

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 27, 2022 in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri. The public will be given an opportunity to be heard.

The tentative agenda of this meeting includes:

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES
October 13, 2022

V. SWEARING IN OF WITNESSES

VI. INTRODUCTION OF EVIDENCE

VII. NEW BUSINESS

1. Consent

- A. FP22065**
The Final Plat for Arlington Heights Phase Four, parcel 02-7.0-35.0-0-000-090., 02-7.0-35.0-0-000-094., 02-7.0-35.0-0-000-094.06, located at East Rock Creek Road, and Arlington Heights Way, Imperial, in Windsor Township and Council District #3.

2. Consideration

- A. PM22066**
A Request for a Zone Change and Development Plan Approval for parcel 11-8.0-33.0-0-000-002., located at 3627 Baptist Park Road, Festus, in Joachim Township and Council District #4, from Single-Family (R-20) Residential Zone District to Planned Mixed (PM) Zone District and Development Plan approval for New Hope Outreach Center.

- B. VR22067**
A Request for a Deviation for parcel 09-9.0-30.0-2-002-002., located at the southwest corner of Interstate 55 and Highway M, Barnhart, in Imperial Township and Council District #4, for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.

VIII. REPORTS TO THE COMMISSION

IX. CITIZENS TO BE HEARD

X. ADJOURNMENT

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

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

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

Petition Number: FP22065

Meeting Date: October 27, 2022

Prepared By: Josh Jump

Applicant Information

DEVELOPER NAME: Rolwes Development LLC

STREET ADDRESS: 2200 Barrett Station Rd, Ballwin, MO 63021

DESIGN PROFESSIONAL: Heneghan & Associates

SITE ADDRESS: Arlington Heights Way

PARCEL NUMBERS: 02-7.0-35.0-0-000-090, 02-7.0-35.0-0-000-094, 02-7.0-35.0-0-000-094.06

NATURE OF REQUEST: Approval of the Final Plat for Arlington Heights Phase 4

Parcel and Site Information

LOT COUNT: 9

PARCEL SIZE: 2.53 acres

EXISTING ZONE DISTRICT: Planned Residential (PR1)

FEET OF ROAD FRONTAGE: Approximately 377' on Arlington Heights Way

AVAILABLE SERVICES: Public Water, Public Sewer

Regulatory Requirements

PERMITTED USES:

Dwelling, Single-Family

FLOOR AREA, HEIGHT, AND OTHER BUILDING REQUIREMENTS

Minimum Lot Size: 5,360 square feet (per: PP22025)

Minimum Lot Width: 40 Feet

Maximum Structure Height: 30 Feet

IMPROVEMENT PLAN/SITE DEVELOPMENT

Required Yards

Front Yard: 25' on Privately Maintained Roads

Side Yard: 5'

Rear Yard: Rear Yard 25' for lot # 10-20, 135-142, all other lots: 28' (approved in case VR19067)

Design Standards

The development shall comply with Suburban Design Standards in accordance with Article VII of the Jefferson County Unified Development Order.

Access

Access shall be provided in accordance with the Jefferson County Unified Development Order.

Street Improvements

All streets located in the proposed subdivision shall comply with Article VII and Article XVI of the Jefferson County Unified Development Order.

Parking

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

Signs

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

Landscaping

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

Stormwater

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

Erosion and Sediment Control

Erosion and sediment control shall comply with Chapter 505 of the Jefferson County Code of Ordinances

Geotechnical

A geotechnical study prepared by an Engineer licensed in the State of Missouri shall be required where there are more than 5 feet of cut or 5 feet of fill and any slopes steeper than 3:1.

Conditions of Approval

- 1) All improvements must be installed and/or an escrow established.
- 2) Proof of 911 approval for the street name shall be provided to the Planning Division prior to recording the final plat.
- 3) All easements shall appear on the final plat and shall correspond to the location of utilities on the approved improvement plan and in accordance with the Jefferson County Unified Development Order.
- 4) The covenants and restrictions for Arlington Heights Phase 4 subdivision shall be submitted when the Record Plat is submitted.
- 5) Proof that the covenants and restrictions have been recorded with the record plat in the Jefferson County Recorder of Deeds shall be provided to the Planning Division.
- 6) Prior to approval of the final plat, the subdivider shall agree in writing on a form provided by the County Counselor that the subdivider will install the minimum improvements provided herein as required by this UDO.

Petition Number: PM22066

Meeting Date: October 27, 2022

Prepared By: Rachel Krispin

Applicant Information

APPLICANT NAME: Jefferson Baptist Association

APPLICANT ADDRESS: PO Box 100, Mapaville MO 63052

DESIGN PROFESSIONAL: Govero Land Services

SITE ADDRESS: 3627 Baptist Park Rd

PARCEL NUMBER: 11-8.0-33.0-0-000-002

NATURE OF REQUEST: Rezone from Single-Family Residential (R20) zone district to Planned Mixed Use (PM) zone district and development plan approval for New Hope Outreach Center.

Parcel and Site Information

CURRENT ZONE DISTRICT: Single-Family Residential (R20)

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 28.19 (per Applicant)

FEET OF ROAD FRONTAGE: Roughly 100' on Baptist Park Rd.

AVAILABLE SERVICES: N/A

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The subject property is currently developed with two (2) baseball fields and three (3) buildings.

Parcel Conditions

TOPOGRAPHY: The parcel is fairly flat in the front of the property near the baseball fields. The property does slightly slope downward in elevation towards the rear of the property.

FLOODPLAIN ISSUES/STREAM ORDERS: N/A

VEGETATIVE COVER/SCREENING: More than half of the subject property is heavily vegetated. Near the front of the property is clear where the baseball fields exist. There appears to be vegetation covering most of all four (4) property lines.

