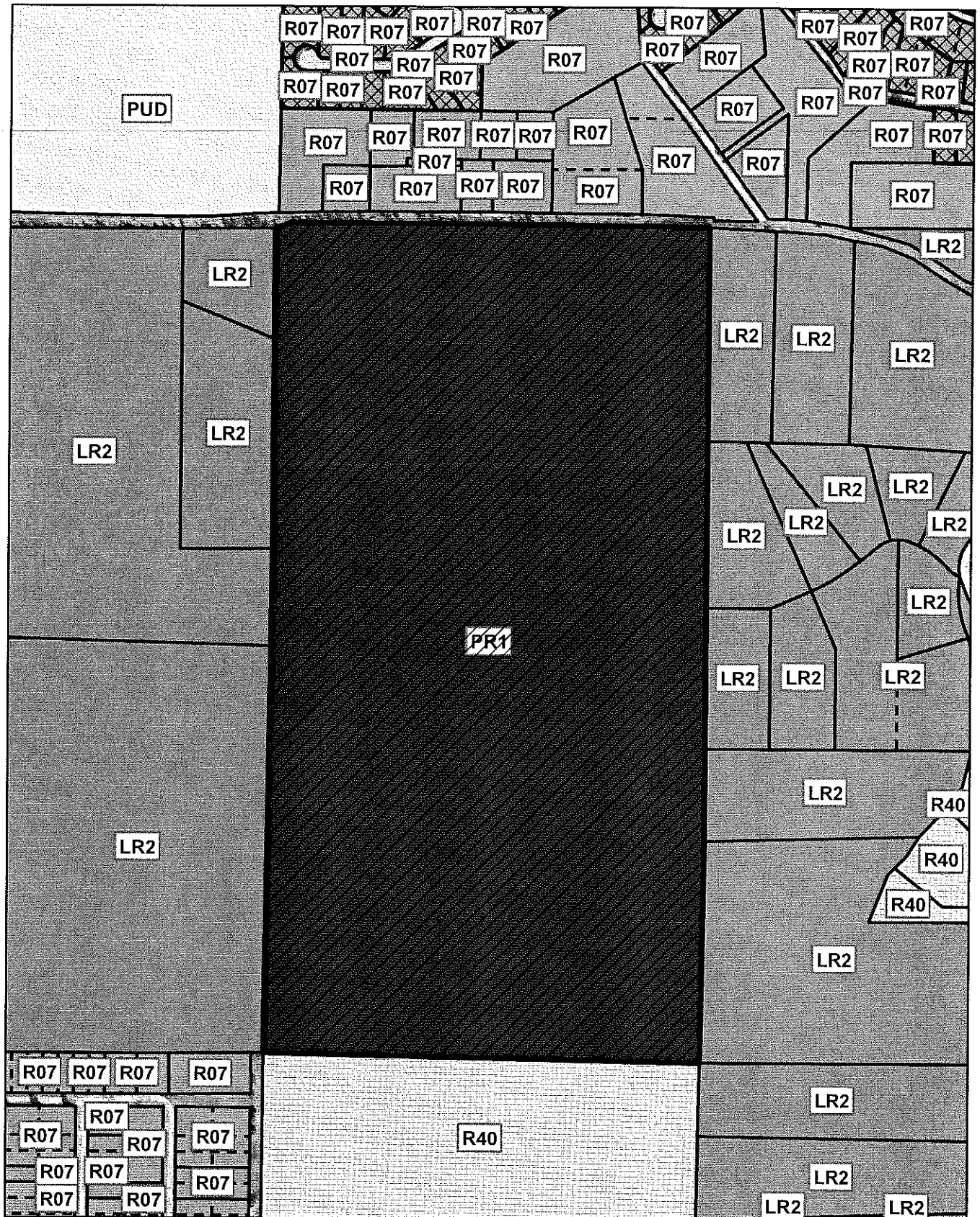
PP21069 - Bear Ridge



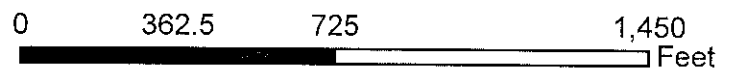
Subject Property



PP21069 - Bear Ridge



Subject Property



DATE: 20-05-186
AUG 26 2021
SHEET: 22
PROJECT: PRELIM

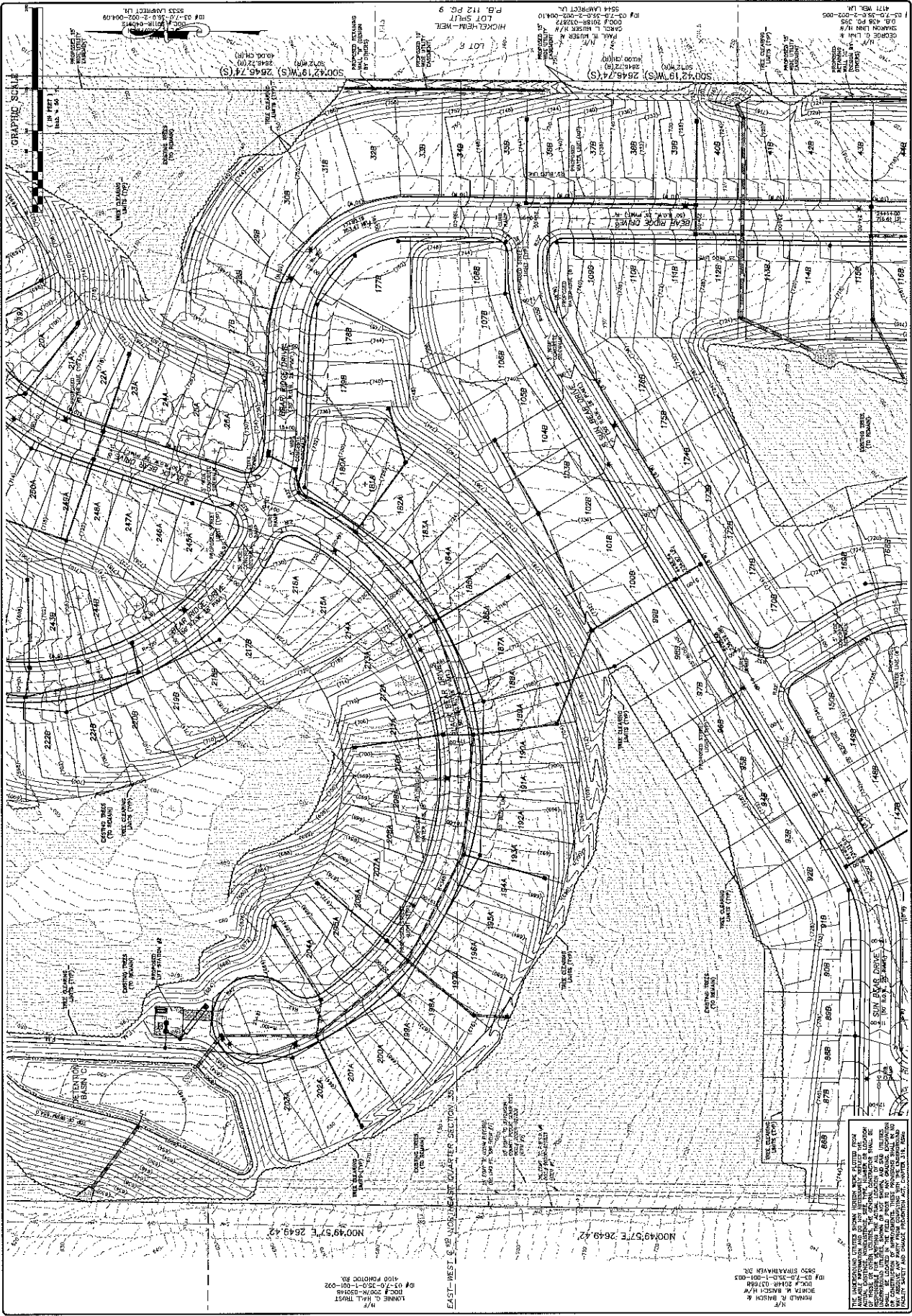


Bear Ridge
Preliminary Plat
State: Missouri, County: St. Louis
Project: Bear Creek Road, House Slips, Missouri 63021

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baltimore Road
St. Louis, Missouri 63123
Corporate Counsel of Authority 801345

Elite Development Services, LLC
5091 New Baltimore Road
St. Louis, Missouri 63123

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



Jefferson County Public Sewer District
4629 Yeager Rd., PO Box 632
Hillsboro, MO 63050
636-797-9900



SEPTEMBER 22, 2021

Eric Larson, Director
Department of County Services and Code Enforcement
729 Maple Street, PO Box 100
Hillsboro, MO 63050

Re.: PP21069 – Bear Ridge

Director Larson,

I have reviewed the above referenced plans sent to me on 08/30,2021 and have the following comments:

General:

The developer has submitted sanitary sewer plans to the district for review and comment.

The District currently has capacity at the recipient WWTP, JCPSD Yorktown MO-0131199, however several developments and a legacy agreements have reserved part of this capacity. In general, the District allocates excess capacity on a first come first serve basis. Accordingly, a development agreement is required prior to final approval of the site development plan.

A Jefferson County utility permits are required for the sewer line crossing Bear Ck Road. Provide details of the carrier pipe, pipe spacers and casing seals.

All sewer lines shall be in a dedicated easement to the Jefferson County Public Sewer District.

Sewer:

The sewer connection as designed will discharge into an existing gravity sewer main. The Developer will need to discharge at a rate that does not exceed the capacity of the existing gravity sewer mains.

A sewer line should be extended easterly between Lots 40B and 41B to allow organized expansion of the service area.

Two pump stations are planned for this development. The design and construction will need to conform to District specifications and equipment standards.

If you have any further questions, please feel free to contact me anytime.

Best Regards,

A handwritten signature in black ink, appearing to read "Doug S. Bjornstad", is written over a light blue grid background.

Digitally signed by Douglas S. Bjornstad, P.E.
Date: 2021.09.22 11:35:16-05'00'

Douglas Bjornstad, P.E.

