

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 28, 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
October 14, 2021

V. SWEARING IN OF WITNESSES

VI. INTRODUCTION OF EVIDENCE

VII. NEW BUSINESS

1. Consideration

A. PP21066

The Preliminary Plat for Dry Fork Meadows parcel 08-2.0-09.0.-0-000-075.01, located east of Dry Fork Road near the intersection of Pine Haven Road and Dry Fork Road, Imperial, in Imperial Township and Council District #2.

B. CU21068

A Request for a Conditional Use Permit for parcel 03-7.0-25.0-2-001-004., located at 3643 Rock Creek Road, High Ridge, in High Ridge Township and Council District 1, for an Overseas Shipping Container in a Large Lot (LR-2) Zone District.

C. VR21074

A Request for a Deviation for parcel 02-2.0-04.0-4-001-063.02, located in the Willows Mobile Home Park, Willow Oak Drive, Fenton, in Rock Township and Council District 2, for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.

D. VR21075

A Request for a Deviation for parcel 02-5.0-21.0-1-001-002., located in Ravinia Estates, on Canary Court, Fenton, in Rock Township and Council District #2, for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.

E. PC21076

A Request for a Zone Change and Development Plan approval for parcel 09-9.0-30.0-2-002., located at 6851 Metropolitan Blvd., Barnhart, in Imperial Township and Council District #4, from Single-Family (R-40) Zone District and Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Barnhart Boat & RV Storage.

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"

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 28, 2021

Staff Report

General Information:

Petition Number: PP21066

Petition Name: Dry Fork Meadows

Petitioner Name: Eldev LLC

Street Address: 21528 Highway B

City, State: Sedalia, MO 65301

Design Professional: Heneghan and Associates

Street Address: 1929 Richardson Road

City, State: Arnold, MO 63010

Location of Site: The subject property is located along Dry Fork Rd (East) near Old Lemay Ferry Rd

Requested Action: Preliminary Plat Approval of Dry Fork Meadows

Size of Tract: 35.75 Acres total (Assessor's Records)

Number of Lots: 27

Parcel Number: 08-2.0-09.0-0-000-075.01

Existing Zone District: R40

Township: Imperial

Council District: 2

School District: Fox

Fire District: Antonia

Water District: PWSD C-1

Sewer District: Glaize Creek

Ambulance District: Rock

Prepared By: Josh Jump, Planner II

Date: September 14, 2021

Recommendation: Approval (subject to conditions)

Attachments:

1. Aerial Map
2. Zoning Map
3. Preliminary Plat
4. Fire District Letter
5. Jefferson County Soil & Water Conservation District Summary
6. US Army Corps of Engineers Response Letter

7. Public Water District Correspondence

Subject Property

The subject property is located along Dry Fork Rd (East) near Old Lemay Ferry Rd. The subject property is currently zoned Single Family Residential, R40. The property is 35.75 acres in size (according to the assessor's records). The property went through a rezoning process in 2019 to rezone the entire property from LR2 to R40 zoning. The property also has had a previous preliminary plat and improvement plans approved as well as two 10 acre or larger parcels split from the original parcel.

According to FEMA's Flood Insurance Rate Maps, no portion of the property lies within the floodway or floodplain. A first order stream traverses the center of the property in a North-South direction.

Surrounding Areas

The surrounding land uses and zone districts are as follows:

To the North:	<u>Zoning:</u>	R40 and LR2
	<u>Land Use:</u>	Undeveloped and Developed Residential
To the West:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Undeveloped Residential
To the South:	<u>Zoning:</u>	LR2 & R40
	<u>Land Use:</u>	Undeveloped and Developed Residential
To the East:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential

Preliminary Plat (received August 5, 2021)

The preliminary plat for Dry Fork Meadows shows one lot for detention and common ground and 27 single-family residential lots on approximately 35.75 acres. The lots range in size from roughly 43,560 square feet to the largest lot being 81,296 square feet in size. The UDO requires a 40,000 square-foot minimum lot size for the "R40" zone district.

Analysis

The plat shows 27 lots for single-family residential homes. The lots range in size from 43,560 square feet to 81,296 square feet. The plat shows a variety of lot sizes within the subdivision.

The subdivision has three access points: two along Dry Fork Rd (East) and one on Butler Valley Dr. The number of access points to the Dry Fork Meadows subdivision do appear to meet UDO standards for the size and intensity of the development.

The density that is permitted by the UDO for the R40 zone district is 1 unit per acre. The development has a total of 27 units across 35.75 acres. The density equates to .72 units per acre. This falls under the 1 unit per acre maximum allowed by the UDO. The development provides a variety of lot sizes and possible home types and styles for the location.

The submitted plat has several lots that do not meet the 3 to 1 depth to width ratio. The previous preliminary plat had lots that did not meet the 3:1, there is a clause in section 400.5400.B that allows for the 3:1 depth to width ratio to be exceeded in extreme topographical conditions. The lots on the east side of the road that exceed the 3:1 depth width ratio all certainly appear to meet that standard, (these lots have also been approved once by the Planning and Zoning Commission in 2020). However, staff is of the opinion that the new lots on the western side that have been added in, (lots 21, 22, and 23) especially 23, do not really satisfy the exception in the code and appear to fail to meet the 3:1 depth to width ratio. Staff would like to see these lots be widened to closer meet the 3:1 ratio while keeping the zoning and density in place.

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
- Antonia Fire Protection District
- Fox C-6 School District
- PWSD C-1
- Glaize Creek Public Sewer
- Rock Township Ambulance District
- Missouri Department of Transportation
- 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 Dry Fork Meadows. 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 PP21066, a request for preliminary plat approval for Dry Fork Meadows, 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: 1 unit per acre

Minimum Lot Size: 40,000 square feet

Minimum Lot Width: 50 feet

Maximum Structure Height: 40 feet

Improvement Plan / Site Development

Required Yards

Front Yard: 25' (on privately maintained roads) / 50' (on county-maintained roads)

Side Yard: 10'

Rear Yard: 50'

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

1. Signs shall comply with Article XIII of the Jefferson County Unified Development Order.
2. 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.
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.
3. Lots 21, 22, and 23, must have a minimum width of 75' at the building line.

Departmental Comments:

1. Pavement:
 - 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

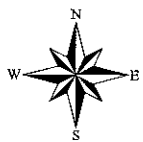
surface/top of grass). The engineer shall submit sight distance profiles showing that the required sight distance is met for both entrances.

2. Local Access Streets:
 - a) Street width:
 - a. If posted for "No Parking" on both sides, width shall provide 22' pavement within 26' ROW with curbs (road swales allowed if lots 1ac or larger).
 - b. If posted for "No Parking" on one side, width shall provide 28' pavement within 35' ROW.
 - c. If parking is desired on both sides, width shall provide 35' pavement within 41' ROW with curbs.
 - d. Butler Valley Road shall be improved from East Dry Fork Road to the project limits. Improvements shall provide 40' of ROW and 22' of pavement.
 - b) Street thickness shall include 6" PCC or 2" Type C Asphaltic Concrete/3" Type X Asphaltic Concrete/4" rock base (but RA-5 and LR-2 with <50 lots and >4ac lot size may use 3" Type C Asphaltic Concrete over an 8" rock base).
 - c) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.
3. Utilities in ROW shall meet UDO section 400.5430 in addition to any requirements of the Public Works Department.
4. 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.
 - c) Any storm sewer structures to be maintained by the county must be completely within dedicated right of way or easement. Detention outfalls and other closed system outfalls shall daylight before entering county right of way, unless otherwise approved by the county engineer.
5. Walls:
 - a) Include a detail for all retaining walls under 6' in height.
 - b) Top of wall and bottom of wall elevations must be provided for each wall (including vertical cut walls).
 - c) A retaining wall with a height greater than 6 feet will require a permit from the Code Enforcement Division.
6. 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.
7. 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 (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.
8. Grading: 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.

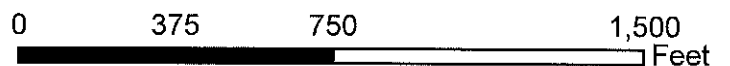
Final Plat Requirements

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 Dry Fork 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.

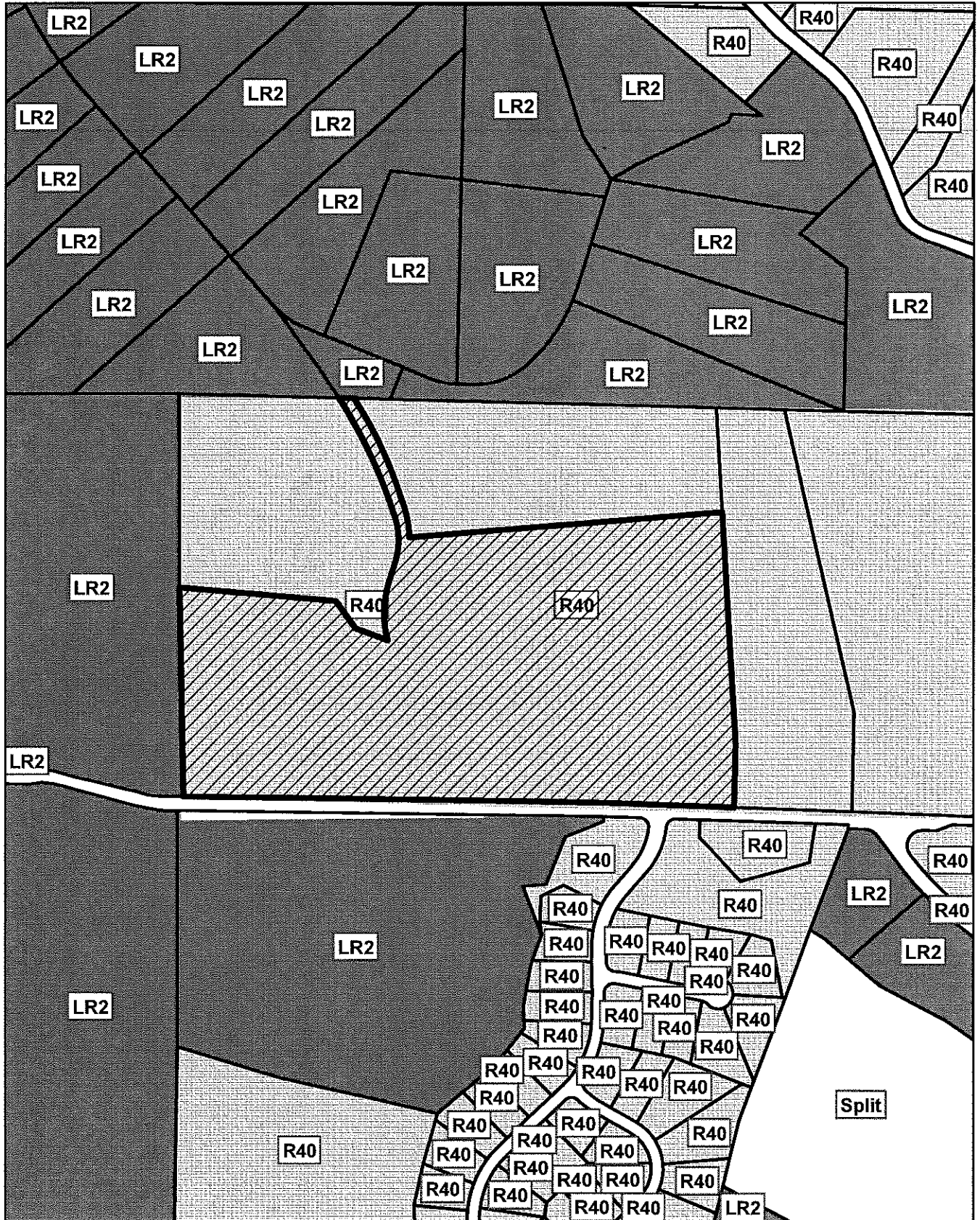
PP21066 - Dry Fork Meadows



Subject Property



PP21066 - Dry Fork Meadows

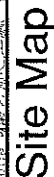
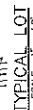


Subject Property

0 375 750 1,500 Feet

Township 42 N, Range 5 E, Section 9
Jefferson County, Missouri

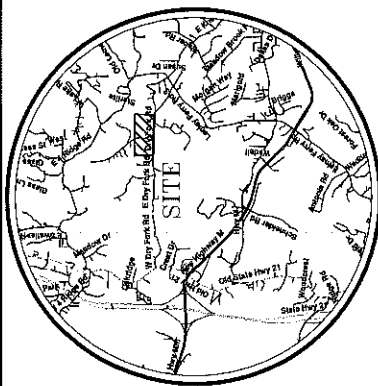
UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS. THE UTILITY COMPANY MAPS AND PHYSICAL PROPERTY INSPECTION. THE LOCATIONS AND FACILITIES SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT HAVE NOT BEEN SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