SURROUNDING ZONING: The subject property is located just off Baptist Park Rd, which intersects with State Rd A and State Rd Z.

To the North:	<u>Zoning:</u> R40 <u>Land Use:</u> Developed Residential
To the East:	<u>Zoning:</u> R40 <u>Land Use:</u> Developed Residential
To the South:	<u>Zoning:</u> R20 <u>Land Use:</u> Developed Residential & LNC storage building
To the West:	<u>Zoning:</u> R40 & R20 <u>Land Use:</u> Developed 'Next Step For Life Inc' and elementary school

Development Plan

The submitted development plan shows the following:

- The proposed uses are as follows:
 - Group Home
 - Multi-family
 - Business, office (general)
 - Medical/dental office
 - Long Term Care and Treatment
 - Employment/Personnel Training
- One (1) point of access from Baptist Park Rd
- Sixty-eight (68) parking spaces provided
 - Forty-seven (47) standard parking spaces
 - Five (5) ADA compliant parking spaces
 - Sixteen (16) driveway spaces located near buildings labeled "D"
 - "Building D" structures are proposed as Phase 3
- Two (2) existing buildings to remain on the property and proposed as office space
- Existing building to remain on the property proposed to be used as a maintenance shed
- Multiple buildings are proposed under various phases. They are as follows:
 - Phase 1
 - "Building A" – 25' X 50' near the southwest corner of the property
 - "Building B" – 50' X 55' located directly behind the existing building on site
 - Two (2) buildings each
 - Eighteen (18) beds per building
 - Thirty-six (36) beds in totality between the two "Building B's"
 - Phase 2
 - "Building C" – 30' X 80' near the northwest corner of the property
 - Three (3) buildings each
 - Four (4) units within each building
 - Twelve (12) units in totality for the "Building C's"
 - Phase 3
 - "Building D" – 30' X 80' in the rear of the property
 - Eight (8) buildings each
 - Four (4) units per building
 - Thirty-two (32) units total for all the "Building D's"
 - Phase 4
 - "Building E" – 48' X 60'
- "Future Storage Area" is labeled on the plan to the east of "Buildings C" and "Building D". Staff cannot analyze this as there is no plan as to how this storage area will function, what will be in said storage area, etc. If approved, the Petitioner will have to submit a revised development plan in the future if the Petitioner will want to develop the storage area.
- Likewise, "Future Tiny Homes" is labeled on the plan to the south of "Future Storage Area". The same analysis for "Future Storage Area" is applicable to "Future Tiny Homes" as well. Petitioner will

need a revised development plan approval if the petitioner would like to develop this portion of the project in the future.

- Furthermore, tiny homes are viewed as single-family residential. As this land use is not proposed on the plan, the petitioner shall seek a revised development plan in the future shall this use be desired to be developed.
- Six-foot privacy fence is shown on the northern, eastern, and western property lines. The privacy fencing on the property lines only goes to about the building line of each "Building B". Chain-link fencing is shown on the remainder of the property lines, including the southern property line.
 - No modifications were requested from UDO screening requirements. Given the nature of the proposed uses and the fact that residential properties are directly adjacent (also sensitive uses like an elementary school), Staff believes that high impact screening along all property lines is warranted.
- Clusters of landscaping are shown on the western, northern, and southern property lines.
 - There is a large amount of existing vegetation; however, it is unclear if the landscaping will meet the requirements of high impact screening. This will need to be shown, or the full requirements of the UDO, will be met in the site development stage.
- Stormwater management is shown towards the rear of the property, near buildings labeled as "Building D"

Development Plan Modification Requests

Section 400.4740 – Buffer Design Standards

- The access onto the property is narrow; therefore, the petitioner is requesting relief from the required buffer where the existing access is located.

A buffer is required around the entirety of the property. A 20' buffer is maintained surrounding the property in all areas, except the front portion of the property where the access exists. Staff does not have an issue with this request; however, should the Planning and Zoning Commission vote to approve this request, Staff would recommend a condition that the buffer can be reduced only in the area of the access pavement. All other buffers as shown on the development plan shall be required.

Criteria for Approval

Criteria For Considering Applications. In considering any application for any rezoning, conditional use permit, conceptual development plan or preliminary development plan, the Planning and Zoning Commission and the County Council may give consideration to the criteria stated below:

- a. The character of the neighborhood.
- b. The existing and any proposed zoning and uses of adjacent properties, and the extent to which the proposed use is compatible with the adjacent zoning and uses.
- c. The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
- d. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.
- e. The length of time, if any, the property has remained vacant as zoned.
- f. The extent to which the proposed use will negatively affect the character of the property and neighboring property.
- g. The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.
- h. The extent to which the proposed use will adversely affect the capacity or safety of the portions of the street network impacted by the use, or present parking problems in the vicinity of the property.

- i. The extent to which the proposed use will address and conserve the natural resources of the site, effectively manage storm water runoff, and prevent air, water, and noise pollution and conserve habitat.
- j. The impact the proposed use has on achieving the goal of economic diversity in the community.
- k. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this UDO.
- l. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.
- m. The gain, if any, to the public health, safety and welfare due to approval of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
- n. The conformance of the proposed use to the Official Master Plan and other adopted planning policies.
- o. The analysis by professional staff.

Analysis

The property is intended to be used as a multi-step transitional living facility, known as New Hope Outreach Center. Based upon pre-submittal meetings with the applicant, New Hope Outreach Center will offer various different living styles, depending on what stage a person may be at during their transition from homelessness to self-sufficiency and independence in the community. New Hope Outreach Center will also provide medical services and skill training services for individuals who are in the program.

