

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 12, 2023 in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri. The public will be given an opportunity to be heard.

The tentative agenda of this meeting includes:

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
September 28, 2023
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consideration
 - A. PP23043
The Preliminary Plat for Emerald Pointe, parcel 08-3.0-05.0-2-001-028., 4550 Rhonda Sue Drive, Imperial, in Imperial Township and Council District #2. (WITHDRAWN)
 - B. PI23046
A Request for a Revised Development Plan for Dalton's Lawn and Landscape, parcel 03-1.0-12.0-1-001-012.13, located at 115 TRW Industrial Court, High Ridge, in High Ridge Township and Council District #1.
- 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"

REVISED DEVELOPMENT PLAN	
PETITION NUMBER:	PI23046
APPLICATION (PROJECT) NAME:	DALTON'S LAWN AND LANDSCAPE
APPLICANT:	DALTON LAY
	1235 GREEN KNOLL DR, FENTON MO 63026
PROPERTY OWNER NAME:	SAME AS APPLICANT
DESIGN PROFESSIONAL:	GRIMES ENGINEERING
REQUEST:	REVISED DEVELOPMENT PLAN APPROVAL FOR DALTON'S LAWN AND LANDSCAPE
SITE LOCATION:	115 TRW INDUSTRIAL CT, HIGH RIDGE
PARCEL/LOCATOR NUMBER:	03-1.0-12.0-1-001-012.13
EXISTING ZONING DISTRICT:	PLANNED INDUSTRIAL "PI"
COUNCIL DISTRICT:	1
MASTER PLAN DESIGNATION:	PRIMARY GROWTH AREA
DEVELOPMENT PATTERN;	INDUSTRIAL DESIGN STANDARDS
TOTAL SITE AREA:	1.53
PUBLIC SERVICE AVAILABILITY:	NEPSD, PWSD 02
EXISTING SITE CONDITIONS:	VACANT/UNDEVELOPED
CASE MANAGER:	RACHEL KRISPIN

PROJECT & SITE LOCATION & EXISTING CONDITIONS

TOPOGRAPHY: The site is relatively flat. The elevation does start to decrease (a difference of about 20 feet) along the frontage of State Rt 30. (See Figure 2)

FLOODPLAIN & STORMWATER: There are no flood concerns located on the subject property.

VEGETATION: The site is mainly clear of vegetation, with the exception of frontage along State Rt 30. The rear property line is heavily wooded.