DISTRICT MANAGER

Cc: File, jjump@jeffcomo.org, RKrispin@jeffcomo.org

High Ridge Fire Protection District

2842 High Ridge Blvd. High Ridge, Missouri 63049

Office: 636-677-3371 Fax: 636-677-8124

CAROL GREIFE

Chairman

GARY HESKETT

Director / Treasurer

BRUCE WILLIAMS

Director / Secretary

KENNETH THEILING

FIRE CHIEF

RON TISIUS

Fire Marshal

To: Jefferson County Planning and Elite Development Services

From: Fire Marshal Ron Tisius

Reference: Bear Ridge Improvement

Date: 09/02/2021

Jefferson County Planning and Zoning, as well as Elite Development Services,

After review of the plans submitted regarding the Bear Ridge project, the High Ridge Fire District has no issue with the plans submitted with exception to the following comments:

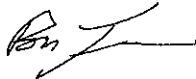
1. Cul de Sac needs to be 96' feet in diameter minimum.
2. Water flow test for the area. What is the GPM we are getting?
3. Water supply shall supply 1,000 GPM for one hour.
4. Driving surface of fire access roads must be capable of supporting 75,000 pounds (34 050kg)
5. Hydrants in the subdivision need to be painted Chrome Yellow on the barrels, and bonnets need to be painted green if they are to flow 1000 to 1499 GPM or a 10" main. This is per the High Ridge Fire District ordinance.

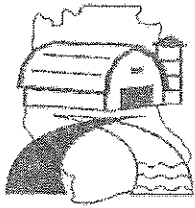
Please contact my office if you should have any questions.

Thank you.

Fire Marshal

Ron Tisius





Jefferson County Soil & Water Conservation District

10820 BUSINESS 21 • SUITE 200 • HILLSBORO, MO 63050
(636) 789-2441, EXT. 3 •

Board of Directors:

Gary Bonacker
Chairman

Ray Lindwedel
Vice Chairman

Carl Haberstroh
Treasurer

Debi Kelly
Secretary

Peggy Ladd
Member

District Staff:

Cynthia Rousan
District Manager
District Spec IV
Info-Ed Specialist

Tristan Soto
DSI/Info Ed Specialist

District & NRCS

Paul Lee
FOSA DSI Shared Tech
SWCD & NRCS

NRCS Staff:

Renee Cook
District Conservationist

Rhonda Davault
Lead Resource
Conservationist

Jerry Busch
Area Technician &
Conservationist

Date: September 1, 2021

To: Department of County Services and Code Enforcement

From: Jefferson County Soil and Water Conservation District

Re: **PP21069 – Bear Ridge**

The Preliminary Plat PP20056 Dry Fork Meadows was reviewed using Web Soil Survey (WSS). This database provides soil data and information produced by the National Cooperative Soil Survey. It is operated by the USDA Natural Resources Conservation Service (NRCS). A Custom Soil Resource Report was created for this plat review.

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Points of interest are listed below. Please see detailed WSS report attached.

- 1) Soil Health: Fragile Soil Index
 - a) Soils are Slightly to Moderately Fragile
- 2) Building Site Development: Dwellings and Small Commercial Buildings; Roads and Streets, Shallow Excavations and Lawns and Landscaping
 - a) Soils are Somewhat Limited to Very Limited
- 3) Water Features: Hydrologic Soil Group and Surface Runoff
 - a) Soil Groups with High to Very High Surface Runoff

Regards,

Paul Lee

FOSA District Specialist I
SWCD and NRCS

Attachment: PP21069_Bear_Ridge_Plat_Review_WSS_Report

Rachel Krispin

From: Joshua Jump
Sent: Monday, September 27, 2021 1:08 PM
To: Rachel Krispin
Subject: FW: Bear Ridge

From: Kim Hawk <khawk@northwestschools.net>
Sent: Thursday, September 23, 2021 8:41 PM
To: Joshua Jump <jjump@jeffcomo.org>; rkrispoin@jeffcomo.org
Subject: Bear Ridge

All,

The Northwest RI School District can easily provide educational services to families in the proposed Bear Ridge development. We are excited to learn more about the additional 263 single family homes that may become available to our families. Many individuals and staff relocating to our community have shared the challenges they have had in finding housing in our community.

I am interested in knowing if the development will take place in phases or as one continuous build. I would also like to know the timeline and anticipated number of homes that will come on line during each phase. This information will assist us in planning for the arrival of new students. Please let me know if we can assist or answer further questions. I look forward to learning more about the development at the October 14 meeting.

Can you please share the time and location of the meeting. Additionally, I would like to visit with someone regarding any other developments that are underway or anticipated in the Northwest District. We are currently reviewing student to teacher staffing ratios and this information would be very helpful. I can be reached most easily on my cell phone 417-217-4675.

Thank you,

Kim Hawk, Ed.D.
Chief Operating Officer
Northwest R-I School District
Office: 636-692-0453 Cell: 417-217-4675
#NWLoveLearnLead

"Northwest R-I School District Confidentiality Notice and Disclaimer: The information contained in this e-mail, and any attachment, is confidential and is intended solely for the use of the intended recipient. Access, copying or re-use of the e-mail or any attachment, or any information contained therein, by any other person is not authorized. If you are not the intended recipient please return the e-mail to the sender and delete it from your computer. Although we attempt to prevent viruses on e-mails and attachments, we do not guarantee that either are virus-free and accept no liability for any damage sustained as a result of viruses."



Architecture • Civil Engineering • Land Surveying • Site Development • Geotechnical Engineering • Inspection & Materials Testing

September 28, 2021

County of Jefferson
Department of County Services and Code Enforcement
729 Maple Street/PO Box 100
Hillsboro, MO 63050

SENT VIA: Email
(jjump@jeffcomo.org)
(rkrispin@jeffcomo.org)

RE: Plan Review – Bear Ridge Subdivision

To Whom It May Concern:

Public Water Supply District #6 of Jefferson County will provide water service for the above referenced project, once the District's requirements for design, construction, and documentation have been met. The District requires that all facilities be designed and constructed per the District's Guidelines and Specifications.