The following criteria (listed above) are to be utilized when considering a zone change to a planned zone district:

- a. **The character of the neighborhood.** This petition is out of character for the neighborhood. The character of the neighborhood is mainly single-family residential. The two exceptions to this would be adjoining the subject property to the west. There is "Next Step for Life Inc", which is now Pony Bird, that is an organization that provides care and aid to individuals with disabilities, and a state operated elementary school. Placing a transitional homelessness facility on property surrounded wholly by residential zoning, an elementary school and an organization that aids people with disabilities seems wholly out of character with 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.** As mentioned above, the adjacent and adjoining properties are zoned single-family residential. The proposed zoning is Planned Mixed Use (PM), which does not exist near or around the subject property. The proposed use is incompatible with the surrounding zoning and developed properties.
- c. **The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.** This item of criteria should not be an issue given that public services are available. See comments regarding lack of public transportation below.
- d. **The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.** The subject property is reasonably zoned under its

present R20 zoning. The subject property, as are all adjacent properties, is suitable for the uses proposed in an R20 zone district.

- e. **The length of time, if any, the property has remained vacant as zoned.** The property is not vacant.
- f. **The extent to which the proposed use will negatively affect the character of the property and neighboring property.** The proposed use may negatively impact the neighboring properties. As the property exists today, it is developed as baseball fields- a park setting of sorts. To have the property developed into various different stages to support an individual transitioning from homelessness may affect the character of the area that current residents experience present day.
- g. **The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.** There could be a threat to public safety, as there is with any kind of new development in an area. Staff realizes that the proposed use and services could create worries for residents in the neighborhood. The nature of the adjacent uses (single family residences, an elementary school and an organization that aids people with disabilities) could heighten the risks caused by the proposed development of the property as a transitional homelessness facility.
- 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.** The subject property is located off Baptist Park Rd – a County-maintained road. In addition, State Rd A and State Rd Z intersect with Baptist Park Rd, making the street network adequate for the use proposed. Additionally, the proposed uses will have a very low traffic generation as the Petitioner has stated that a majority of the people in need of their services will not have means to own a car.
- 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.** This point should not cause any harm. An area for stormwater management has been accounted for within the development plan (and shall be installed in Phase 1 if approved). The plan shows a lot of vegetation to remain on the property.
- j. **The impact the proposed use has on achieving the goal of economic diversity in the community.** This is difficult to determine at this point in the process.
- k. **The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this UDO.** While there are numerous requirements of the UDO achieved in this development plan, there are also some requirements that are not met, nor are said requirements addressed. Those will be detailed further into the analysis below.
- 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.** It should be noted that sewer and water will be available to the site. However, there is no public transportation available to this location. Oats Transit d/b/a JeffCo Express is a private, non-profit organization that will, according to the applicant, provide some service to the site. It does appear that this service will be very limited. There are also no neighborhood commercial types of services available at this location. Public transportation and neighborhood commercial services would seem to be crucial to serve a largely transient population of individuals, most of whom will be without cars.
- 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.** There is certainly a need for these kinds of services to transition people who

are experiencing homelessness into self-sufficient members of the community. However, there could be concern with the public health, safety, and welfare of the surrounding property owners and general area of the subject property. The proposed uses are vastly different than what exists today, which naturally causes concern. There would be no hardship to the owner of the property if this petition is denied, as the property can continue to operate in its current use, or it could be developed as an R20 use consistent with surrounding properties.

- n. **The conformance of the proposed use to the Official Master Plan and other adopted planning policies.** The subject property is located in the Primary Growth Area of the Master Plan- where all development patterns are acceptable. However, this petition could be out of character for the surrounding area.

The criteria/conditions listed and analyzed below are applicable to consider when there is a Conditional Use application for a Group Home use in certain residential zone districts (RA5, LR2 or R40). This use is not permitted at all in the R20 zone district (which is why the zone change is being sought). The conditions are meant to protect the public health, safety, and welfare. Even though this petition is seeking a zone change, it is seeking the same use in a residential zone district (with added uses as well). Given that a use is sought that would not otherwise be permitted in the R20 zone district, and given that the use would require conditions in the larger residential zone districts, Staff feels the same conditions of approval should be applied to protect the public health, safety, and welfare of the community (they are arguably more important here where the use is not otherwise permitted and where the zoning and existing residential uses are more dense than in the RA5, LR2 or R40 zone districts). The conditions are as follows:

1. **The maximum number of persons in a facility shall not exceed ten (10) individuals and two (2) resident staff members.** This condition is not met. Per the development plan, each "Building A" will have eighteen (18) beds per structure. It is unknown how many occupants will be in the other phases. Multiple units are proposed in the structures, but it is unclear the limitation of people allowed in each unit. It is also unclear if staff members will be situated in each building. There will be a staff member(s) at the entrance check-in point.
2. **Parking shall be indicative of the neighborhood in which located.** Parking provided on the site appears to be able to service the need of the uses and satisfies the UDO.
3. **The facility shall be secondary to a facility operated and maintained by an organization that provides intensive treatment for individuals with mental or physical disabilities or a contract facility wherein the individuals remain under the jurisdiction of the County or the State or a facility operated for developmentally disabled.** The organization will be operated and maintained by a church located in High Ridge. Additionally, the applicant/developer provided on the application is Jefferson Baptist Association.
4. **The property shall have a minimum lot area of two (2) acres.** This point of criteria is achieved. The property is roughly twenty-seven (27) acres.
5. **There shall be a minimum building size of two hundred fifty (250) square feet per resident and resident staff.** This will need to be analyzed at site development stage, if approved, due to the fact that exact square footage of buildings was not provided on the development plan.
6. **There shall be no sign advertising the nature of the use.**
7. **The facility shall not be used as a residence for sex offenders.**
8. **At the time of original approval, no facility shall be located within one thousand (1,000) feet of another such facility or of a halfway house, a convalescent home, nursing home, retirement home, school, church, a children's nursery or a day care home, however, the County Council shall have the authority to waive this requirement, provided that the facilities are separated by a County classified principal street, railroad track, major waterway or other comparable manmade or**

natural barrier. The subject property does adjoin a school and an organization that services disabled individuals. This condition is not met, and cannot be met.