[illegible]

HA

1929 RICHARDSON ROAD
ARNOLD, MISSOURI 63010
PHONE NO. (636) 484-3610
FAX NO. (636) 454-2059

HENEHAN AND ASSOCIATES, P.C.
ENGINEERS-SURVEYORS
www.haentmt.com



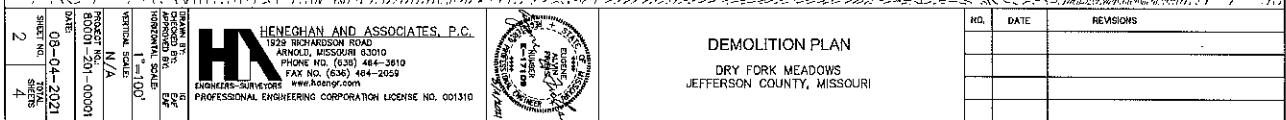
Location Map

INDEX

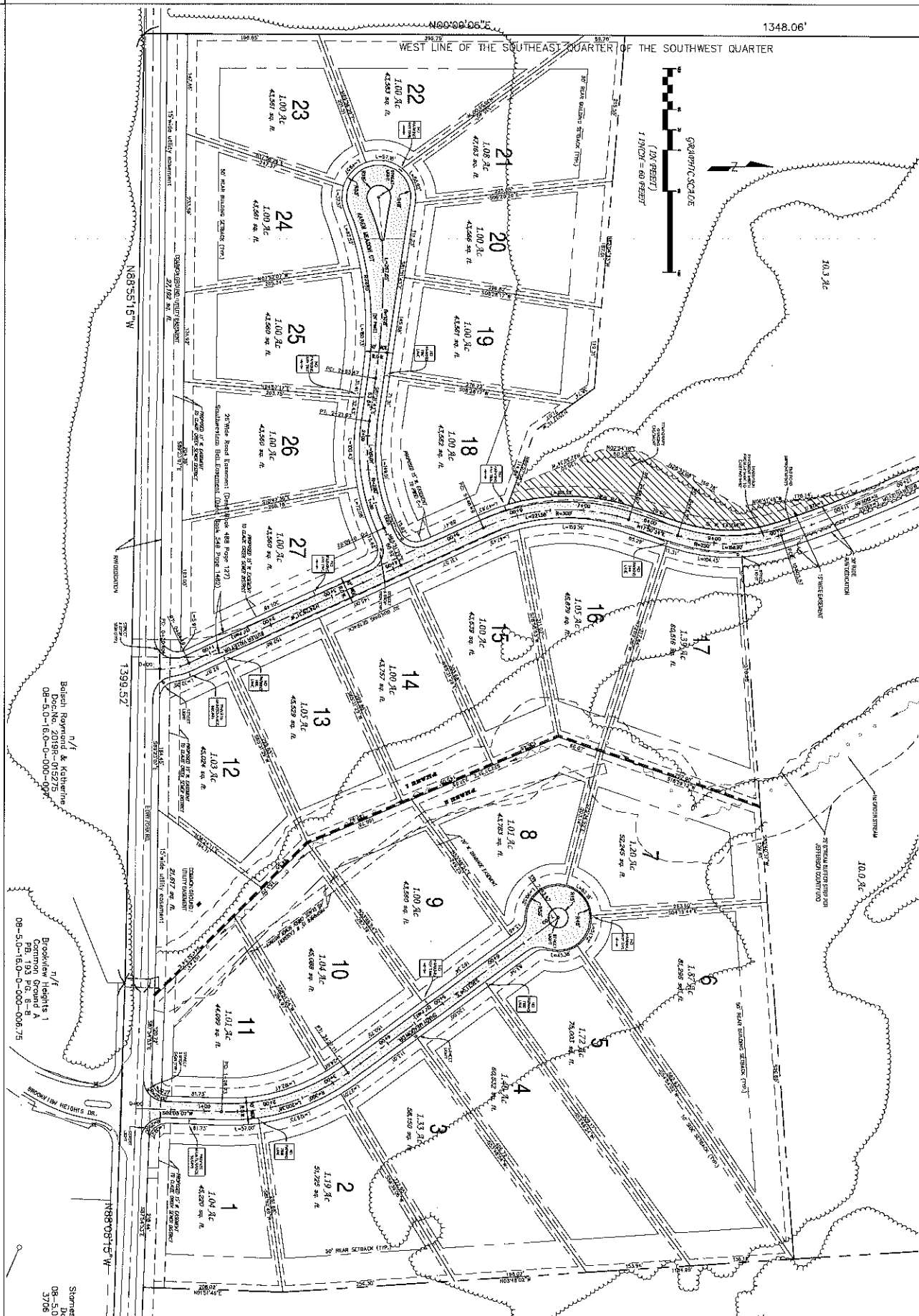
No.	Description
1	Cover Sheet
2	Existing Plan
3	Site Plan
4	Grading / Utility Plan

LEGEND

[illegible]



NO.	DATE	REVISIONS



Stations
0+00 to 0+100
0+100 to 0+200
0+200 to 0+300
0+300 to 0+400
0+400 to 0+500
0+500 to 0+600
0+600 to 0+700
0+700 to 0+800
0+800 to 0+900
0+900 to 1+000
1+000 to 1+100
1+100 to 1+200
1+200 to 1+300
1+300 to 1+400
1+400 to 1+500
1+500 to 1+600
1+600 to 1+700
1+700 to 1+800
1+800 to 1+900
1+900 to 2+000

REVISIONS

NO.	DATE	REVISIONS
1	08-04-2021	Initial
2		
3		
4		

VERTICAL SCALE
1" = 60'

HORIZONTAL SCALE
1" = 60'

GRAPHIC SCALE
1" = 60'

GRAPHIC SCALE
1" = 60'

Stations
0+00 to 0+100
0+100 to 0+200
0+200 to 0+300
0+300 to 0+400
0+400 to 0+500
0+500 to 0+600
0+600 to 0+700
0+700 to 0+800
0+800 to 0+900
0+900 to 1+000
1+000 to 1+100
1+100 to 1+200
1+200 to 1+300
1+300 to 1+400
1+400 to 1+500
1+500 to 1+600
1+600 to 1+700
1+700 to 1+800
1+800 to 1+900
1+900 to 2+000

REVISIONS

NO.	DATE	REVISIONS
1	08-04-2021	Initial
2		
3		
4		

VERTICAL SCALE
1" = 60'

HORIZONTAL SCALE
1" = 60'

GRAPHIC SCALE
1" = 60'

GRAPHIC SCALE
1" = 60'

Stations
0+00 to 0+100
0+100 to 0+200
0+200 to 0+300
0+300 to 0+400
0+400 to 0+500
0+500 to 0+600
0+600 to 0+700
0+700 to 0+800
0+800 to 0+900
0+900 to 1+000
1+000 to 1+100
1+100 to 1+200
1+200 to 1+300
1+300 to 1+400
1+400 to 1+500
1+500 to 1+600
1+600 to 1+700
1+700 to 1+800
1+800 to 1+900
1+900 to 2+000

REVISIONS

NO.	DATE	REVISIONS
1	08-04-2021	Initial
2		
3		
4		

VERTICAL SCALE
1" = 60'

HORIZONTAL SCALE
1" = 60'

GRAPHIC SCALE
1" = 60'

GRAPHIC SCALE
1" = 60'

Stations
0+00 to 0+100
0+100 to 0+200
0+200 to 0+300
0+300 to 0+400
0+400 to 0+500
0+500 to 0+600
0+600 to 0+700
0+700 to 0+800
0+800 to 0+900
0+900 to 1+000
1+000 to 1+100
1+100 to 1+200
1+200 to 1+300
1+300 to 1+400
1+400 to 1+500
1+500 to 1+600
1+600 to 1+700
1+700 to 1+800
1+800 to 1+900
1+900 to 2+000

REVISIONS

NO.	DATE	REVISIONS
1	08-04-2021	Initial
2		
3		
4		

VERTICAL SCALE
1" = 60'

HORIZONTAL SCALE
1" = 60'

GRAPHIC SCALE
1" = 60'

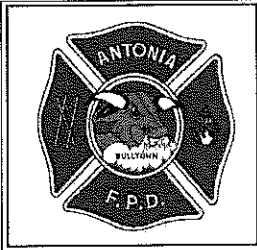
GRAPHIC SCALE
1" = 60'

SITE PLAN
DRY FORK MEADOWS
JEFFERSON COUNTY, MISSOURI

HENNEGAN AND ASSOCIATES, P.C.
JEFFERSON COUNTY, MISSOURI
PHONE NO. (636) 464-3610
FAX NO. (636) 464-2935
www.hennegan.com
PROFESSIONAL ENGINEERING CORPORATION LICENSE NO. 001310



Stations
0+00 to 0+100
0+100 to 0+200
0+200 to 0+300
0+300 to 0+400
0+400 to 0+500
0+500 to 0+600
0+600 to 0+700
0+700 to 0+800
0+800 to 0+900
0+900 to 1+000
1+000 to 1+100
1+100 to 1+200
1+200 to 1+300
1+300 to 1+400
1+400 to 1+500
1+500 to 1+600
1+600 to 1+700
1+700 to 1+800
1+800 to 1+900
1+900 to 2+000



**Antonia Fire
Protection District
6633 Moss Hollow Road
Barnhart, MO 63012
636-948-4433
Fax 636-948-0540**

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

Chief Matt Krutzsch
6633 Moss Hollow Road
Barnhart, MO 63012
636-948-4433

August 31, 2021

To the Planning and Zoning Commission,

Just wanted you to know this project has already been started if you did not know. I see this project has been placed on the September 23, 2021 agenda. The plat has been blasted, grated, and they already have fire hydrants placed on the land to be installed.

I did review this last year as well.

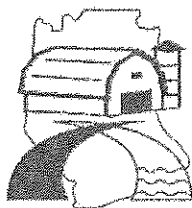
Chief Matt Krutzsch has review and looked at the site plat for Dry Fork Meadows and found no issues at this time with what is submitted.

Before the contractor builds houses the street names need to be in place in case if there is an emergency we know where to respond to.

Thank you,

Fire Chief

Matt Krutzsch



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: August 16, 2021

To: Department of County Services and Code Enforcement

From: Jefferson County Soil and Water Conservation District

Re: **PP20056 - Dry Fork Meadows**

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) Building Site Development: Dwellings with Basements
 - (a) Soils are Very Limited
- 2) Soil Health: Fragile Soil Index
 - (a) Soils are Slightly to Moderately Fragile
- 3) Water Management: Surface Water Management, System
 - (a) Very Limited
- 4) 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: PP20056 Dry Fork Meadows Plat Review WSS Report

Joshua Jump

From: Hollenberg, Samantha L CIV USARMY CEMVS (USA)
<Samantha.L.Hollenberg@usace.army.mil>
Sent: Thursday, August 19, 2021 1:15 PM
To: Joshua Jump; Rachel Krispin
Subject: PP20056 Dry Fork Meadows
Attachments: Aquatic Resources.png

Hello Jefferson County Planning & Zoning,

Section 404: Our office has reviewed the proposed Dry Fork Meadows residential plans, received by your office on August 5, 2021. Aquatic resources are present on the site but the lots are orientated to reduce the necessity for impacts to the stream channel. Without more specific grading plans our office cannot determine at this time if a permit is required for the activity or if waters are entirely avoided and no permit is required. If the applicant would like a formal determination on permitting requirements they should submit grading plans to our office for review.

Comment: Although likely not jurisdictional, there is a drainage feature through lots 17, 16 and 15 that should be address properly protect water quality.

Thank you,

Samantha Hollenberg
Regulatory Project Manager
Ph: 314-331-8186
U.S. Army Corps of Engineers - St. Louis District
1222 Spruce Street, St. Louis, MO 63103

USACE Saint Louis - The Gateway to Excellence. In order to assist us in improving our service to you, please complete the survey found at - <https://regulatory.ops.usace.army.mil/customer-service-survey/>

Joshua Jump

From: Lynne Edwards <ledwards@pwsdc1.com>
Sent: Wednesday, August 18, 2021 10:48 AM
To: Joshua Jump
Cc: Erik DeVore
Subject: PP20056- Dry Fork Meadows

Public Water Supply District No. C-1 has no comments on the above subdivision. Thank you for your inquiry.