The Water District commitment for water capacity is contingent on connections to the Water Districts systems being completed and placed into service within three years after the date of your approval letter.

Please feel free to contact me with any comments or questions, 636-584-0540.

Sincerely

David Van Leer, P.E.
Cochran

CC: Kevin Ritz, District Manager
Michael Boerding, The Sterling Company

8 East Main Street
Wentzville, MO 63385
Phone: 636-332-4574
Fax: 636-327-0760

737 Rudder Road
Fenton, MO 63026
Phone: 314-842-4033
Fax: 314-842-5957

530A East Independence Drive
Union, MO 63084
Phone: 636-584-0540
Fax: 636-584-0512

1163 Maple Street
Farmington, MO 63640
Phone: 573-315-4810
Fax: 573-315-4811

2804 N. Biagio Street
Ozark, MO 65721
Phone: 417-595-4108
Fax: 417-595-4109

905 Executive Drive
Osage Beach, MO 65065
Phone: 573-525-0299
Fax: 573-525-0298

www.cochraneng.com

Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580
<www.jeffcomo.org>

Jefferson County, Missouri
Planning and Zoning Commission
Meeting Date: October 14, 2021

Staff Report

General Information:

Petition Number: CU21073

Petitioner Name: Shane Perrin
Street Address: 2830 State Route W
City, State: Eureka, MO 63025

Owner Name: Same
Street Address:
City, State:

Location of Site: 2822 State Rte W. (State Rte W .06 miles south of Twin Rivers Road)

Requested Action: Conditional Use Permit for "Recreational Facility or Area (Outdoor/Commercial) in an LR2 – Residential Zone District

Size of Tract: .5 Acres
Parcel Numbers: 04-6.0-13.0-0-001-056
Existing Zone District: LR2
Township: Meramec
Council District: 1

School District: Northwest
Fire District: Eureka Fire
Water District: PWSD 6
Sewer District: Jefferson County PSD

Prepared By: Joshua Jump, Planner II
Date: October 1, 2021
Recommend: Approval, with conditions

Attachments:

1. Aerial Map
2. Zoning Map
3. Site Plan
4. Modification Letter

Subject Property

The subject property is located at 2822 State Highway W. It has direct frontage on State Highway W. The property is currently undeveloped. There appeared to be a residence on the property at some point, however due to the property's proximity to the big river and the related flooding issues caused by the river, the residential use has since been vacated.

According to the FEMA flood maps the property does have significant floodplain and floodway issues. There is also a Stream Order 6 that traverses from the eastern property boundary which is the Big River.

Surrounding Areas

The subject property is in a primarily residential area just south of the intersection of State Highway W and Twin Rivers Rd. The surrounding zoning is as follows:

To the North:	<u>Zoning:</u> LR2 <u>Land Use:</u> Developed/Undeveloped Residential
To the East:	<u>Zoning:</u> N/A <u>Land Use:</u> Big River
To the South:	<u>Zoning:</u> LR2 <u>Land Use:</u> Undeveloped Residential
To the West:	<u>Zoning:</u> LR2 <u>Land Use:</u> Developed Residential

Petitioner's Request

The petitioner is requesting approval of a Conditional Use Permit to allow "Recreational Facility or Area (Outdoor/Commercial)" in the Residential (LR-2) Zone District in accordance with Article 9, Section 400.3280 of the Unified Development Order. This request is being reviewed under the Unified Development Order (UDO) of Jefferson County adopted April 2, 2008, as amended.

Official Master Plan Growth Area

The subject property is located within the Secondary Growth Area on the Preferred Growth Alternative Map. The growth policies for this area include the following:

1. Development within the "Primary and Secondary Growth Areas" shall be required to utilize or extend public infrastructure systems, including water, sewer and roads.
2. Septic or on-site wastewater treatment systems shall be discouraged in the "Primary and Secondary Growth Areas" and lots with existing systems in these areas should be connected to public sewer when physically and financially possible.
3. Development will be one of the eight development patterns as defined by this plan. Commercial and employment centers shall be located within either the municipality or the "Primary Growth Area," immediately adjacent, and it shall have direct access to a County, State or Federal highway.

Large Lot Development Pattern

This pattern creates the perception of large expanses of open spaces with buildings removed from the public roads and from each other. Private ownership patterns and setback regulations tend to limit uses from coming in conflict with each other.

