

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, November 17, 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 27, 2022
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consideration
 - A. Public Hearing
 1. A Public Hearing regarding proposed amendments to Title IV, Chapter 400 of the Code of Ordinances of the Jefferson County: Unified Development Order.
 - B. Resolution 11-17-2022A of the Planning and Zoning Commission of Jefferson County, Missouri, to report on and Recommend amendment of the Code of Ordinances of Jefferson County, Missouri: Unified Development Order, and directing that this Resolution serve as the Planning and Zoning Commission's report to the Jefferson County, Missouri, Council.
 - C. PR122068
A Request for a Zone Change and Development Plan for parcels 11-9.0-30.0-0-000-008., 11-9.0-30.0-0-000-025., located at 9988 Zion Church Road, Hillsboro, in Joachim Township and Council District #4, from Large Lot Residential (LR-2) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan for Heartland.
 - D. PC22069
A Request for a Zone Change and Development Plan for parcel 09-3.0-08.0-2-002-002., located at 4325 Jeffco Blvd. Arnold, in Windsor Township and Council District #4, from Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Pleasant View 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.

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"

BEFORE THE PLANNING AND ZONING COMMISSION OF JEFFERSON COUNTY,
MISSOURI

Commissioner _____ introduced and moved for the adoption of the following Resolution:

**RESOLUTION 11-17-2022A OF THE PLANNING AND ZONING
COMMISSION OF JEFFERSON COUNTY, MISSOURI, TO REPORT ON
AND RECOMMEND AMENDMENT OF THE CODE OF ORDINANCES
OF JEFFERSON COUNTY, MISSOURI: UNIFIED DEVELOPMENT
ORDER, AND DIRECTING THAT THIS RESOLUTION SERVE AS THE
PLANNING AND ZONING COMMISSION'S REPORT TO THE
JEFFERSON COUNTY, MISSOURI, COUNCIL.**

WHEREAS, Section 64.860 of the Revised Statutes of the State of Missouri mandates the Jefferson County, Missouri, Council provide for the manner in which the zoning regulations, restrictions and boundaries of the zoning districts shall be determined, established and enforced, and from time to time amended, supplemented or changed within the unincorporated territory; and

WHEREAS, pursuant to Section 64.875 of the Revised Statutes of the State of Missouri the Jefferson County, Missouri, Council, may amend the regulations so adopted, but only after recommendation of the Planning and Zoning Commission; and

WHEREAS, the Planning & Zoning Commission of Jefferson County, Missouri held a public hearing on November 17, 2022 concerning proposed amendments to the Code of Ordinances of Jefferson County, Missouri: Unified Development Order, notice of which was given pursuant to the laws of the State of Missouri.

NOW THEREFORE, be it resolved and ordered by the Planning and Zoning Commission of Jefferson County, Missouri as follows:

1. The Planning and Zoning Commission, following a public hearing thereon, recommends approval of proposed amendments to the Code of Ordinances of Jefferson County, Missouri: Unified Development Order, as set forth in the attached Exhibit A and as requested by the Jefferson County, Missouri, Council.

2. The Planning Division is directed to forward this Resolution, which shall constitute the Planning and Zoning Commission's recommendation and report, to the Jefferson County,

The remaining open space shall be applied to the ratio for tree planting as stated herein.

4. When a site has existing trees that will remain, those trees may be identified and substituted as ~~one (1) required tree~~ for the open yard area as required by this Section.

Section 400.4690. Parking Lot Landscaping and Trees.

- A. Deciduous shade trees shall be provided within any parking lot designed or intended to accommodate ~~fifty-thirty~~ (5030) cars or more in accordance with the requirements of this Section.
 1. Landscape islands, strips or other planting areas shall be located within the parking lot and shall constitute at least five percent (5%) of the entire area devoted to parking spaces, aisles and driveways. Every four (4) aisles of parking shall include a landscape island of at least ten (10) feet in width.
 2. As a minimum, a landscaping island shall be located at the end of every parking bay between the last parking space and an adjacent travel aisle or driveway. The island shall be no less than nine (9) feet wide for at least one-half ($\frac{1}{2}$) the length of the adjacent parking space. The island shall be planted in trees, shrubs, grass or ground cover, except for those areas that are mulched.
 3. Tree planting areas shall be no less than nine (9) feet in width. No tree shall be located less than four (4) feet from the back of curb. All parking lot landscape islands, strips or other planting areas shall be curbed with minimum six (6) inch high curbs of the type required by this Article or other regulations for parking areas.
 4. Planting requirements: See Section 400.4650 of this Article.