Lynne Edwards
District Manager
P.W.S.D. C-1
PO Box 430
Barnhart MO 63012
636-948-2500 Ext. 1001

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 28, 2021

Staff Report

General Information:

Petition Number: CU21068
Petition Name: Lenz

Petitioner Name: Steven Lenz
Street Address: 3643 Rock Creek Rd
City, State: High Ridge, MO 63050

Owner Name: Same as above.
Street Address:
City, State:

Location of Site: 3643 Rock Creek Rd

Requested Action: Conditional Use Permit for an overseas container in a Large Lot Residential (LR2) zone district.

Size of Tract: 14.56 acres (per the Assessor's records)
Parcel Numbers: 03-7.0-25.0-2-001-004
Existing Zone District: LR2
Township: High Ridge
Council District: #1

School District: Northwest
Fire District: High Ridge
Water District: PWSD 06
Sewer District: House Springs

Prepared By: Rachel Krispin, Planner I
Date: September 10, 2021
Recommendation: Denial

Attachments:

1. Zoning Map
2. Aerial Map
3. Current Site Plan
4. Proposed Site Plan

Subject Property

The subject property is located at 3643 Rock Creek Rd in High Ridge. The property is 14.56 acres in size and is zoned LR2. There is currently a single-family residence and overseas container located on the property. The petitioner is seeking a conditional use permit to allow the overseas container to remain on the subject property.

According to FEMA's Flood Rate Insurance Map, there is no portion of the property that lies within the floodway or floodplain, and no stream orders traverse the property.

Surrounding Area

The surrounding area consists of the following zone districts and land uses:

To the North:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential
To the East:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential
To the South:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential
To the West:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential

Petitioner's Request

The petitioner is seeking approval of a Conditional Use Permit for an overseas container in an LR2 zone district. Overseas containers are only allowed as an accessory structure in "RA5" or "LR2" zone districts. The petitioner currently has the overseas container located on the subject property and is now requesting a Conditional Use Permit.

Official Master Plan

The subject property is located the Primary Growth Area in the Official Master Plan. This area is potentially suitable for all development patterns including Mixed-Use, Suburban, Large Lot, Rural Cluster, and Rural. The most appropriate development pattern in this case is a Suburban Development Pattern. This development pattern will be used to determine the design criteria applied to the property. The growth policies for this area include the following:

1. Development will be one of the eight development patterns as defined by this plan.
2. Commercial and employment centers shall be located in either the municipality or the "Primary Growth Area," immediately adjacent, and it shall have direct access to a County, State or Federal highway.

Relation to Unified Development Order

In considering any application for a Conditional Use Permit, the Planning & Zoning Commission and may consider the following minimum criteria to the extent they are pertinent:

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;
15. Analysis by professional staff; and,
16. Consistent with permitted uses in the area in which the conditional use is sought.

The Jefferson County Unified Development Order dictates the following conditions for an overseas container in the RA5 and LR2 zone districts:

1. There must be a principal structure established on the lot and the lot shall be at least five (5) acres in size; and
2. The overseas container shall not be located in front of the principal structure; and
3. The overseas container shall be placed on a hard surface; and
4. The overseas container shall be subject to all State, local, and Federal permits including a Jefferson County Building permit; and
5. The overseas container shall be screened on all sides with the exception of the entry or access door.

Analysis

The subject property is currently zoned LR2, which allows for overseas containers to be used as accessory storage buildings with the issuance of a Conditional Use Permit. The petitioner lives on the property and has stated that the overseas container is for personal storage.

While the overseas container is currently unlawfully situated on the property, the petitioner has stated that he is willing to work with the County in order to bring the overseas container into compliance. The petitioner can meet all of the conditions set forth by the Jefferson County UDO in regard to overseas containers, with the exception of the container location. Per the UDO, an overseas container cannot be located in front of the principal structure. The purpose of this condition is to prevent the container from being visible from the road. The petitioner's residence

is located on the southern property line, while the overseas container is situated in the northeast corner of the property. The overseas container has direct street frontage along Rock Creek Rd.

Due to dense woods and a steep downward slope, the topography of the property could make it difficult to locate the shipping container to the rear of the principal structure. The petitioner does have the overseas container situated very close to Rock Creek Rd. The petitioner has provided a site plan which shows the container can be located sixty-five (65) feet from the edge of right-of-way for Rock Creek Rd. Although the petitioner has stated the container can be moved further from the road, the configuration would still be in violation due to the fact that the structure must be located behind the primary structure (residence) on the property.

While staff recognizes that there are topographical issues that would make it difficult to locate the container behind the home (although it should be pointed out that these topographical issues are not so severe that they prevented the home itself from being built), the location proposed by the petitioner meets neither the letter nor the spirit of the requirement. The container could be relocated so as not to be visible from the County road, thereby at least complying with the spirit of the condition. In its current location, the container does not satisfy the conditions outlined in the UDO.

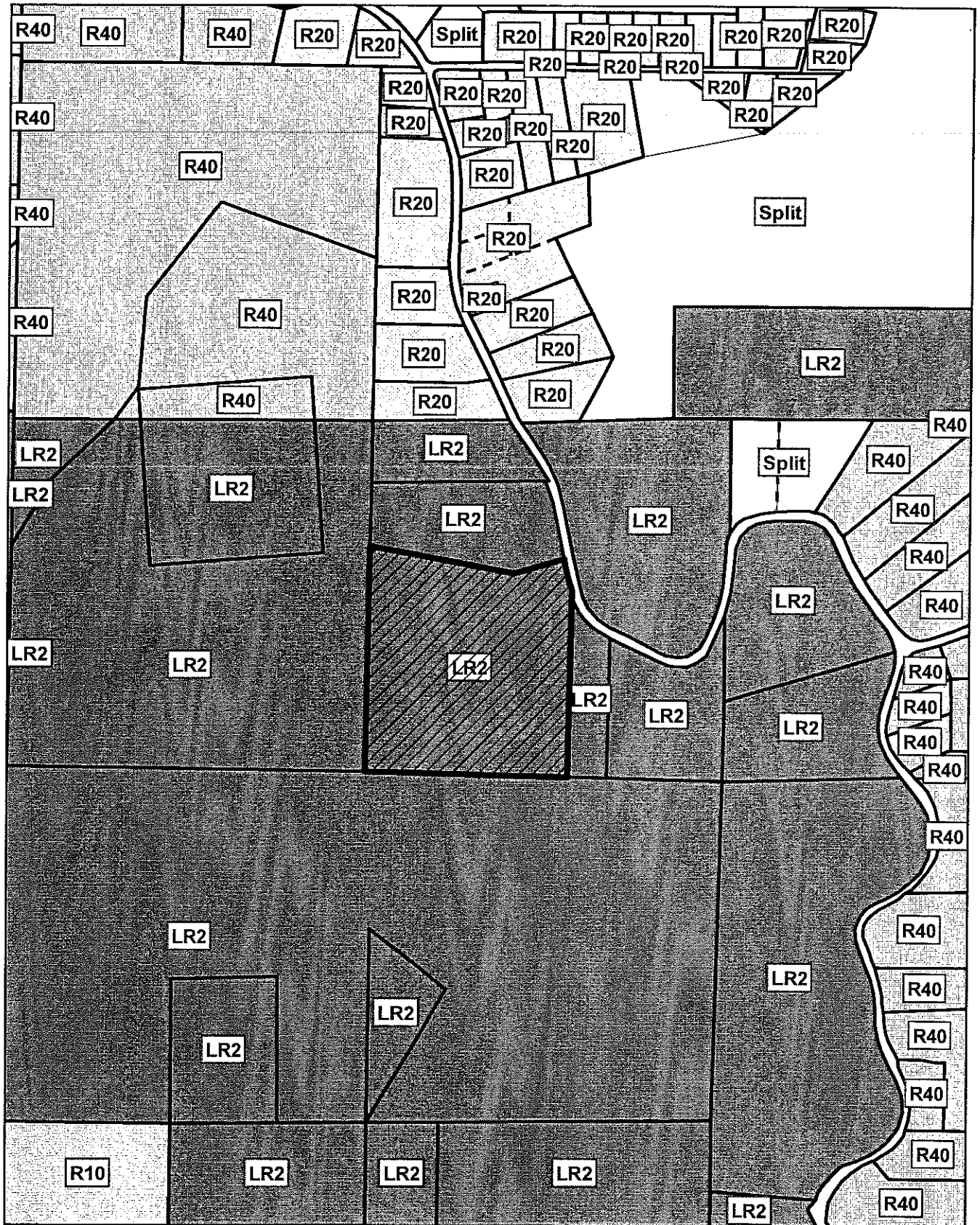
Staff Recommendation

Staff recommends **Denial** of CU21068, a request for a Conditional Use Permit for an overseas container in an "LR2" Large Lot Residential zone district.

Should the Planning and Zoning Commission vote to approve CU21068, staff would recommend the following conditions:

1. The structure must be setback from the Rock Creek Rd right-of-way sixty-five (65) feet.
2. The petitioner must obtain a building permit from the Jefferson County Code Enforcement Division.
3. The overseas container shall be placed on a hard surface; and
4. The overseas container shall be screened on all sides with the exception of the entry or access door.