Land Uses	Primarily single family residential. Some commercial or industrial development may begin to occur in strips along major roads, particularly at the more dense end of the Large Lot range (i.e.: 2 acre lots).
Edges / Transitions	At the larger, less dense end of this pattern, edges and transitions function similarly to Rural Development Patterns. These edges and transitions can either be sharp – as in the case of a transition to a “Mixed-use” – or less distinct, with small changes in density in adjacent areas. At the smaller, more dense end of this Development Pattern, edges and transitions become vague as the Development Pattern attempts to assimilate qualities of different development patterns (urban and rural) in one pattern. Buffers and separation generally characterize edges and transitions among uses within this pattern.
Open Space	Open space is generally disjointed, as it is provided primarily by large individual private lots. Significant natural resources may warrant protection or public acquisition of open space in isolated locations. Public open space may exist as part of a formal, community-wide planning effort, but it is typically not integrated with any commercial or residential development.
Street network / Transportation	The street network is primarily major county roads and private lanes serving as access to a single or small collections of lots. Connectivity is provided only by major county roads. Automobiles are needed for most trips, and transit or para-transit service is not practical. Increasing density will generate increased traffic on these roads, creating potential demand for future widening of major roads.
Service Infrastructure	Generally individual systems of wells and septic.
Community Infrastructure	Fire, police, schools, parks and other community infrastructure is typically supplied by existing, although remote facilities. Large Lot patterns, particularly in the 2 to 5 acre range, can begin to burden existing community infrastructure. New facilities must be phased in as subdivisions increase, but they may be difficult to provide efficiently.
Lot sizes	Variable in the 2 to 5 acre range.
Criteria for Implementation	♦ Traffic impact becomes a primary determinant of development projects as vehicle miles traveled increase with this pattern. ♦ Private service infrastructure must be carefully evaluated in terms of cumulative impacts and long-term maintenance. ♦ Community infrastructure (fire, schools, parks) must be provided by existing remote facilities, with careful attention to cumulative effects in service levels. ♦ Generally not appropriate for areas with significant natural features worthy of preservation. ♦ Generally not appropriate for targeted Growth Areas due to the sustaining low-density pattern that consumes developable land and resources more rapidly. ♦ Can be appropriate in the Growth Area where adequate services such as public water, sewers and roads are not existing and are not economically feasible within the next 20 years, and where the topography allows only low-density development.

UNIFIED DEVELOPMENT ORDER

Recreational Facility or Area (Outdoor/commercial) ("LR-2") - Section 400.3280:

The UDO requires the following additional conditions for the Recreational Facility of Area (Outdoor/commercial) in the LR-2 zone district:

This includes an outdoor commercial recreation facility area, such as an amusement park, a baseball or an athletic field, a race track or fairground with incidental concession facilities, picnic grounds, fishing, swimming, paintball and other types of commercial recreation facilities.

1. Where the property adjoins, land zoned or used for residential purposes, no building or facility shall be nearer than one hundred (100) feet and no driveway or parking area shall be nearer than fifty (50) feet of such boundary, unless topography or other factors justify a lesser setback.
2. The design and layout of the facility shall be in a fashion that minimizes sound and light at the property line.
3. A sound amplification system or any other noise caused by the operation shall not exceed sixty-five (65) decibels, as measured at the property line.
4. Outdoor lighting shall be designed so that light sources are not visible from adjacent property and shall include shields or cutoffs at the light source to redirect light away from such boundaries.
5. Access to the property shall be directly from State or County streets and traffic generation and other effects will be handled so as not to adversely affect adjacent property.
6. Landscaping, berming, or fencing shall be provided to minimize adverse effects in accordance with the provisions of Article XIV of this UDO.
7. A permit may be issued for a specified period. If the permit is for a specified period, the County Council may renew the permit upon expiration.

Standards for Approval - Section 400.3010

Conditional uses may be approved by action of the County Council after recommendation from the Planning & Zoning Commission using the procedures set forth in Section 400.1140. Conditional uses may be approved with conditions including, but not limited to, requirements for yards, open spaces, buffers, fences, walls and screening; the installation of landscaping and maintenance; provisions for erosion control; requirements for street improvements, dedications, limitations on ingress and egress movements into and out of the site and traffic circulation; limitation on signage; limitation on hours of operation and other characteristics of operation; conditions specifically listed under the individual conditional use and other conditions deemed necessary to insure compatibility with surrounding land uses.

In considering any application for a conditional use permit, the Planning & Zoning Commission may consider the following minimum criteria; to the extent they are pertinent to the application.

1. Character of the neighborhood
2. compatibility with adjacent property uses and zoning;
3. suitability of the property for which the conditional use is being requested
4. extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties
5. extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property
6. impact on the street system to handle traffic and/or parking
7. impact of additional storm water runoff to the existing system or to the watershed area if no storm sewer is available

8. impact of noise pollution or other environmental harm;
9. potential negative impact on neighborhood property values;
10. extent to which there is need for the proposed use in the community;
11. economic impact upon the community;
12. extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use;
13. comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied;
14. conformance to the Official Master Plan, current County policies and ordinances; analysis by professional staff; and
15. consistency with permitted uses in the area in which the conditional use is sought.

Submitted Plan

The submitted plan for conditional use shows the following: there are two structures proposed (both are located out of the stream buffer) and near the rear of the property. These structures are labeled as a pavilion and storage building. There are a total of 19 parking spaces shown on the site, this includes one handicapped parking space. The petitioner has requested several modifications from development requirements as well.

The petitioner has requested the following modifications:

1. Relief from Section 400.8230.A.1 - Structure and parking area setbacks
2. Relief from Section 400.5560 and 400.5570, Drainage and Storm Sewers., Sanitary Sewers.
3. Relief from UDO Section 400.4100- Design and Improvement of Parking Lots.
To allow gravel parking lots

Analysis

The subject property is in the LR2 Residential zone district which requires a two-acre lot minimum. The property appears to have been previously occupied by a single-family residence. However, given the property's size (.5 acres) and floodplain and floodway status a single-family home would be very difficult to build back on the property.

The plan shows 19 total graveled parking spaces and two small structures that would be used to house the equipment for the recreational paddle board business. These structures are relatively small and leave a small footprint on the site.