9. The residential character of the structure shall be maintained.

Were this petition seeking a Conditional Use Permit for a Group Home use in an RA5, LR2 or R40 zone district, the UDO requires the above as minimum required conditions. This petition is seeking a zone change to the PM zone district, a planned district. The Planning and Zoning Commission and County Council when considering a zone change to a planned zone district may require conditions of approval. For the reasons set forth above, Staff believes that the otherwise required conditions for Group Homes should be applied in this case. These conditions, specifically the 1,000 ft separation requirement, were discussed with the applicant. The applicant did not request any of these conditions be waived.

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Group Home
- Multi-family
- Business, office (general)
- Medical/dentist office
- Long Term Care and Treatment
- Employment/Personnel Agency

Floor Area, Height, and other Building Requirements

- Maximum Area Ratio: 0.55 FAR
- Maximum Structure Height: 70 feet

Site Development

Required Yards

- Front Yard – 35 feet; Side Yard – 15 feet; Rear Yard – 20 feet

Design Standards

- The development shall comply with the Mixed-Use Design Standards in accordance with Article VII of the Jefferson County Unified Development Order, unless specifically modified.

Access

- Access shall be provided in accordance with the Jefferson County Unified Development Order.

Parking

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

Signs

- Signs shall comply with Article XIII of the UDO. All regulatory signs, including stop signs, speed limit, etc. shall be provided by the developer.

Lighting

- Lighting that by color, placement or design resembles or conflicts with traffic control signs is prohibited. No lighting shall contain flashing lights, intermittent lights, animators, or mechanical movements of any kind.

Landscaping

- Landscaping, buffers, and tree protection shall comply with Article XIV of the Jefferson County Unified Development Order. High impact screening will be required along all property lines.

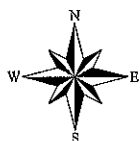
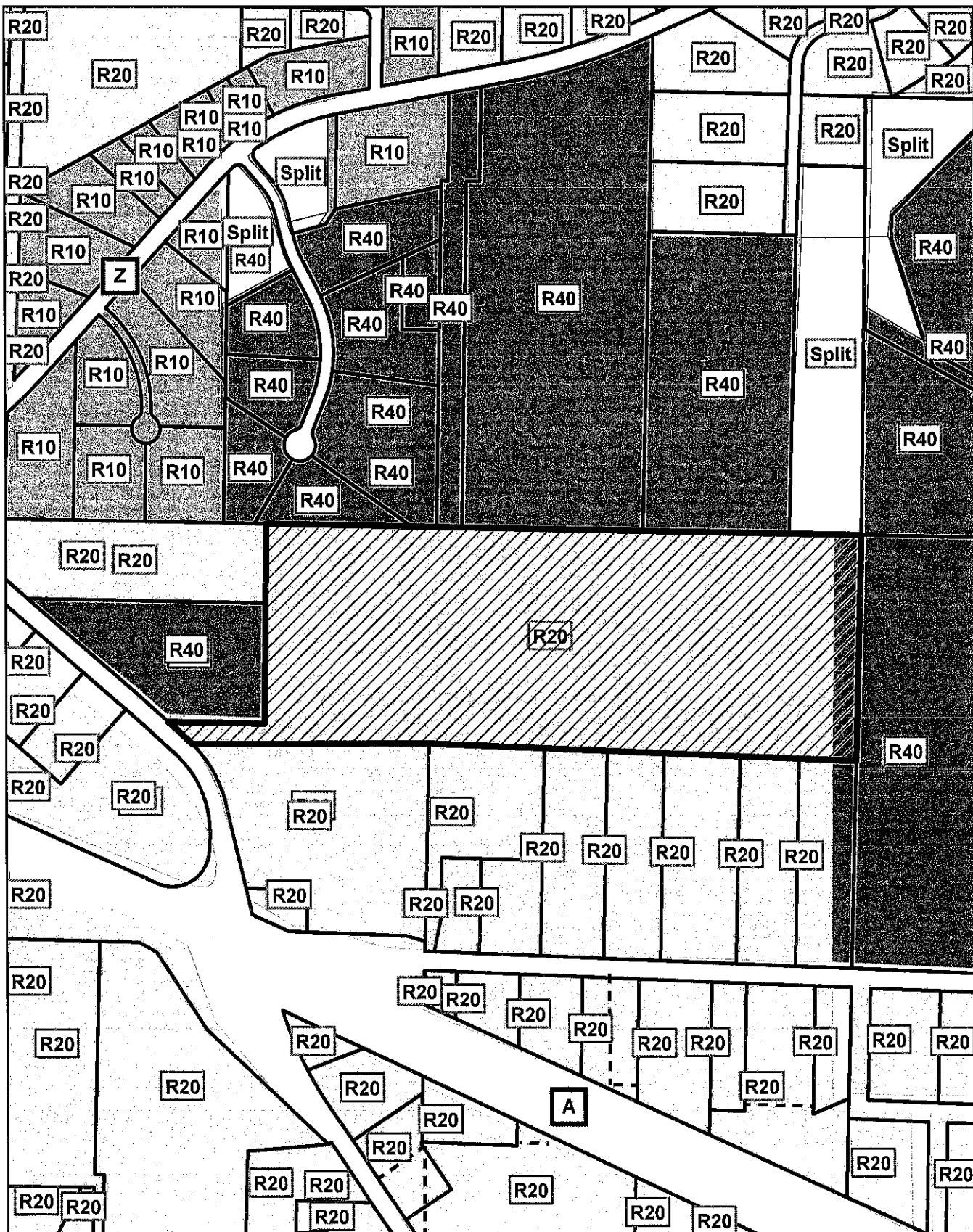
Stormwater and Erosion and Sediment Control