FIGURE 2 - SITE TOPOGRAPHY

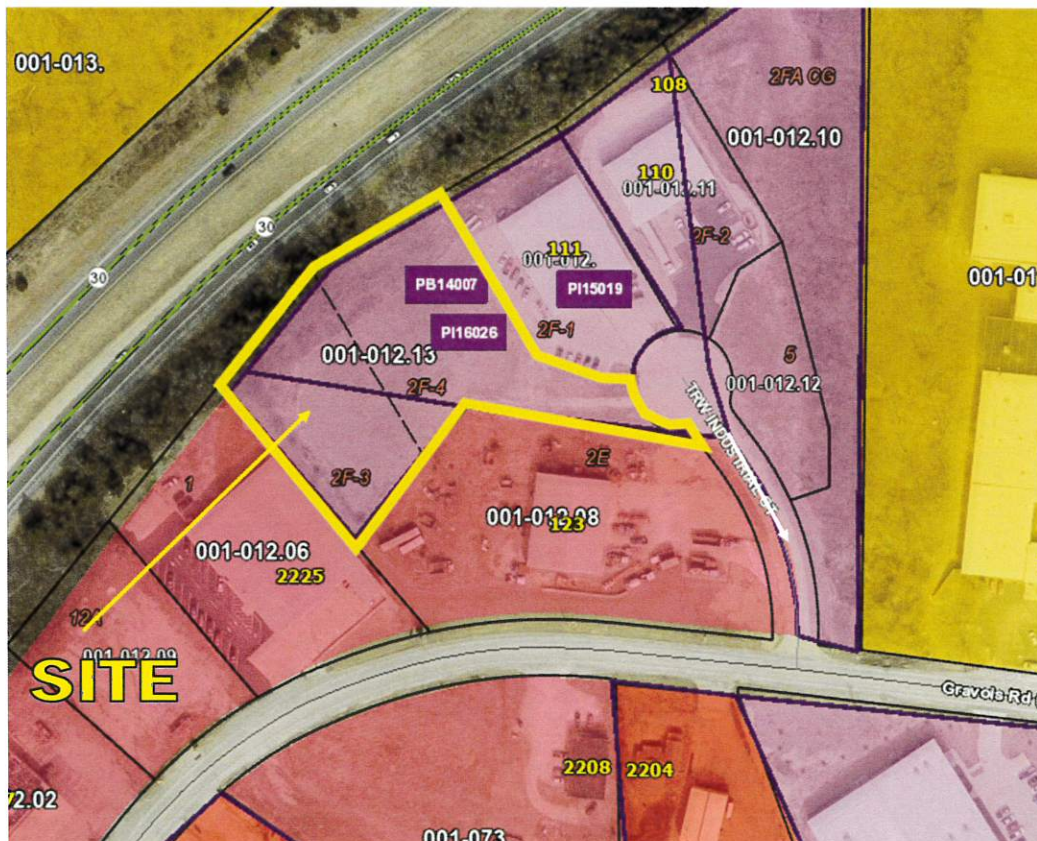


ADJOINING ZONING & LAND USES

ADJOINING ZONING & LAND USES: The subject property is located off TRW Industrial Ct in High Ridge, which is situated between Gravois Rd and State Rd 30. The immediate area surrounding the subject property is mostly developed with commercial and/or industrial uses of sorts. Adjoining the industrial park is a residentially zoned property that is developed with a school.

EXISTING CONDITIONS MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Single-Family Residential	R10	Undeveloped residential
East	Industrial	PI	Developed industrial park
South	Commercial	CC2	Developed commercial
West	Commercial	CC2	Developed commercial

FIGURE 3 - EXISTING ZONING



CRITERIA FOR CONSIDERATION

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

- a. The character of the neighborhood.*
- b. The existing and any proposed zoning and uses of adjacent properties and the extent to which the proposed use is compatible with the adjacent zoning and uses.*
- c. The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.*
- d. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.*
- e. The length of time, if any, the property has remained vacant as zoned.*
- f. The extent to which the proposed use will negatively affect the character of the property and neighboring property.*
- g. The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.*
- h. The extent to which the proposed use will adversely affect the capacity or safety of the portions of the street network impacted by the use or present parking problems in the vicinity of the property.*
- i. The extent to which the proposed use will address and conserve the natural resources of the site, effectively manage storm water runoff and prevent air, water and noise pollution and conserve habitat.*
- j. The impact the proposed use has on achieving the goal of economic diversity in the community.*
- k. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this UDO.*
- l. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.*
- m. The gain, if any, to the public health, safety and welfare due to approval of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.*
- n. The conformance of the proposed use to the Official Master Plan and other adopted planning policies.*
- o. The analysis by professional staff.*

ANALYSIS

The subject property is located in the Primary Growth Area of the Official Master Plan. The petitioner is seeking a revised development plan for the subject property to allow outdoor storage of equipment and materials. Under the current approved plan, no outdoor storage is allowable. The property was zoned Planned Industrial in 2016. The revised development plan is only for the subject property (Parcel ID No. 03-1.0-12.0-1-001-001-012.13). The site is situated between Gravois Rd and State Rt 30, with access only from TRW Industrial Ct, which is located off Gravois Rd. The subject property is located in an area where there is a large presence of commercial and industrial uses.