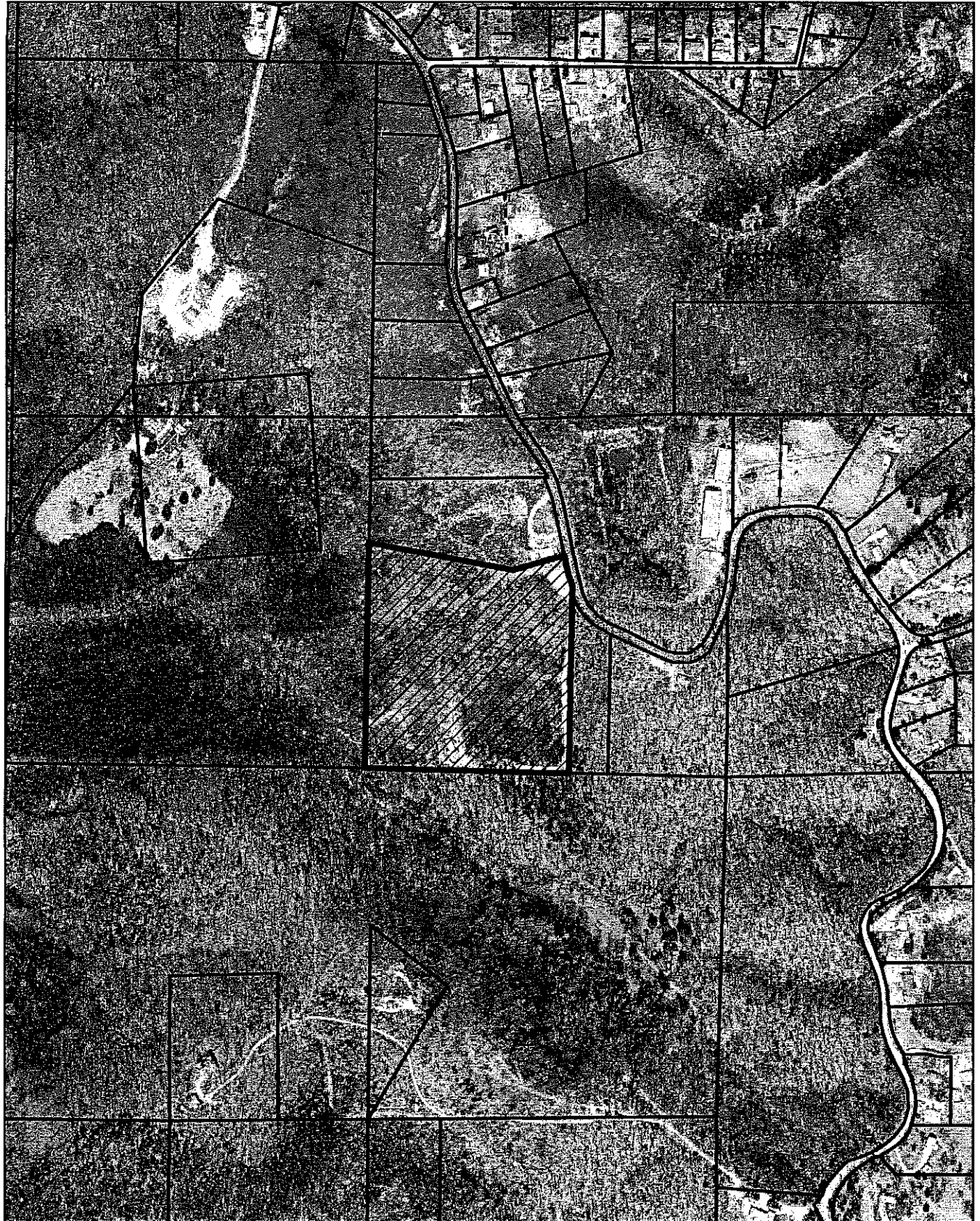
CU21068 - Lenz



Subject Property

0 430 860 1,720 Feet

CU21068 - Lenz

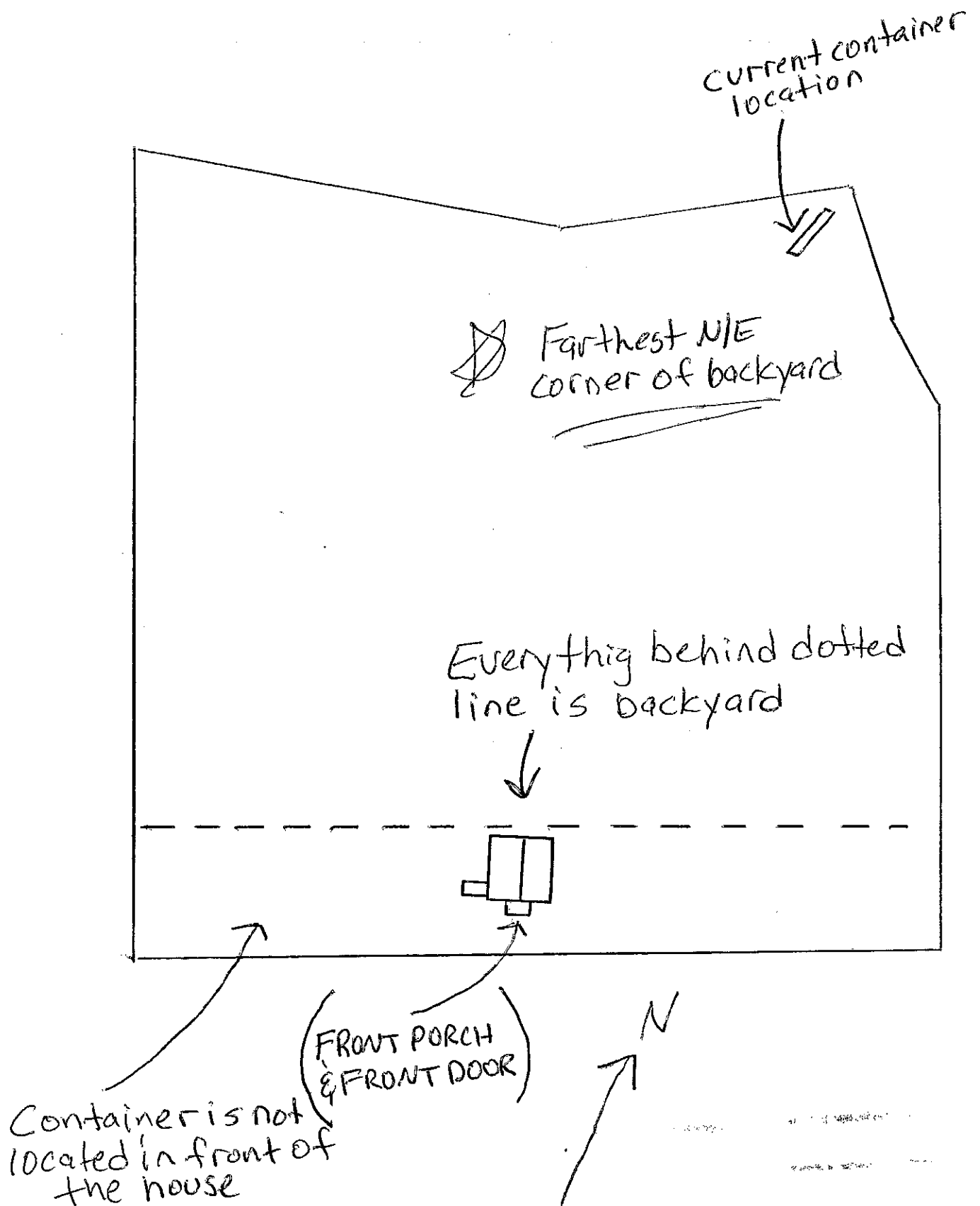


Subject Property

0 430 860 1,720 Feet

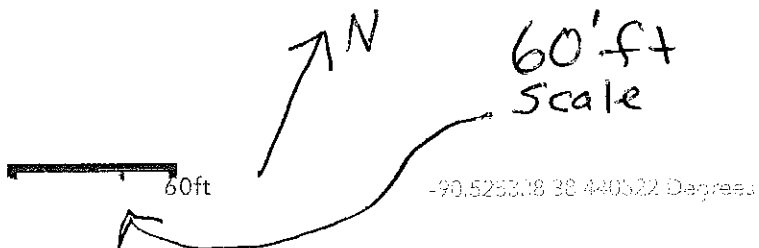
Orientation

Property Perspective





Location Container 65' to street line
 Container drawn
 to scale 40'x8'



App State

Click to restore the map extent and its visibility where you left off.

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 28, 2021**

Staff Report

General Information:

Petition Number: VR21074
Petition Name: Willows MHP

Petitioner Name: Willows MHP LLC
Street Address: PO Box 457
City, State: Cedaredge, CO 81413-0457

Owner Name: Same
Street Address:
City, State:

Requested Action: Relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design Criteria that requires a 100' buffer for a stream order 3.

Parcel Number: 02-2.0-04.0-4-001-063.02

Township: Rock
Council District #2
School District: Northwest R-1
Fire District: Saline Valley
Water District: PSWD 3
Sewer District: Northeast Public
Ambulance District: Rock Township

Prepared By: Josh Jump, Planner II
Date: October 18, 2021
Recommendation: Approval W/Conditions

Attachments:

1. Aerial Map
2. Location Map
3. Letter for Variance
4. Site plan
5. Letter from the Stormwater Department including the analysis of the variance request.

Subject Property

The subject property is located at Saline Road and Willow Bend Place. The property is zoned R-7 Single-Family Residential and is 22.02 acres in size. The site is currently developed with mobile homes as the Willows Mobile Home Park (a lawfully non-conforming MHP). The petitioner would like to receive a permanent variance for Stream Order 3 buffer requirements.

According to FEMA's Flood Rate Insurance Map, a large portion of the property lies within the floodplain or floodway. Additionally, a Stream Order 3 traverses the property.

Surrounding Area

The surrounding zone districts and land uses are as follows:

To the North:	<u>Zoning:</u>	CC2, PB, R7
	<u>Land Use:</u>	Developed Commercial & Developed Residential
To the East:	<u>Zoning:</u>	R7
	<u>Land Use:</u>	Developed Residential
To the South:	<u>Zoning:</u>	R7
	<u>Land Use:</u>	Developed Residential
To the West:	<u>Zoning:</u>	R7 and R20
	<u>Land Use:</u>	Developed Residential

Petitioner Requests

The petitioner has submitted a request for relief from one (1) development requirement. The request is as follows:

1. Relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design Criteria, which requires a 100-foot buffer on each side of the stream beginning at the top of the stream bank for a stream order 3. The petitioner is requesting permanent relief for stream buffer setbacks.

Analysis

The Department of Public Works, Stormwater Division is responsible for enforcing the Erosion and Sediment Control/Stormwater Management Design Manual, and therefore provided the analysis:

The Stormwater Division recommends approval from the Planning and Zoning Commission for the above variance requests. Jefferson County Stormwater Division is recommending the following conditions to be listed and required on this request.

1. Concrete washout onsite for concrete work as required by stormwater code
2. No trash containers or construction material stored in the stream buffer
3. Sediment and erosion controls in place for water quality protection
4. All vegetation must be re-established after construction is completed

Staff Recommendation

1. The Stormwater Division recommends **Approval** of relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design to receive permanent relief for the Stream Order 3 buffer with the following conditions:
 - a) Concrete washout onsite for concrete work as required by stormwater code
 - b) No trash containers or construction material stored in the stream buffer
 - c) Sediment and erosion controls in place for water quality protection
 - d) All vegetation must be re-established after construction is completed

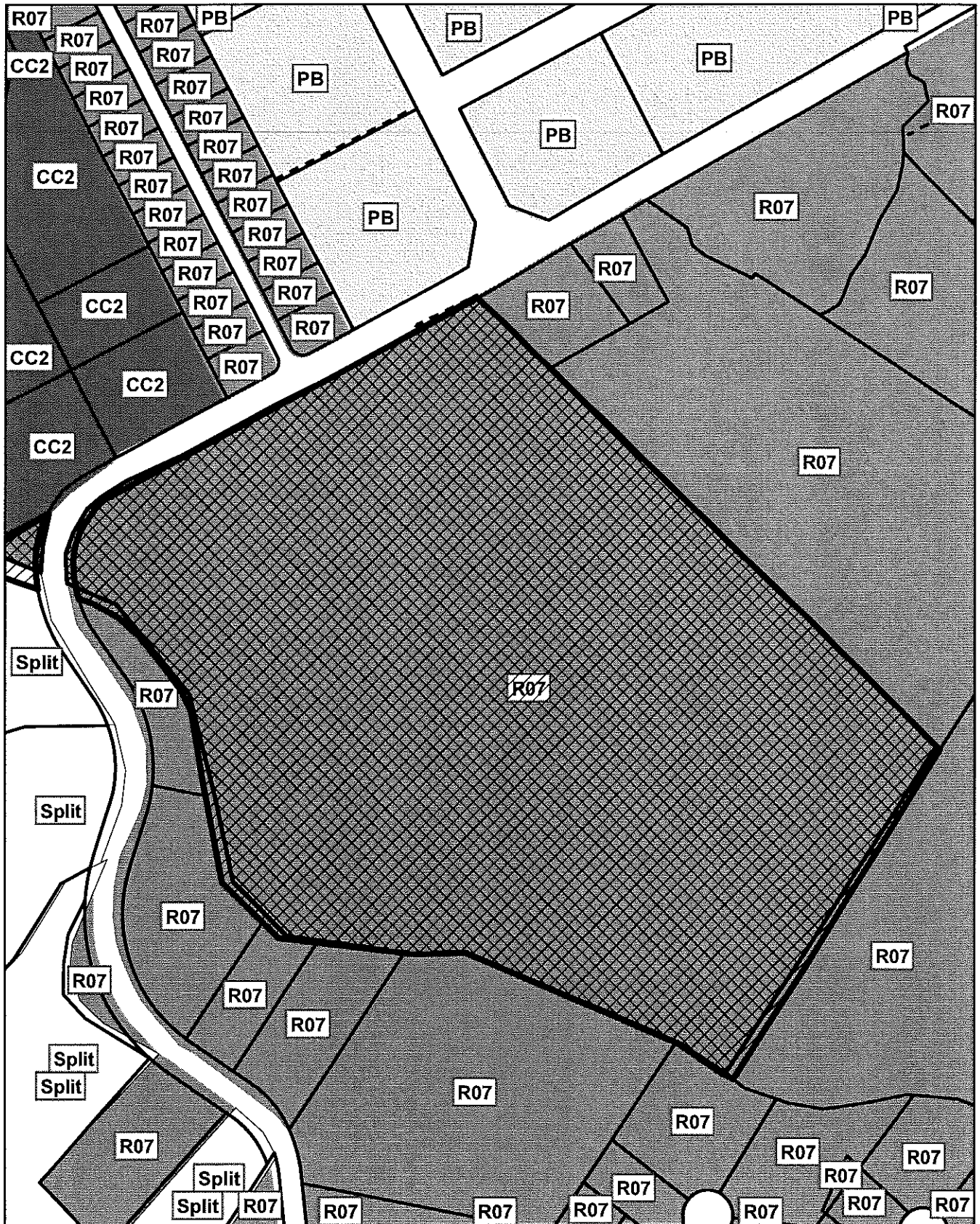
VR21074 - Willows MHP LLC



Subject Property

0 180 360 720 Feet

VR21074 - Willows MHP LLC



Subject Property

0 180 360 720 Feet



HENEGHAN AND ASSOCIATES, P.C.

CIVIL ENGINEERS • LAND SURVEYORS

WWW.HAENGR.COM

Since 1986

September 20, 2021

Jefferson County Planning and Zoning Commission
Stormwater Division
P.O. Box 100
Hillsboro, MO 63050

Re: The Willows Mobile Home Park
Stream Buffer Variance Application

Attached herewith is an Application for a Stream Buffer Variance for the existing Willows Mobile Home Park located in Council District #2 situated along Saline Road at Willow Bend Place in Fenton, Missouri, 63026. The mobile home park is bordered by Saline Creek at the south end of the property for which a 100-ft. stream buffer has been set forth for new developments by the Jefferson County Stormwater Division.