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

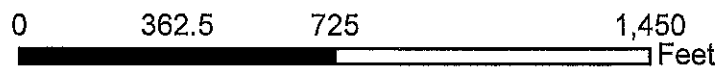
1) Proposed development:

- a) Provide a construction phasing plan which shows construction limits of new parking, drive lanes, screening, landscaping etc. Detention, entrance pavement and repairs to existing pavement shall be installed with Phase 1.
- 2) County Road:
 - a) Access onto a county road shall require 300' of stopping sight distance at 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance between line of sight and surface/top of grass).
 - b) The Engineer shall submit sight distance profiles showing that the required sight distance is met.
 - c) The engineer shall identify the clearance at the most restrictive point on the profiles.
 - d) Any vegetation or obstructions of any sort in the line of sight must be identified.
- 3) Driveway entrances (within state/county ROW):
 - a) Pavement thickness shall provide 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base).
 - b) Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 26'-42'.
 - c) The entrance width shall be provided from the street into the site for a throat length of 20'.
- 4) Sidewalks:
 - a) Sidewalks shall consist of 5' width.
- 5) Detention:
 - a) Stormwater shall be detained and released at a rate not to exceed the release rate from the site under the existing (pre-developed) conditions for the 2 and 100-year storm events. Detention/retention basins must also contain an overflow structure capable of passing a 100-year, 20-minute design storm.
 - b) Channel protection is required to treat the high-frequency, low-severity storm runoff events within the detention basins by metering it out slowly over 24-48 hours.
 - c) Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.
- 6) 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.

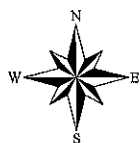
PM22066 - New Hope Outreach Center



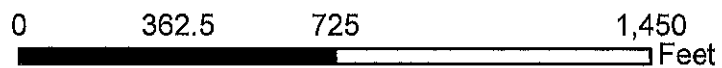
Subject Property



PM22066 - New Hope Outreach Center



Subject Property



GOVERO

Land Services

SURVEYING * ENGINEERING

5929 Old State Road

Imperial, MO 63052

(636) 464-9380

DATE: September 28, 2022

TO: Jefferson County Planning

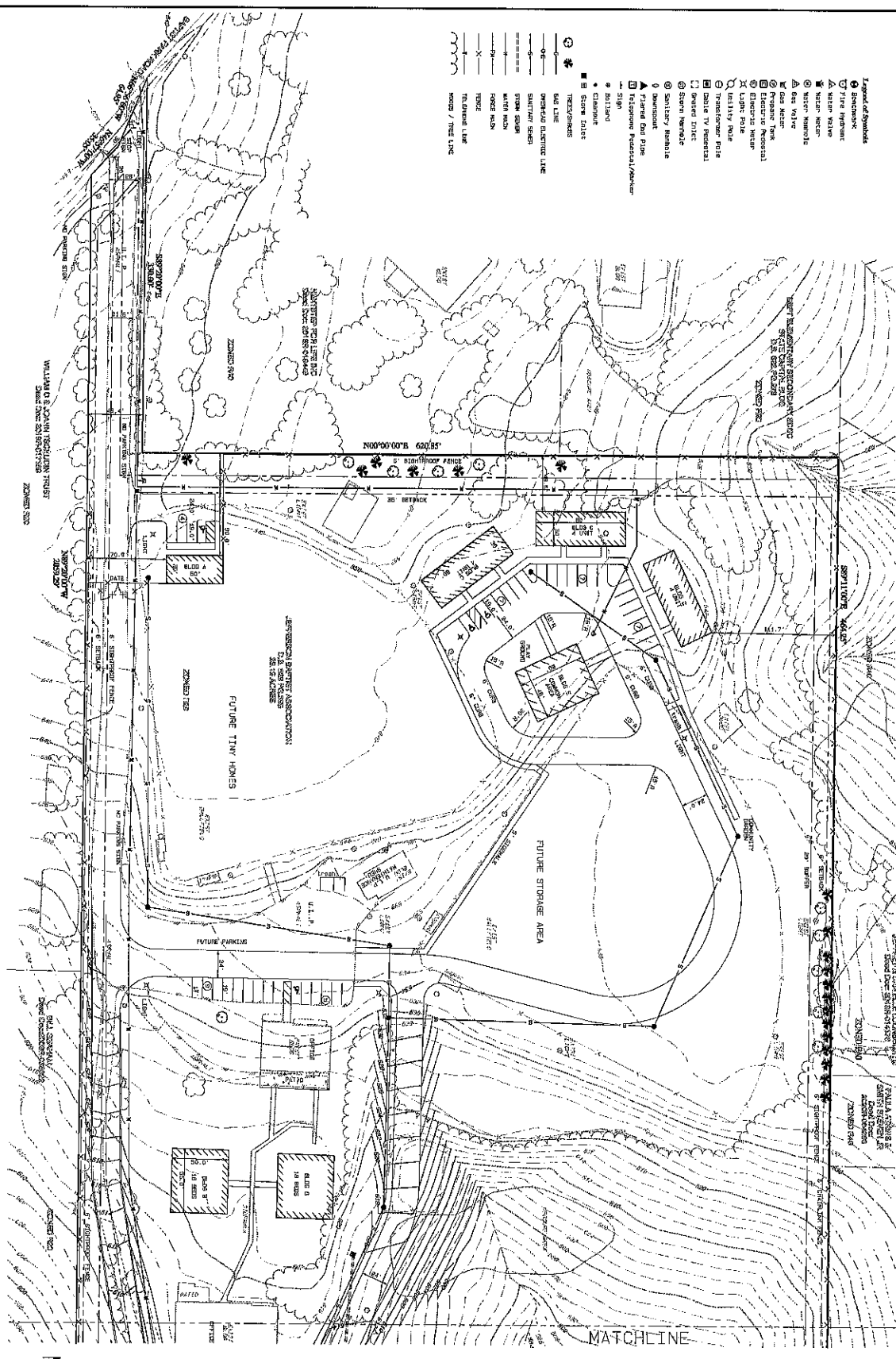
RE: New Hope Outreach Center
GLS Job No. 22070