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The development plan shows one (1) garage/office building in the northeastern portion of the property. The configuration of the building is in line with the adjoining developed property. There are five (5) vehicle parking spaces—one (1) being ADA compliant. There are no flood concerns on the property. Stormwater detention was constructed at the time of the creation of the subdivision. The petitioner must comply with the existing detention system

Staff has not seen any evidence to indicate there would be risk to public health, safety, and welfare from continued use of the property as proposed. The development does not appear to have any features that would impede the normal and orderly development and improvement of the surrounding property. However, it must be noted that this lot was approved as a part of an industrial subdivision. All other lots within the subdivision have the same restriction against outside storage. Allowing this lot to be modified to allow for outdoor storage would be out of character with the remainder of the subdivision and would interrupt the uniformity of what was a comprehensively approved development.

RECOMMENDED CONDITIONS/COMMENTS IF APPROVED

PERMITTED USES: Land uses shall be permitted per the approved Development Plan:

- ⇒ Miscellaneous Manufacturing Industries, Warehousing and Distribution, Recycling Facility, Building or Grounds Maintenance—Landscaping, Automotive Repair Services—Major Repairs, Construction Materials Sales and Services, Equipment Rental, Equipment Sales, Rental, and Service (Heavy), and Construction Contractor (w/ machinery, equipment, and storage)

FLOOR AREA, HEIGHT, AND OTHER BUILDING REQUIREMENTS:

- ⇒ Maximum Density: 1.0 FAR
- ⇒ Maximum Structure Height: 50 feet

SITE DEVELOPMENT:

Required Yards:

- ⇒ Front Yard – 20 feet;
- ⇒ Side Yard – 20 feet;
- ⇒ Rear Yard – 60 feet

DESIGN STANDARDS: The development shall comply with the Mixed-Use Design Standards in accordance with Article VII of the Jefferson County Unified Development Order.

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

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

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

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

LANDSCAPING: Landscaping, buffers, and tree protection shall comply with Article XIV of the Jefferson County Unified Development Order.

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

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GENERAL:

- A. A boundary line adjustment is required to eliminate the lot lines, otherwise an access road will be required to the interior lot.
- B. Add a note to the general notes stating that "Revised plans are required for changes to plans and must be submitted to the Planning Division for review and approval. Field changes are not permitted, therefore, as-builts are not to be used to revise improvements".

DRIVEWAY ENTRANCES FOR SITE DEVELOPMENT PROJECTS (WITHIN ROW):

- A. Entrance pavement thickness shall provide 7" PCC/4" rock base (or 2" Type C Asphaltic Concrete/6" Type X Asphaltic Concrete/4" rock base).
- B. The driveway width (including curbs) for two-way traffic shall provide 26'-42' pavement at ROW line. The 26' width shown meets UDO requirements.
- C. Entrance width shall be provided from the street back to a throat length of 40'. The throat length shown does not meet UDO requirements.

PARKING AREAS AND DRIVES (WITHIN THE SITE):

- A. Provide typical detail for parking area/driveway/aisle (beyond the entrance pavement).
- B. Clearly show the limits for parking area pavement.
- C. 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).

DETENTION:

- A. Detention for these lots was installed as part of the TRW Commercial Subdivision. *In order to maintain the functionality of the detention design, stormwater shall be directed as shown on the approved subdivision plan (Wind Engineering, June 26, 2015.)*
- B. Stormwater shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.

WALLS:

- A. Any wall over 6' high requires a permit from Jefferson County Code Enforcement.

CONDITIONS OF APPROVAL:

- A. No outdoor storage or occupancy of the site is permitted until the building is constructed and occupancy is issued by the Jefferson County Code Enforcement Division.
- B. Shipping containers require building permits from the Jefferson County Code Enforcement Division.
- C. Existing tree mass along the Northern property line shall remain undisturbed.
- D. A 6' tall sight-proof fence that meets UDO standards shall be installed between the paved parking lot and the area identified as "Gravel Outdoor Storage".
- E. Inventory, materials, and vehicles stored in the gravel storage area shall be stored in an orderly fashion in rows.
- F. No solid waste of any kind may be kept, parked, or stored on the property.