The proposed uses and the plan submitted for the proposed use indicate a low intensity use that uses the natural features of the river. The location of the property and the use proposed benefit from the close proximity to the Big River. The property has direct access to a major state highway. This eliminates the need for providing additional external transportation infrastructure.

Staff feels that the proposed use for the property leaves less of an overall impact in a highly flood prone area, than the uses permitted by right under the UDO. Staff feels that the use is in compliance with both the master plan and the UDO.

Modification Analysis

1. Relief from Section 400.8230.A.1 - Structure and parking area setbacks.

The plan submitted shows buildings located 12' from the property line. Staff doesn't have an issue with the buildings not meeting the 100' required by the UDO. The proposed buildings should be able to meet the 20' minimum setbacks for the LR2 zone district. The UDO also requires the parking lots meet a minimum 50' setback. This condition would also be very difficult to meet. The two property owners most impacted by this condition not being met are the petitioner to the north and Jefferson County to the south. The surrounding property to the south is owned by the County and would be near impossible to ever build any residential structures on given the flooding issues.

2. Relief from Section 400.5560 and 400.5570, Drainage and Storm Sewers, Sanitary Sewers.

The petitioner is requesting that no detention or stormwater be provided for this site. The site is vacant and mostly vegetated. The petitioner is proposing about 12,000 square feet of gravel and other impervious area. Because the site is almost entirely in the floodplain, normal types of detention will not work.

3. Relief from UDO Section 400.4100- Design and Improvement of Parking Lots. To allow gravel parking lots.

The petitioner is requesting that the parking lots be not be paved and that drive aisles be reduced from the required 24' to 22' in width. The petitioner wishes to maintain the recreational aesthetic of an outdoor paddleboard rental on a riverbank.

Modification Recommendation:

1. Staff recommends **Approval** of relief from Section 400.8230.A.1 - Structure and parking area setbacks per the submitted plan, with the condition: that the structures meet the minimum setbacks of the LR2 zoning district as follows, Front (State Highway W) - 100', side - 20', Rear - 50'

2. Staff recommends **Approval** of relief from Sections 400.5560 and 400.5570, Drainage and Storm Sewers, Sanitary Sewers, with the condition: Low impact stormwater management shall be provided as acceptable to the Planning Division

3. Staff recommends **Approval** of relief from Section 400.4100 - Design and improvement of parking lots - to allow gravel parking lots, with the following condition: The entrance from Highway W to 20' inside the site property shall be paved per UDO specifications as noted in item #2 above.

Staff Recommendation

Based on the above analysis, staff recommends **Approval** of CU21073, a request for a Conditional Use Permit to allow "Recreational Facility or Area (Outdoor/Commercial)" in a Residential (LR2) Zone District, subject to the following conditions:

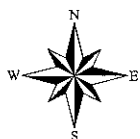
1. Site development will be required
2. The design and layout of the facility shall be in a fashion that minimizes sound and light at the property line.
 - a. A sound amplification system or any other noise caused by the operation shall not exceed sixty-five (65) decibels, as measured at the property line.

- b. Outdoor lighting shall be designed so that light sources are not visible from adjacent property and shall include shields or cutoffs at the light source to redirect light away from such boundaries.
3. Access to the property shall be directly from State or County streets and traffic generation and other effects will be handled so as not to adversely affect adjacent property.
4. All signage, including off premise signage, shall comply with Article XIII of the UDO.
5. The operating hours should be limited from sunrise to sundown.
6. Use will be limited to paddleboard, canoe and kayak rentals. No other commercial use will be permitted.
7. Outdoor storage other than paddleboards, canoes, and kayaks is prohibited. No solid waste shall be stored on the property.
8. No camping or RV parking shall be allowed on the property.
9. Petitioner shall maintain liability insurance and shall produce proof of same upon request by the Planning Division.

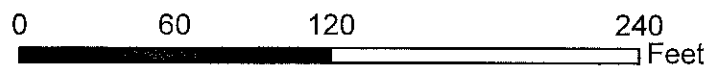
Departmental Comments:

- 1) Pavement:
 - a) An entrance permit is required for access onto a state road from MODOT.
 - b) The Engineer shall submit sight distance profiles showing that the MODOT required sight distance is met. Profile shall label the measurement at the most restrictive point(s). Any vegetation or other obstruction shall be identified.
 - c) Driveway entrances (within state/county ROW):
 - i) Pavement thickness shall provide 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base).
 - d) Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 26'-42'. *Condition is not met; a modification is requested.*
 - e) Entrance width shall be provided from the street into the site for a throat length of 20'.
- 2) Parking areas:
 - a) Parking areas with 5 or more required parking spaces must provide a paved surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC). *Condition not met; a modification is requested.*
 - b) Drive aisles shall be 24' wide for all 90-degree parking. *Condition not met; a modification is requested.*
 - c) Parking spaces shall be delineated in a manner which is acceptable to the Planning Division.
- 3) Stormwater/detention:
 - a) Detention system shall detain and release stormwater at a rate not to exceed the release rate from the site under the existing (pre-developed) conditions for the 2-year and 10-year, 24-hour storm event. Provide soil types, CN's, etc. *Condition is not met; a modification is requested.*
- 4) 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.
- 5) Floodplain:
 - a) The Code Enforcement Division requires a Floodplain Development Permit for any grading or improvements within a known floodplain.
 - b) Show limits of the floodway.
 - c) Show the limits and the elevation(s) of the 100-year floodplain.