FROM: Govero Land Services

Approval of the following modification to the site at 3627 Baptist Park Road, Festus, MO 63028 is requested to support the proposed uses of the development. The proposed project is to utilize the existing buildings and improve the site to allow for group homes, multi-family homes, offices and amenities to serve the disadvantaged members of the community.

Section 400.4740 – Buffer Design Requirements

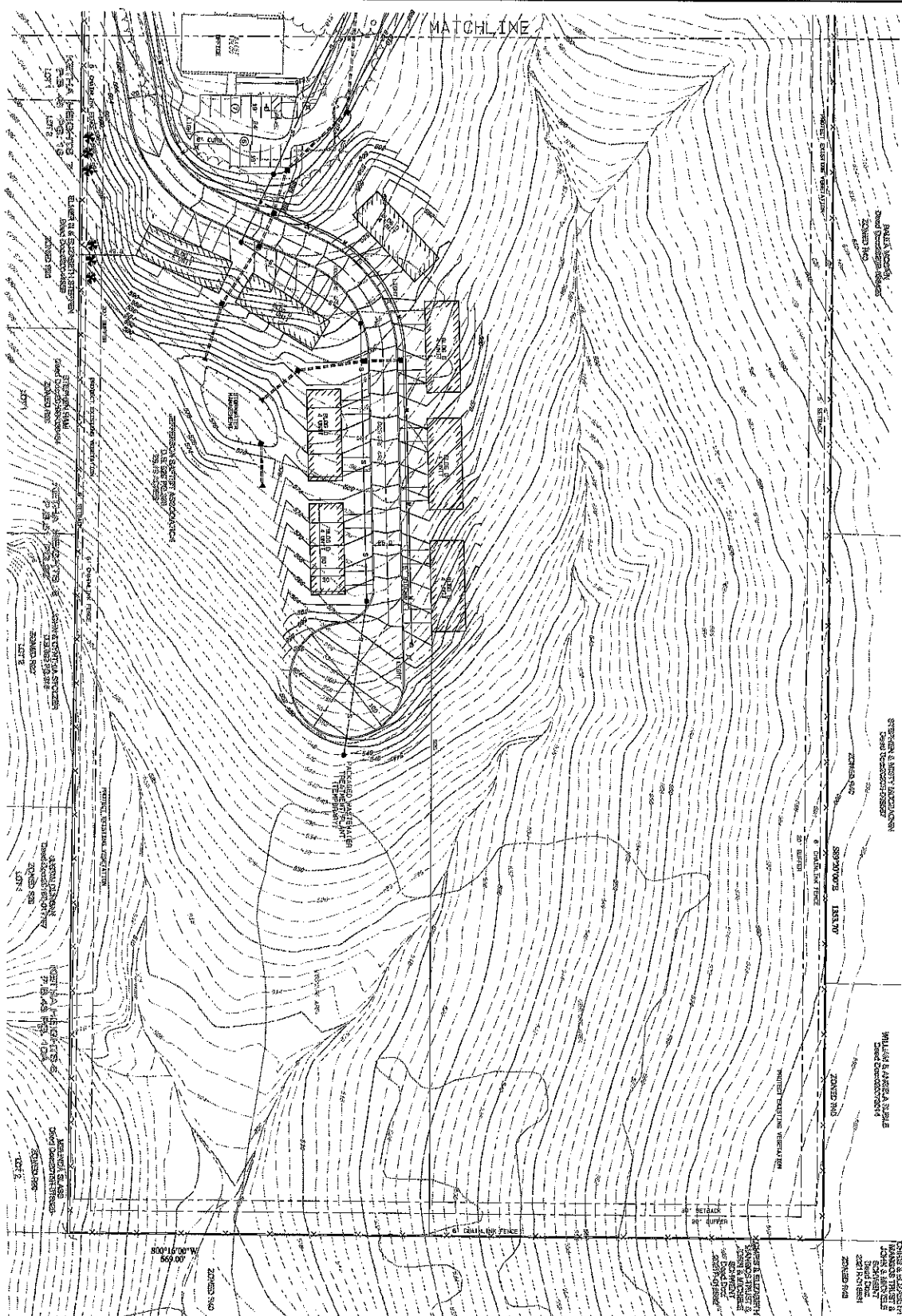
Request approval to have vehicular access within the buffer due to the limited width of the property and to utilize pavement in the existing location.



DEVELOPMENT PLAN

FILED NO.	2 OF 3	These Plans and the related and associated documents are being provided to you for your information only. Do not provide to anyone else.
DATE	09/28/2022	REVIEW REVIEW REVIEW REVIEW
CHECKED BY	D.L.G.	REVIEW REVIEW
DRAWN BY	C.J.O.	REVIEW REVIEW
FILED NO.	2 OF 3	REVIEW REVIEW

[illegible]



Petition Number: VR22067

Meeting Date: October 27, 2022

Prepared By: Josh Jump/Planner II

Applicant Information

APPLICANT NAME: Great American Holdings LLC

APPLICANT ADDRESS: 29 Howe Crossing, Festus, MO 63028

SITE ADDRESS: SW corner of Interstate 55 and State Highway M

PARCEL NUMBER: 09-9.0-30.0-2-002-002

NATURE OF REQUEST: Section 505.B.3 – Stream Buffer 3 Requirements.