Legal Description

Willows and Willows Additions 1 & 2 (Aka Part of US Surveys 1331 and 3011)
Section 4, T43 N, R5E
Plat Book 087, Page 021
Plat Document P087-0021 Plat Date 1/5/1986
Deed Document: 2015R-036153 Deed Date: 10/27/2015
22.02 Acres

Drawing

Attached with this Application is a scaled drawing showing the area pertinent to the request, including the top of the creek bank, the location of the 100-year flood, the 100-ft. stream buffer and elevations of the existing pads adjacent to the creek. Also shown are FEMA cross sections with the 100-year flood elevations indicated. These were taken from the latest FEMA flood maps dated June of 2019.

Narrative

The current Jefferson County Unified Development Ordinance, Chapter 505, Section 505.170 requires certain setbacks from rivers, streams and creeks. As stated in Section B.3. this applies to land disturbance or land development. Since no land development or land disturbance will take place in this completely developed and occupied mobile home park, the buffer strip requirement

□ 838 East McCord
Centralia, IL 62801
(P) 618-533-6525
(F) 618-533-6652

□ 310A Vision Drive
Columbia, IL 62236
(P) 618-281-8133
(F) 618-281-8290

□ 1004 State Highway 16
Jerseyville, IL 62052
(P) 618-498-6418
(F) 618-498-6410

□ 1929 Richardson Road
Arnold, MO 63010
(P) 636-464-3610
(F) 636-464-2059

"DEDICATING OUR SERVICES TO STRENGTHEN CLIENT TRUST"

Jefferson County Planning Commission
Stormwater Division
September 20, 2021
Page Two

should not apply to existing parks established many years before the current Stormwater Ordinance was enacted.

Further, given the likelihood of homes moving onto and out of existing pads, the owner or future owners of the park should be allowed to proceed with such activity unaffected by stream buffers since, 1) no land disturbance or development will take place, and 2) any deprivation of use would be unreasonable and not a mere grant of privilege.

Respectfully submitted,

Heneghan & Associates, P.C.

A handwritten signature in cursive script, reading "Eugene A. Fribis".

Eugene A. Fribis, P.E.
Project Engineer



DATE: 8-20-2021
 BY: [Signature]
 FOR: [Signature]
 PROJECT: [Signature]
 SHEET NO. 1 OF 1
 SHEET TOTAL: 1
 SHEET NO. 1
 SHEET TOTAL: 1



HENEDHAN AND ASSOCIATES, P.C.
 10914 WICHAMOND ROAD
 APRIL, MISSOURI 63010
 PHONE: (636) 484-2010
 FAX: (636) 484-2010
 E-MAIL: [Email Address]
 PROFESSIONAL ENGINEERING CORPORATION LICENSE NO. 003310



STREAM BUFFER VARIANCE EXHIBIT
 WILLOWS MHC
 PENTON, MISSOURI

NO.	DATE	REVISIONS
1		1.0000
2		1.0000
3		1.0000
4		1.0000
5		1.0000
6		1.0000
7		1.0000
8		1.0000
9		1.0000
10		1.0000



Memo

TO: Josh Jump
FROM: Mike Cook, Stormwater Division
DATE: October 14, 2021
RE: Variance Request
LOCAT: Willow MHP LLC

Josh,

The Stormwater Division recommends approval from the Planning and Zoning Commission for the above variance requests. Jefferson County Stormwater Division is recommending the following conditions to be listed and required on this request.

1. A concrete washout onsite for concrete work as required by stormwater code
2. No trash containers or construction material stored in the stream buffer
3. Sediment and erosion controls in place for water quality protection
4. All vegetation must be re-established after construction is completed

Thank you,

A handwritten signature in black ink that reads "Michael Cook".
Michael Cook

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

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 28, 2021

**Staff Report
General Information:**

Petition Number: VR21075
Petition Name: Ravinia Estates

Petitioner Name: JWW Robinland, LLC
Street Address: 900 Skokie Blvd, Suite 285
City, State: Northbrook, IL 60062

Owner Name: Same as above.
Street Address:
City, State:

Requested Action: Relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design Criteria that requires a 25' buffer for a stream order 2.

Parcel Number: 02-5.0-21.0-1-001-002

Township: Rock
Council District #2
School District: Fox
Fire District: Saline Valley
Water District: PSWD 3
Sewer District: Northeast Public
Ambulance District: Rock Township

Prepared By: Rachel Krispin, Planner I
Date: October 15, 2021
Recommendation: Approval

Attachments:

1. Aerial Map
2. Zoning Map
3. Site plan
4. Letter from the Stormwater Department including the analysis of the variance request.

Subject Property

The subject property is located at 1103 Ravinia Way in Fenton. Ravinia Estates is roughly 75 acres and is zoned Planned Mixed Residential "PR2". The site is currently developed as a mobile home park.

According to FEMA's Flood Rate Insurance Map, no portion of the property lies within the floodplain or floodway. Additionally, a Stream Order 2 traverses the property.

Surrounding Area

The surrounding zone districts and land uses are as follows:

To the North:	<u>Zoning:</u>	PUD
	<u>Land Use:</u>	Developed Residential
To the East:	<u>Zoning:</u>	R07 and R10
	<u>Land Use:</u>	Developed Residential
To the South:	<u>Zoning:</u>	R10 and R20
	<u>Land Use:</u>	Developed Residential
To the West:	<u>Zoning:</u>	R20
	<u>Land Use:</u>	Developed Residential

Petitioner Requests

The petitioner has submitted a request for relief from one (1) development requirement. The request is as follows:

1. Relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design Criteria, which requires a 25-foot buffer on each side of the stream beginning at the top of the stream bank for a stream order 2. The petitioner is requesting permanent relief for stream buffer setbacks.

Analysis

The Department of Public Works, Stormwater Division is responsible for enforcing the Erosion and Sediment Control/Stormwater Management Design Manual, and therefore provided the analysis:

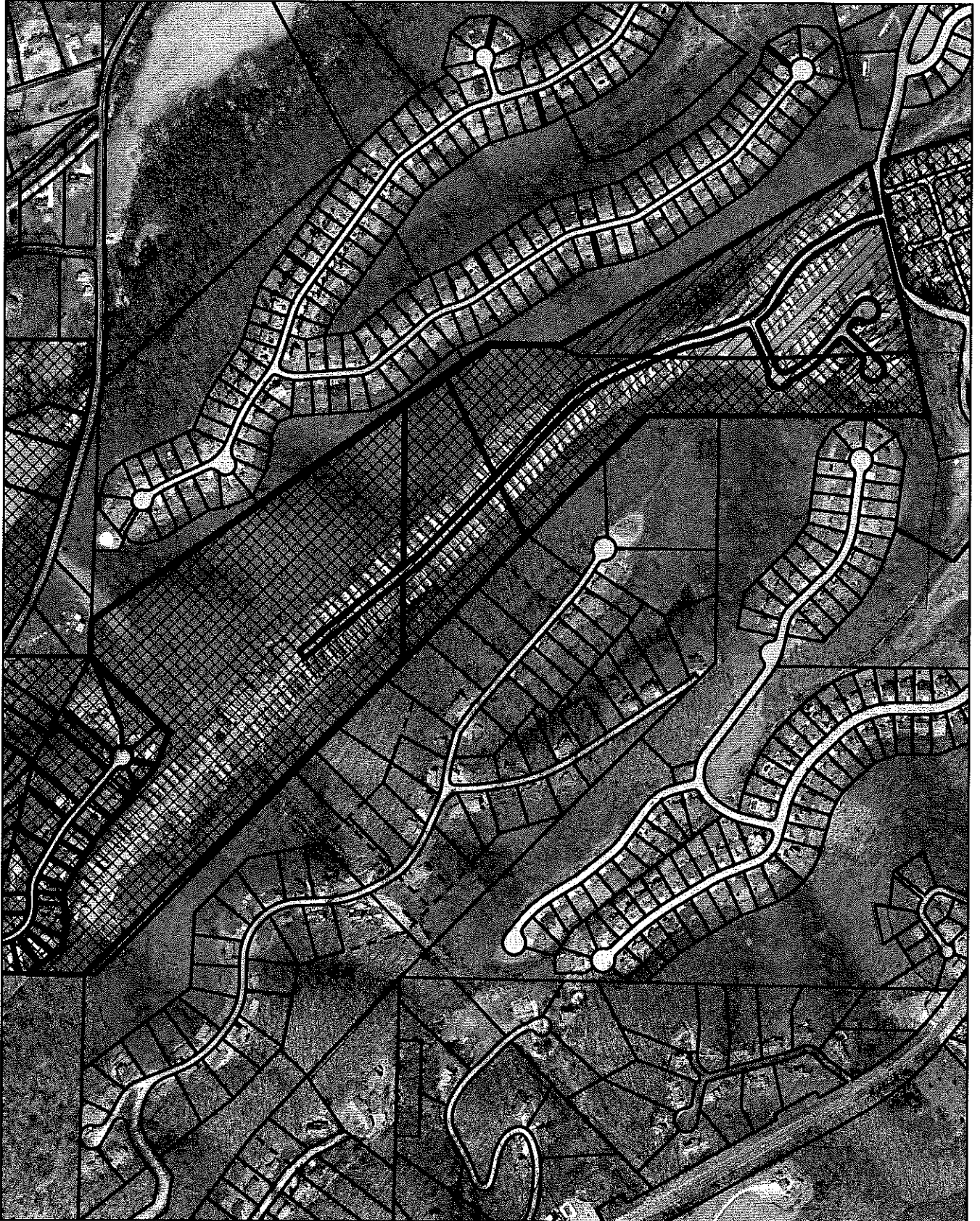
The Stormwater Division recommends approval from the Planning and Zoning Commission for the above variance requests. Jefferson County Stormwater Division is recommending the following conditions to be listed and required on this request.

1. A concrete washout onsite for concrete work as required by stormwater code.
2. No trash containers or construction material stored in the stream buffer.
3. Sediment and erosion controls in place for water quality protection.
4. All vegetation must be re-established after construction is completed and the removal of temporary sediment and erosion devices when vegetation is established.

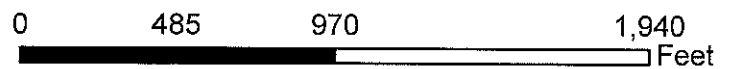
Staff Recommendation

1. The Stormwater Division recommends **Approval** of relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design to receive permanent relief for the Stream Order 2 buffer.