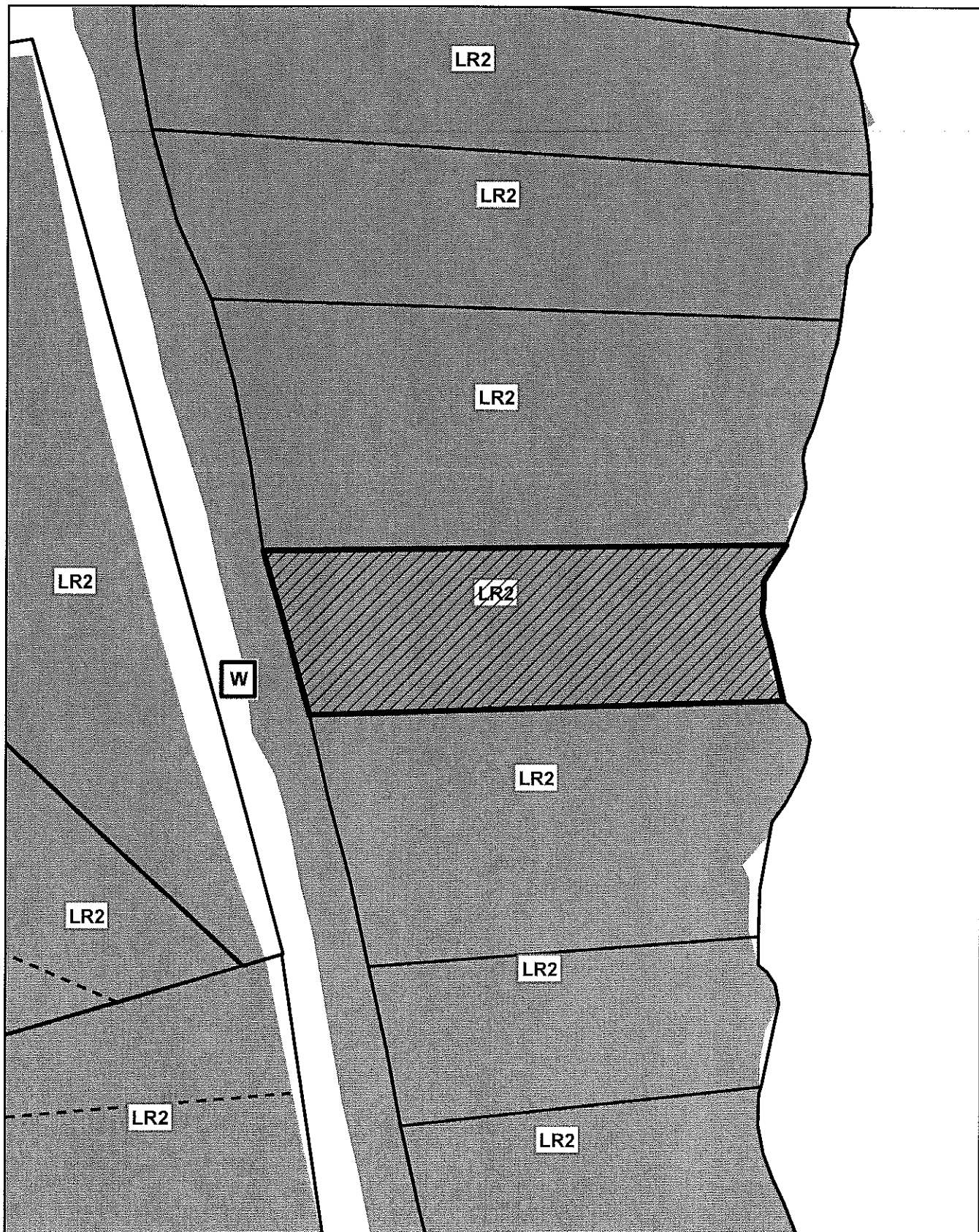
CU21073 - SUP STL



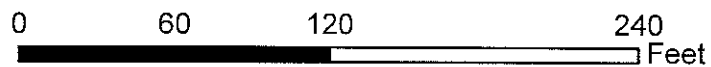
Subject Property



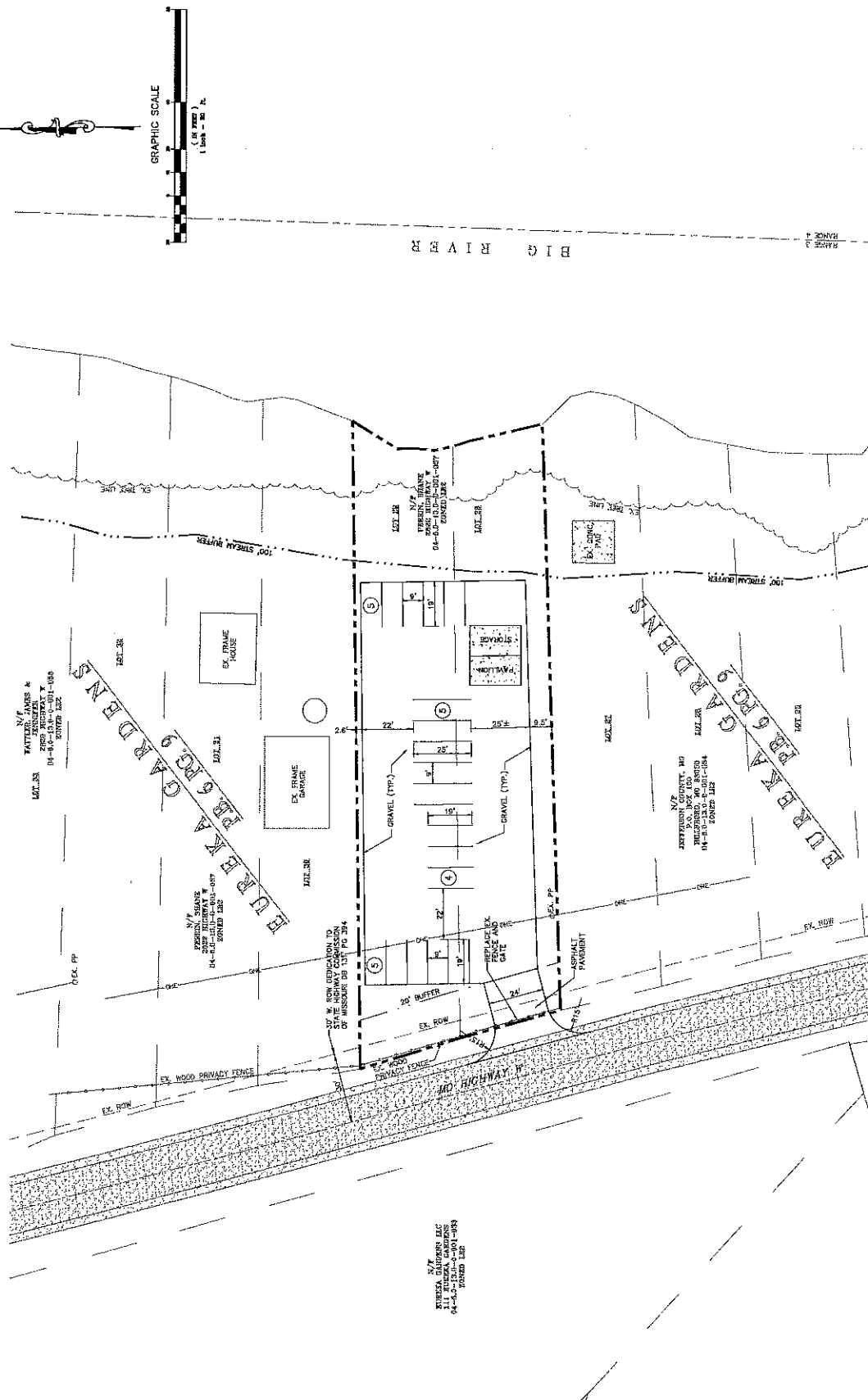
CU21073 - SUP STL



Subject Property



NOTE. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM FIELD OBSERVATIONS, THEREFORE THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES, AND UTILITIES MUST BE CONSIDERED APPROXIMATE, AND IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY NOT SHOWN.



VonArx Engineering

Civil Engineering Services
Honesty • Integrity • Experience

October 6, 2021

Mr. Josh Jump, Planner
Jefferson County Planning Division
PO Box 100
Hillsboro, Missouri 63050

Re: 2830 State Road W – Conditional Use Permit
SUP St. Louis Site Plan – CUP Information

Dear Mr. Jump:

On behalf of Mr. Shane Perin, please consider this information relative to the Conditional Use Permit application for the property at of the proposed facility at 2830 State Road W in Eureka, Missouri. The parcel identification number is 04-6.0-13.0-0-001-056.

1. LEGAL DESCRIPTION: Lots 28 and 29 of Eureka Gardens Subdivision, being a part of the Southwest fractional Quarter of Section 18, Township 43 North, Range 4 East, lying West of the Big River and a part of the East half of Section 13, Township 43 North, Range 3 East, as shown by plat recorded in the Jefferson County Recorder's Office in Plat Book 6, Page 9. Less and excepting therefrom that part of said real estate conveyed to the State Highway Commission of Missouri, by deed dated April 30, 1951, recorded May 28, 1951 in Book 131 Page 344 of the Jefferson County Land Records. Together with all improvements thereon known and numbered as 2830 State Road W, Eureka, Missouri.