Parcel and Site Information

CURRENT ZONE DISTRICT: PC

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 5.13 acres

FEET OF ROAD FRONTAGE: Approx. 575' – State Rd M, Approx. 467' on Metropolitan.

AVAILABLE SERVICES: N/A

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

Parcel Conditions

TOPOGRAPHY: The topography is pretty level

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

VEGETATIVE COVER/SCREENING: The property is undeveloped and there is a fair amount of vegetation on it near the stream.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: CC2 developed commercial

Criteria for Approval

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

Analysis

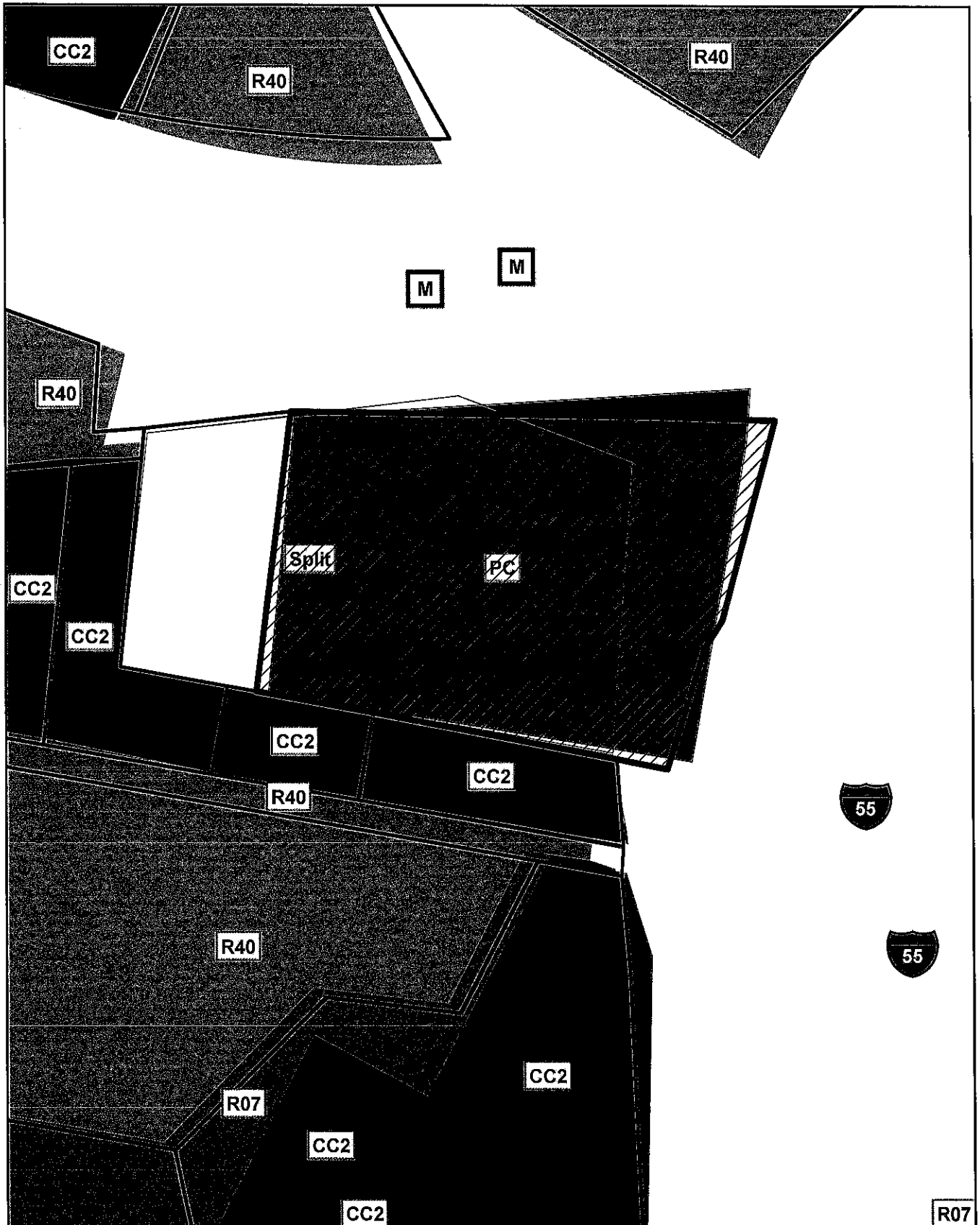
The subject property is in the Planned Commercial (PC) zone district which was approved for the use of Boat and RV Storage (PC21076). The petitioner is seeking relief from one (1) development requirements to develop the property.