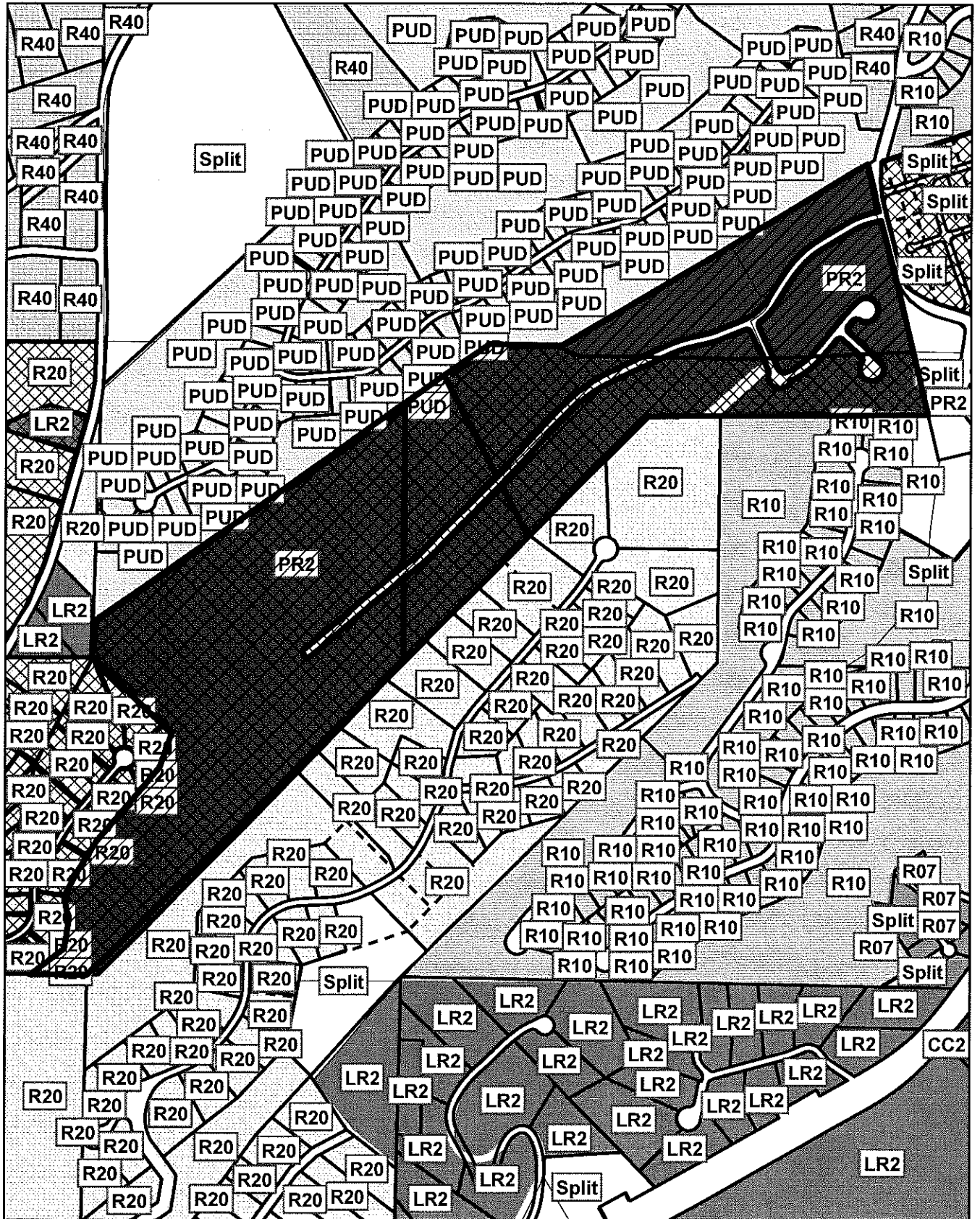
VR21075 - Ravinia Estates



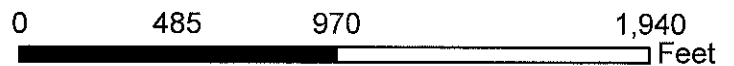
Subject Property



VR21075 - Ravinia Estates



Subject Property



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 28, 2021

Staff Report

General Information:

Petition Number: PC21076
Petition Name: Barnhart Boat & RV Storage

Petitioner Name: Great American Holdings, LLC
Street Address: 29 Howe Crossing
City, State: Festus, MO 63028

Design Professional: VonArx Engineering
Street Address: 10785 Business 21
City, State: Hillsboro, MO 63050

Location of Site: 6851 Metropolitan Blvd.

Requested Action: Petitioner is requesting the following:
1. Rezone the property from Non-Planned Community Commercial (CC2) and Single-Family Residential (R40) to Planned Commercial (PC).
2. Development plan approval for Barnhart Boat and RV Storage.

Size of Tract: 5.37 acres (per Petitioner's Application)

Parcel Numbers: 09-9.0-30.0-2-002-002

Existing Zone District: CC2 – Non-Planned Community Commercial, R40 – Single Family Residential

Township: Imperial
Council District: #4
School District: Windsor
Fire District: Antonia
Water District: PWSD #C1
Sewer District: Glaize Creek PSD

Prepared By: Rachel Krispin, Planner I
Date: October 15, 2021
Recommendation: Approval, with conditions and regulatory requirements

Attachments:

1. Aerial Map
2. Zoning Map
3. Development Plan
4. Modification Requests Document

Subject Property

The property is located at 6851 Metropolitan Blvd. in Barnhart. The subject property is situated at the corner of Metropolitan Blvd. and State Hwy M, located just west of Interstate 55. The property is currently zoned Non-Planned Community Commercial (CC2) zone district and Single Family Residential (R40) zone district. The proposed project also includes the commuter lot to the East of the subject property. This portion of land is not located on a parcel, and therefore does not have a zoning district designation.

According to FEMA's Flood Insurance Rate Map, the entirety of the property has flood concerns. More than half of the property is located within the 100-year floodplain, and a portion of the property that has frontage on State Hwy M is located within the floodway. Additionally, a portion of a Stream Order 5 (Glaize Creek) traverses the northern portion of the property.

Surrounding Area

The zone districts and land uses surrounding the subject property are as follows:

To the North:	<u>Zoning:</u>	R40 (Across State Hwy M)
	<u>Land Use:</u>	Undeveloped Residential
To the East:	<u>Zoning:</u>	R7 (Across Interstate 55)
	<u>Land Use:</u>	Developed and Undeveloped Residential
To the South:	<u>Zoning:</u>	CC2
	<u>Land Use:</u>	Developed Commercial
To the West:	<u>Zoning:</u>	CC2
	<u>Land Use:</u>	Developed Commercial

Background

The majority of the zoning on the property is Non-Planned Community Commercial (CC2) zone district, in addition to a small portion in the northeast corner zoned Single-family Residential (R40) zone district. The site is currently owned by MoDOT. Currently, the proposed development location is vacant. According to the Development Plan, it appears MoDOT will continue to occupy the western portion of the property.

Official Master Plan

The subject properties are located in the Primary Growth Area on the Preferred Growth Alternative Map. This area is potentially suitable for all development patterns including Mixed-Use, Suburban, Large Lot, Rural Cluster, and Rural. The most appropriate development pattern in this case is a Suburban Development Pattern. This development pattern will be used to determine the design criteria applied to the property. 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.

4. Commercial and employment centers shall be located in either the municipality or the "Primary Growth Area," immediately adjacent, and it shall have direct access to a County, State or Federal highway.

Suburban Development Pattern

The Suburban Development Pattern is the most appropriate pattern of development for the proposed commercial development along Interstate 55. The Suburban Development Pattern is appropriate in areas with access to services, with characteristics of access being adjacency and strong transportation connections.

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 / 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.
-----------------------------	--

Unified Development Order

PC – Planned Commercial District – Section 400.1570

The PC Planned Commercial District is established to provide a location for a full-range of retail and office development serving the general needs of the community. The PC Planned Commercial District is not considered appropriate for heavier commercial uses that border on being light industrial in nature, and thus more appropriate for the PB or PI District. It is the intent of the PC Planned Commercial District to promote site design that improves the benefits derived from the required landscaping and the overall image of the commercial corridor.

Development Plans

A Development Plan is intended to establish regulations and restrictions that are in harmony with the general purpose and intent of the UDO, but in a manner that allows the regulations to differ in one or more respects from the zoning regulations that are generally applicable to the underlying zoning districts.

Development Plan – Objectives – Section 400.1390

The objectives of the Development Plan process are:

1. To permit the use of more flexible land use regulations.
2. To provide latitude in the location of buildings, structures, open spaces, play areas, parking, roads, drives and variations in setbacks and yard requirements.
3. To facilitate use of the most advantageous techniques of land development.
4. To encourage the combination and coordination of architectural styles, building forms and relationships.
5. To encourage the conservation of existing natural resources and maintain the character of the County.
6. To limit specific uses within the underlying zoning district to a particular Development Plan when it is deemed more appropriate and/or compatible to surrounding, uses, proposed or future uses or when deemed to be in the best interest of the of the community to limit the uses, based on existing and / or proposed traffic conditions and / or concerns and other land use concerns.

Development Plan – Criteria for approval – Section 400.1230D

According to the UDO, the applicable zoning district regulations are to be used as a guide for the review of the Development Plan. Conditions or restrictions may be imposed. These conditions or restrictions may be required prior to submittal of a Preliminary Plat or Site Development Plan. The Planning Commission and County Council may consider the following criteria.

1. Whether the development is designed, located and proposed to be operated so that the health, safety, and welfare of the public will be protected.
2. Whether the development will impede the orderly development and improvement of surrounding property.

3. Whether the development incorporates adequate ingress and egress and an internal street network that provides for the efficient flow of traffic.
4. The criteria set forth in Section 400.1140D as follows:
 - 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.

In accordance with 400.1240, any substantial changes to an approved Development Plan may only be approved by the County Council after review and recommendation by the Planning and Zoning Commission.

Proposed Development Plan (received September 30, 2021)

Uses & Access

The Development Plan for Barnhart Boat & RV Storage consists of one parcel that is 5.37 acres in size. This acreage count includes the area of the commuter lot that currently does not have a parcel number and zoning designation. The submitted Development Plan does include two (2) phases. According to the Development Plan, one-hundred and twenty one (121) vehicle spaces are included in Phase One. Phase Two consists of sixty-nine (69) vehicle storage spaces on the eastern side of the property, new fencing around the development area, a new gate at the entrance to the property, and a covered structure for spaces created in Phase One.

The following land use is included in the Development Plan: "Boats, recreation vehicles and maintenance equipment storage". The Development Plan includes both covered and uncovered parking spaces over two (2) phases. In Phase One, there are six (6) types of storage spaces proposed: 12' X 25' spaces, 12' X 30' spaces, 12' X 40' spaces, 12' X 45' spaces, 12' X 45' spaces, and 12' X 50' spaces. In Phase Two, the types of spaces include the following: 12' X 20', 12' X 25', 12' X 30', 12' X 35', 12' X 40', 12' X 45', and 12' X 50'. The proposed entrance to access the property exists off Metropolitan Blvd.

Parking

The Development Plan shows a total of one-hundred and ninety (190) RV, boat, and equipment storage spaces for customers. Phase One includes one-hundred and twenty-one (121) spaces and Phase two consists of sixty-nine (69) spaces. There is no customer parking shown. Modifications have been requested regarding the parking pavement (modifications are outlined below).

Landscaping

The Development Plan shows street frontage landscaping along the eastern property line (Metropolitan Blvd). The petitioner has requested modifications from required landscaping/screening along the northern property line (modifications are outlined below).

Modifications

In accordance with Section 400.1230E the Planning Commission may recommend, and the County Council may approve modifications on the development plan when the petitioner requests to modify one or more of the restrictions or regulations of the UDO. Modifications should be consistent with the criteria for development plans, in the best interest of the County, incorporate sound planning principles and design elements that are compatible with surrounding properties, be consistent throughout the proposed project, effectively utilize the land upon which the development is proposed, and further the goals and intent of the UDO.

The petitioner is requesting the following modifications:

1. Section 400.2860 and 400.1670, Table 5-3 – Setback Lines (Phase One Only).

The petitioner is requesting relief from the setback line from 20' to 15' for the existing fence along the northern property line (frontage on State Hwy M).

The fence has existed for some time as this was previously occupied by MoDOT. Due to the fact that it is existing, staff does not see an issue with allowing the fence to exist in its current location, with the condition that required street frontage landscaping be implemented along the northern property line (see modification Section 400.4650, A.1 below).

2. Section 400.4100, A.5.a.(2) & (3) – Surface and Curbing.

The petitioner is requesting to use the existing access drive, as well as the paved/fenced area for Phase One. In Phase Two, additional fill and gravel will be needed for the proposed spaces west of the creek. The petitioner has proposed to use the existing conditions of the commuter lot and add gravel if needed. No curbs are proposed. The petitioner has stated that all stormwater will drain naturally to existing drainage courses.

The County has previously granted relief from the requirement to pave RV spots but has required the paving of drive aisles. The anticipated traffic for this site is low volume. Due to floodway and floodplain on the site, minimizing improvements is desirable.

Staff has recommended gravel parking spaces in previous projects; however, staff believes there shall be clear delineation for drive aisles and parking spaces. Staff would be amenable to the gravel spaces with the exception that the drive aisles within the proposed project be paved to parking lot standards.

3. Section 400.4650, A.1 – Landscaping Minimum Requirements (Both Phases).

The petitioner is requesting relief from the implementation of landscaping along State Hwy M due to the existing tree mass in the MoDOT right-of-way.

While there is some tree mass on the northern property line that is within the property boundary, most of the tree mass is located within MoDOT right-of-way. Per the UDO, a petitioner does not receive credit for existing vegetation that is not on their property. The petitioner shall comply with street frontage landscaping on the northern property line.

4. Section 400.4690, A.1 – Parking Lot Landscaping and Trees – Landscaped Islands.

The petitioner is requesting relief from the implementation of landscaped islands.

Landscaped islands allow for a better aesthetic and natural element for the commercial use. The landscaped islands help delineate the flow of vehicles and beautify a large development area. Staff would be in favor of shrub plantings as opposed to trees.

5. Section 400.5560 – Detention.

The petitioner is requesting relief from detention requirements. The petitioner has stated that little to no grading will occur in either phase, and roof area will be added in Phase Two, if installed.