2. HISTORIC USE OF THE FOR THE LAST 20 YEARS: The property has been used as a residence during the last 20 years.
3. The property has an existing foundation from the previous residence and several spoil piles and an existing driveway. The proposed Outdoor Recreation Facility would be open from 7:00 am to 8:00 pm from Monday to Sunday. The facility will contain a pavilion, storage, and parking. The site will be used for gathering paddleboarders and canoers.
4. The property has urban utility services including private well, on-site sewage, electric, phone and cable.
5. A location map is provided on the Title Sheet.
6. A sketch of the property is provided on Sheets C2 –Site Plan and C3 – Grading Plan.

The following deviations from the Conditional Use and UDO requirements are sought relative to the proposed site plan:

1. Relief from the Conditional Use requirement of Structure and Parking setback distances. The site is too small to accommodate any structure or parking within the property.
2. Relief from Section 400.55.60 and 400.5570 of the UDO relative to storm sewers and drainage requirements. The property is in the flood plain adjacent to the Big River and will provide surface drainage improvements.

3. Relief from Section 400.4100 of the UDO relative to hard surface paving requirements. The proposed parking will have pavement consisting of 8-inch compacted aggregate.

Please let me know if you have any questions or need additional information.

Best regards,

A handwritten signature in black ink, appearing to read "David Vonarx", with a stylized flourish at the end.

David Vonarx, PE