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

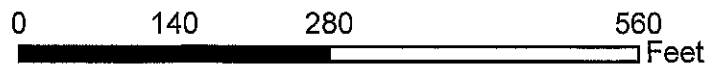
The Jefferson County Stormwater Division analyzed the petitioners request and determined the following:

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

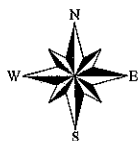
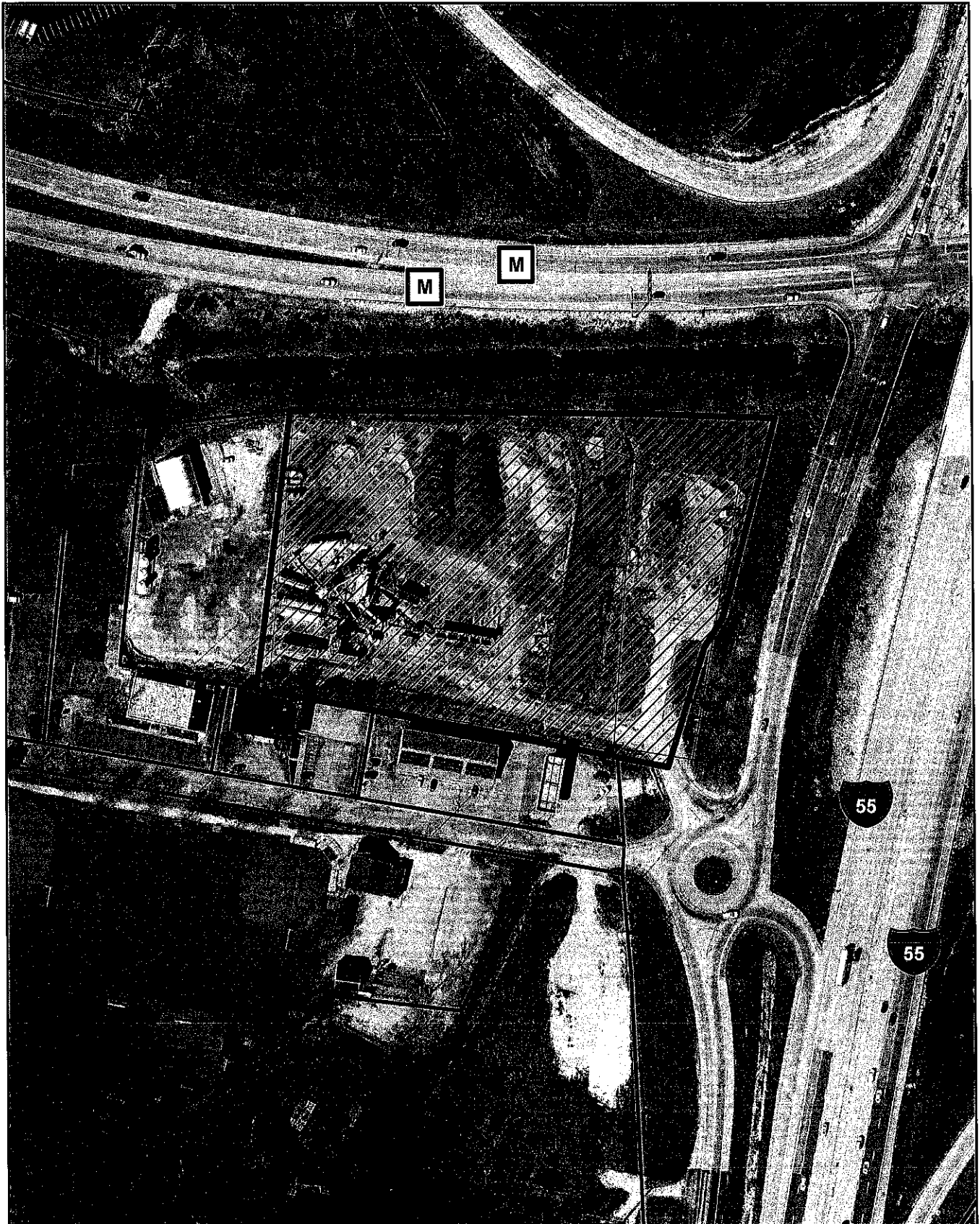
VR22067 - Great American Holdings LLC



Subject Property



VR22067 - Great American Holdings LLC



Subject Property

0 140 280 560 Feet

THE FOLLOWING COLUMN NUMBER HAS BEEN ASSIGNED FROM AVAILABLE INFORMATION, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CONTRACTOR SHALL, UPON LOCATION OF THESE OR OTHER UTILITIES, NOTIFY THE CONTRACTING AGENCY AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF SUCH UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR AT ALL TIMES.

VonArx Engineering

Honesty • Integrity • Experience

September 9, 2022

Ms. Rachel Krispin
Jefferson County Planning Department
P.O. Box 100
Hillsboro, MO 63050

RE: Barnhart Boat & RV Storage
Deviation Request

Ms. Krispin,
We are requesting relief from Section 505.170 B. 'Erosion and Sediment Control/Stormwater Management Design Criteria, Buffer Strips' of the Jefferson County Unified Development Order (UDO).

In general, this section addresses design criteria for Stream Buffers. More specifically, it prohibits or restricts development in the buffer areas.

We are requesting approval of drives and boat/RV parking in a portion of the Stream Buffer. This site was previously owned and used by the Missouri Department of Transportation (MoDOT) for storage of materials, vehicles, traffic devices, etc. The MoDOT lot was composed primarily of broken asphalt and gravel, and encroaches on the same stream buffer area we propose to use. The MoDOT lots was enclosed by a fence. We propose to leave that fence in place and use only the area within the existing fence line for our project. As is shown on our grading plan, we are not proposing any cut or fill on the lot, just minor reshaping of the grade and the addition of asphalt pavement for the drive aisles. All boat/RV parking will be on gravel as approved by the Planning Department.

We feel that this request is reasonable in that, 1) we are not proposing grading in the buffer area, 2) the increase in run-off is insignificant (asphalt vs gravel), 3) we are not proposing permanent structures on the site, and 4) we are only using area that was already in use by MoDOT within the limits of the existing fence.

If you have any questions regarding our proposal, please feel free to call or email.

Thank you,



Steven K. Boning

Enc.



Memo

TO: Planning and Zoning
FROM: Mike Cook, Stormwater Division
DATE: October 12, 2022
RE: Variance Request
LOCAT: 6845 Metropolitan Ave, Barnhart 63052

Josh,

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

Thank you,

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