This site exhibits a very flat topography which is prohibitive to storm water conveyance out of a detention basin. The site existed for a number of years as a MODOT equipment storage yard with no detention. Due to floodway and floodplain on the site, normal detention ponds will not work.

Staff recommends approval of the request with the condition that low impact stormwater management as acceptable to the Planning Division shall be utilized.

Development Plan and Zone Change Analysis

The subject property is located within the Primary Growth Area of Jefferson County, where the "PC", Planned Commercial zone district is appropriate. The requested zone change would facilitate commercial development on an infill site, along a state highway (State Hwy M) and near a major interstate (Interstate 55), which is consistent with the County's Official Master Plan. The requested zone change would not be out of character for the area.

Staff has incorporated conditions of approval to address the risks to public health, safety, and welfare from the development. The development does not appear to have any features that would impede the normal and orderly development and improvement of the surrounding property. Staff believes that viable land use options for this property are limited and that the proposed use of the property as "Boats, recreation vehicles and maintenance equipment storage" is appropriate. The property is suitable for the proposed uses stated in the Development Plan. The Development Plan satisfies the requirements of the UDO applicable to the commercial uses proposed, and there should be no injurious effect or detriment to neighboring properties if all the requirements of the UDO are met, with the exception of modifications.

Staff Recommendation

Staff recommends **Approval with conditions** of PC21076, a request for rezoning of the subject property from Non-Planned Community Commercial (CC2) zone district and Single family Residential (R40) zone district to Planned Commercial (PC) zone district and a Development Plan for Barnhart Boat & RV Storage, in accordance with the following conditions of approval, staff recommendations for the requested modifications, regulatory requirements and departmental comments:

Modifications

1. Staff recommends **Approval with a Condition** of the requested modification to **Section 400.2860 and 400.1670, Table 5-3** to allow relief from the setback to allow the fence to be situated where it currently exists, with the condition that required street frontage landscaping be implemented along the northern property line.
2. Staff recommends **Approval with Conditions** of the requested modification to **Section 400.4100, A.5.a.(2) & (3) – Surface and Curbing** to allow gravel parking spaces *only*, with the following conditions:
 - a. All spaces shall be delineated as acceptable to the Planning Division.
 - b. All drive aisles be paved to parking lot standards.
3. Staff recommends **Denial** of the requested modification to **Section 400.4650, A.1 – Landscaping Minimum Requirements (Both Phases)**.
4. Staff recommends **Denial** of the requested modification to **Section 400.4690, A.1 – Parking Lot Landscaping and Trees – Landscaped Islands**.
5. Staff recommends **Approval with a Condition** of the requested modification to **Section 400.5560 – Detention** to allow relief from standard detention, with the condition that low impact stormwater management as acceptable to the Planning Division shall be utilized.

Conditions of Approval

1. A Site Development Plan shall be submitted to the Jefferson County Planning Division in accordance with the Unified Development Order (UDO) of Jefferson County.
2. A copy of the approved Development Plan incorporating any conditions and approved modifications shall be attached to each set of Site Development plans submitted.
3. All improvements required in the Development Plan and Site Development Plan must be installed or an escrow accepted for all incomplete items prior to occupancy of the buildings for each phase.
4. If more than one (1) acre of land is being disturbed, the proposed development will require a Jefferson County Land Disturbance Permit.

Regulatory Requirements

Permitted Uses

Boats, recreation vehicles and maintenance equipment storage

Floor Area, Height, and other Building Requirements

Maximum Area Ratio: 0.55 FAR

Maximum Structure Height: 70 feet

Site Development

Required Setbacks:

Front Yard: 20 feet

Side Yard: 15 feet

Rear Yard: 20 feet

Design Standards

The development shall comply with the 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, unless modified.

Parking

Parking and loading shall be provided per the regulation of Article XII of the Jefferson County Unified Development Order, unless modified.

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 be permitted to shine on adjoining property owners.

Landscaping

Landscaping, buffers, and tree protection shall comply with Article XIV of the UDO, unless modified.

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.

Geotechnical

A geotechnical study prepared by an Engineer licensed in the State of Missouri shall be required where there is more than 5 feet of cut or 5 feet of fill or slopes greater than 3:1. Where grades are proposed at slopes than 3:1 slope stability must be addressed in the study.

Noise

No operation shall be carried on that involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour of traffic volume. Noise shall be measured at the property line and when the level of this noise cannot be determined by observation with the natural senses, a suitable instrument may be used and measurement may include breakdowns into a reasonable number of frequency ranges. All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness.

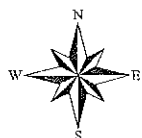
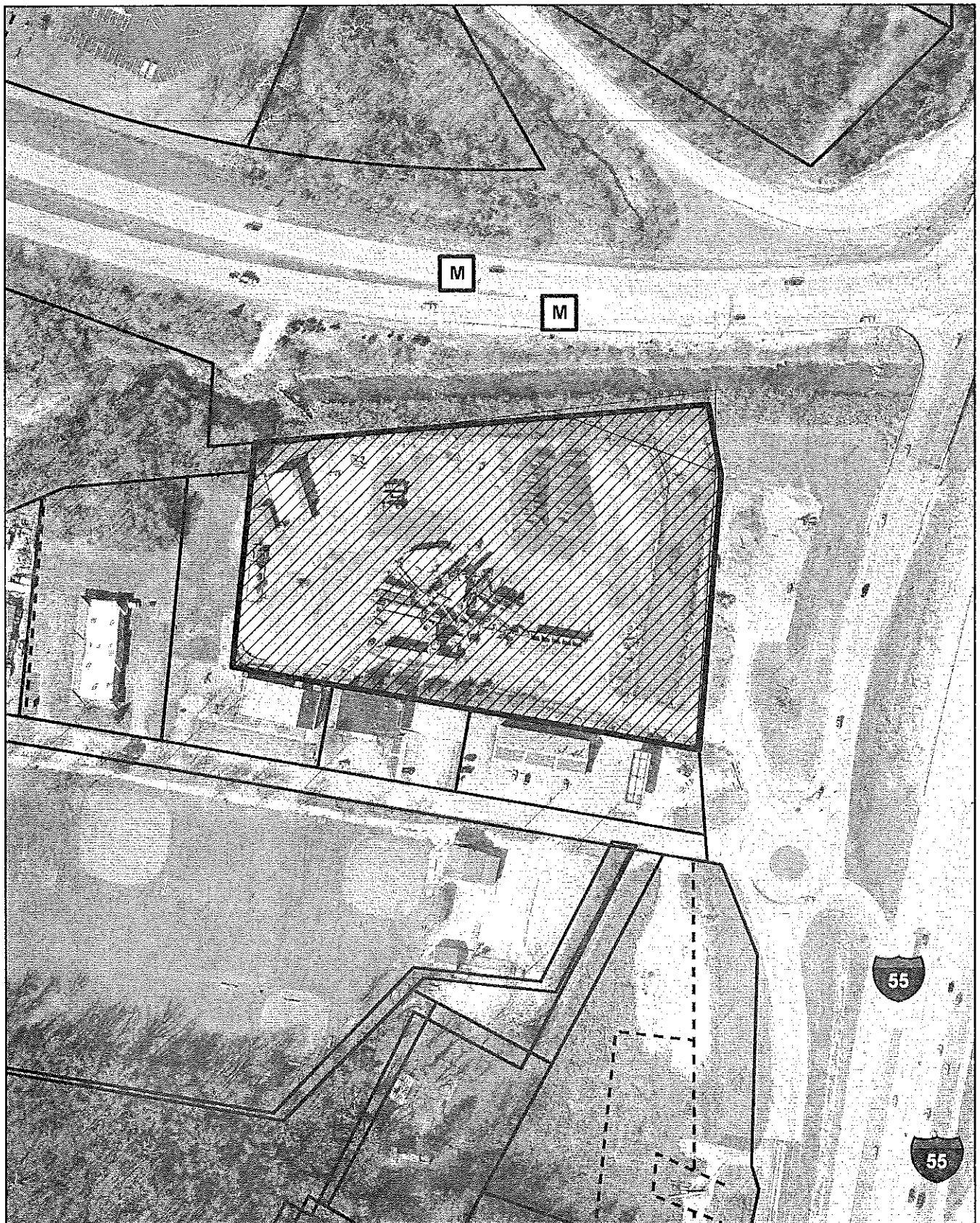
Departmental Comments:

1. Pavement:
 - a. An entrance permit is required for access onto a state road from MODOT.
 - b. Access Road From commuter lot entrance road to remaining MODOT property in rear:
 - a. Street width shall provide 20' pavement within 26' ROW with curbs. Street thickness shall provide 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic

Concrete/4" rock base). Width is acceptable, thickness is unknown. Provide proof of thickness.

- b. Provide proof of a shared maintenance agreement with MODOT for the access road.
 - c. Corner clearance is required for any driveway along a street that accesses a state road. The corner clearance distance condition is not met, apply for internal deviation.
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).
 - b. Parking areas with 4 or less required parking spaces (and contractors storage yards) must provide an 8" rock base minimum.
3. Provide proof from Enable Mississippi River Transmission, LLC to store RV's and Boats long term in the pipeline easement(s).
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. 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.
6. Floodplain:
- a. The Code Enforcement Division requires a Floodplain Development Permit for any grading or improvements within a known floodplain. Submit proof of US Army Corps of Engineers approval for any improvements within the floodway.

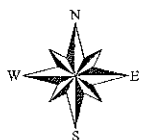
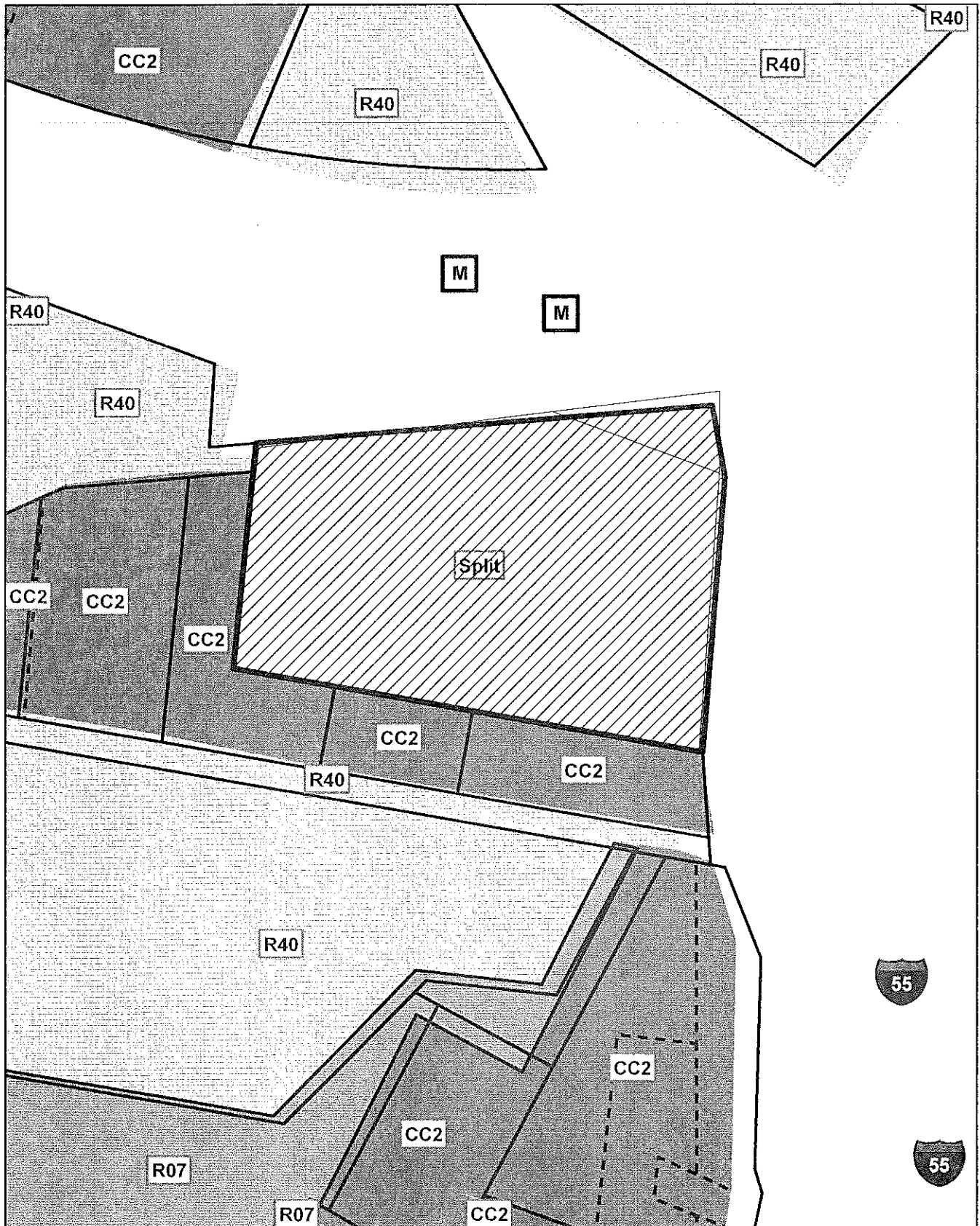
PC21076 - Barnhart Boat & RV Storage



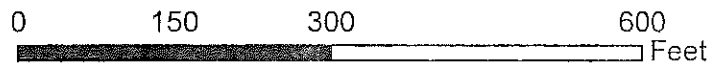
Subject Property

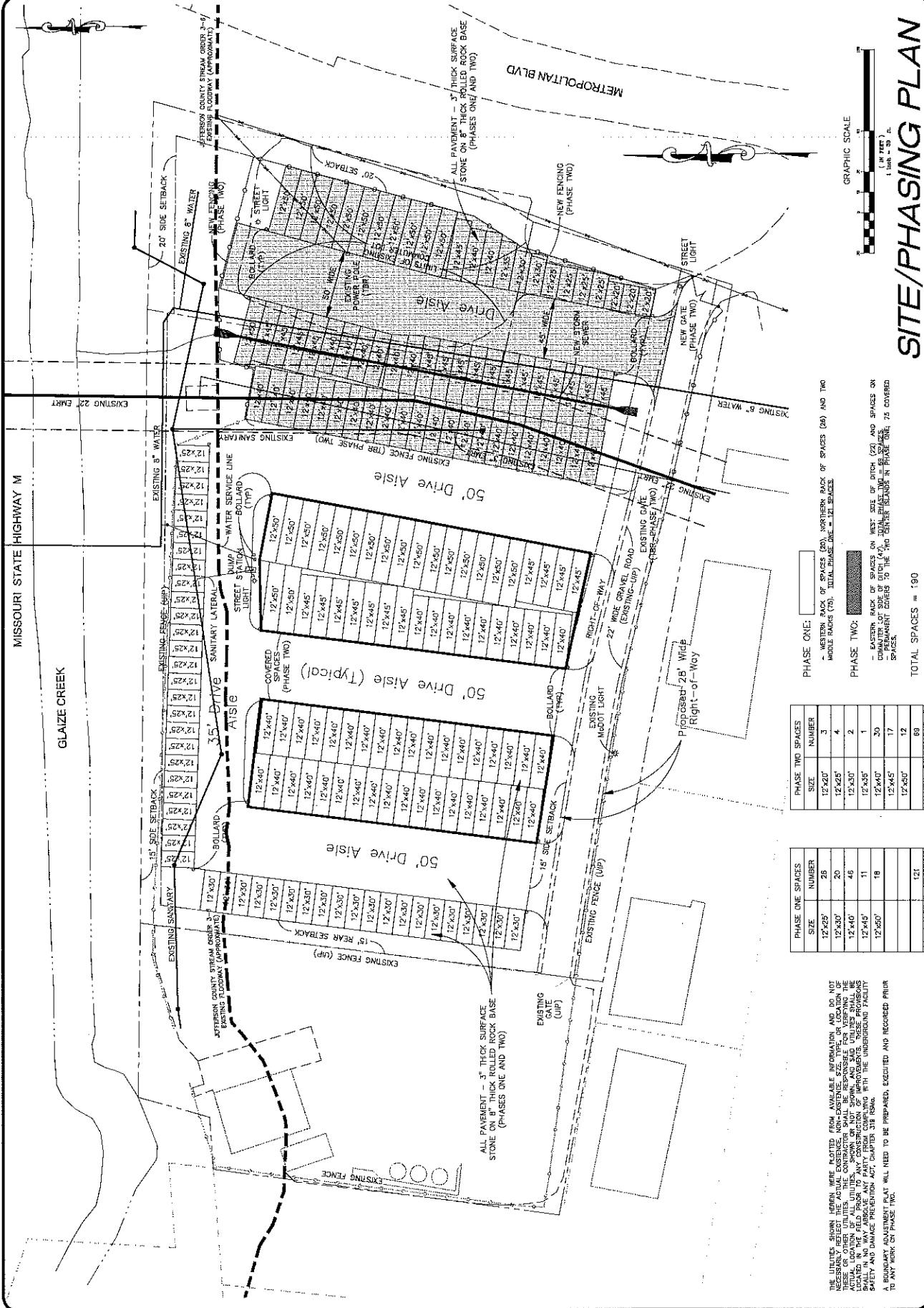
0 150 300 600 Feet

PC21076 - Barnhart Boat & RV Storage



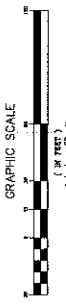
Subject Property





THE UTILITIES SHOWN WERE OBTAINED FROM AVAILABLE INFORMATION AND ARE NOT GUARANTEED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL APPLY TO ANY CONSTRUCTION OF IMPROVEMENTS WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319.050.

GRADING PLAN



C4

15312

1" = 30'

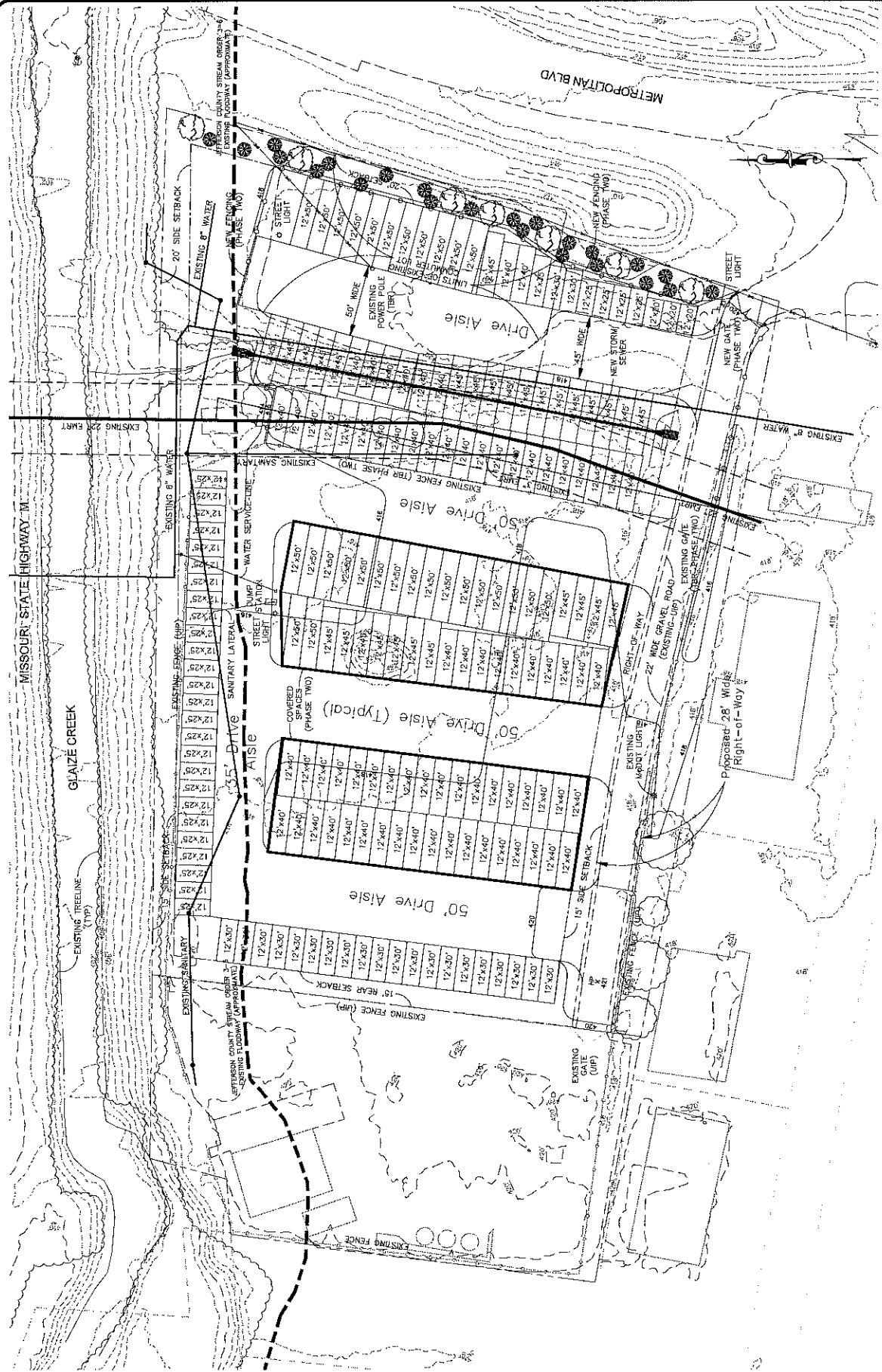
9/27/2021

PROPOSED DEVELOPMENT PLAN
BARNHART BOAT AND RV STORAGE
JEFFERSON COUNTY
BARHART, MISSOURI 63026

VonArx
Engineering
11111 Highway 200, Suite 100
Jefferson, Missouri 63026
Phone: 636.261.1111
Fax: 636.261.1112
www.vonarx.com



Great American Holding, LLC
29 Howe Crossing
Festus, MO 63028
314-808-4321



VARIANCE REQUESTS:

SECTION 400.1670, TABLE 5-3 - SETBACK LINES (PHASE ONE ONLY)
WE ARE PROPOSING A REDUCTION IN THE NORTHERN (SIDE) SETBACK LINE FROM 20' TO 15' PRIMARILY DUE TO THE LOCATION OF THE EXISTING FENCING AND PARKING LOT, BUT ALSO FOR THE SAME REASONS THAT WE ARE REQUESTING A VARIANCE ON SECTION 400.4650, A.1., THE EXISTING TREE MASS AND THE DISTANCE BETWEEN THE HIGHWAY AND OUR SITE.

SECTION 400.4100, A.5.a.(2) & (3) - SURFACE AND CURBING
FOR PHASE ONE WE PROPOSE TO USE THE LIMITS OF THE EXISTING ACCESS DRIVE AND PAVED/FENCED AREA, WITH ADDITIONAL GRAVEL TO CREATE A LEVEL DRIVE AND PARKING AREAS. PHASE TWO WILL REQUIRE ADDITIONAL FILL AND GRAVEL TO BRING THE NEW SPACES UP TO GRADE ON THE WEST SIDE OF THE CREEK. ON THE EAST SIDE WE WILL USE THE COMMUTER LOT MORE OR LESS AND ADD GRAVEL AS NECESSARY. NO CURBS ARE PROPOSED, ALL STORMWATER WILL DRAIN NATURALLY TO THE EXISTING DRAINAGE COURSES.

SECTION 400.4650, A.1. - LANDSCAPING MINIMUM REQUIREMENTS (BOTH PHASES)
WE ARE REQUESTING THAT THE 20' WIDE LANDSCAPE STRIP REQUIRED ALONG THE HIGHWAY M BE ELIMINATED DUE TO THE EXISTING TREE MASS IN THE STATE RIGHT-OF-WAY BETWEEN STATE HIGHWAY M AND OUR SITE. IN ADDITION, THERE IS 150'+/- BETWEEN THE HIGHWAY AND OUR SITE.

SECTION 400.4690, A.1. - PARKING LOT LANDSCAPING AND TREES - LANDSCAPED ISLANDS
WE PROPOSE TO ELIMINATE THE ISLAND REQUIREMENT. ON A SITE THAT IS ALMOST ENTIRELY OPEN PARKING WITH NO LANDSCAPING, IT IS IMPRACTICAL TO REQUIRE THESE SMALL LANDSCAPED ISLANDS IN THE MIDDLE. WITH NO ON-SITE EMPLOYEES FOR MAINTENANCE, ANYTHING PLANTED IN THESE SMALL AREAS WILL LIKELY DIE.

SECTION 400.5560 - DETENTION
WE ARE PROPOSING LITTLE TO NO GRADING IN EITHER PHASE. PHASE ONE WILL NOT INCREASE IMPERVIOUS AREA AND PHASE TWO WILL ONLY ADD THE ROOF AREAS AS NOTED, IF INSTALLED. WITH THE ENTIRE SITE LOCATED IN THE FLOODWAY /FLOODPLAIN, DETENTION WOULD BE RENDERED INEFFECTIVE.