EXHIBIT A

Chapter 400. Unified Development Order

ARTICLE IX. Conditional Use Permits and Uses Permitted With Conditions

Section 400.3350. Specific Zoning Requirements By Medical Marijuana Facility Type.

B. Medical Marijuana Dispensary Facility (CC2, PC, PB).

1. Medical marijuana dispensary facilities shall only be permitted with an approved conditional use permit or an approved development plan in the zone districts set forth in this Section.
2. In addition to all other conditions and requirements set forth in this UDO, the following conditions shall apply to medical marijuana dispensary facilities:
 - a. Medical marijuana dispensary facilities may only transport medical marijuana to qualifying patients, primary caregivers, testing, manufacturing, and other dispensary facilities; and only in accordance with the rules and regulations promulgated by the State of Missouri.
 - ~~b.~~ ~~A medical marijuana dispensary facility shall not have a drive-through service.~~
 - ~~e.~~ b. The permitted hours of operation for a medical marijuana dispensary facility shall be between the hours of 9:00 A.M. and 9:00 P.M. every day.
 - ~~d.~~ c. No medical marijuana or other product shall be displayed so as to be visible through glass, windows, or doors by a person of normal visual acuity standing at the outside perimeter of the medical marijuana dispensary facility.

ARTICLE XIV. Landscaping, Buffers and Tree Protection

Division 2. Landscaping, Buffers and Tree Protection Plans, Installation and Maintenance

Section 400.4590. Tree Conservation Plan.

- ~~A. A full tree conservation plan shall be submitted to the Planning Division prior to any grading, bulldozing or other removal of existing vegetation that may affect existing tree coverage. The Missouri Department of Conservation, Division of Forestry may be consulted at the discretion of the Director. The full tree conservation plan shall show the following:~~
- ~~1. The extent of the development site;~~
 - ~~2. Tree masses where clearing will occur;~~
 - ~~3. Tree masses that will be retained in heavily wooded areas which will not be disturbed, the plan may show only the boundaries of each stand of trees;~~
 - ~~4. Locations of proposed on-site underground utility lines;~~
 - ~~5. Locations of other on- and off-site utility lines, indicating areas where trees cannot be planted because of interference with:~~

- a. ~~Existing or proposed utilities on public rights of way or on utility rights of way or easements; and~~
 - b. ~~Existing utilities on adjoining properties;~~
 6. ~~Limits of land disturbance, clearing, grading and trenching;~~
 7. ~~Limits of tree conservation areas, showing trees to be maintained and planted, specifying type and size;~~
 8. ~~Planting schedule, if applicable;~~
 9. ~~Delineation of tree conservation area that maintains at least thirty percent (30%) of tree canopy in riparian buffer areas; and~~
 10. ~~The method of demarcation and protection of significant trees and tree conservation areas from damage, including damage caused by soil compaction or contamination, prior to commencement of, and during, land disturbance.~~
- B. ~~A preliminary tree conservation plan may be submitted for non-residential development where multiple sites will be cleared and graded for purposes of marketing vacant sites to prospects. Planting of new trees will not be required on a lot until a use is developed on that lot and locations of new trees need not be shown on the preliminary plan. The preliminary tree protection plan shall show the following:~~
1. ~~The extent of the development site;~~
 2. ~~Limits of land disturbance, clearing, grading and trenching;~~
 3. ~~All significant trees to be removed and all other trees ten (10) inch caliper or larger to be removed;~~
 4. ~~Grade changes or other work adjacent to a significant tree or any other tree ten (10) inch caliper or larger that would affect it adversely, with drawings or descriptions as to how the grade, drainage and aeration will be maintained around the tree;~~
 5. ~~Trees that will be required on the lot when it is developed, calculated by subtracting one-third (1/3) of the lot area as assumed building area; and~~
 6. ~~Removal of significant trees and other trees ten (10) inch caliper or larger shall be permitted only in conjunction with an approved preliminary tree conservation plan, an approved grading plan and actual grading of building pads (i.e., not simply to clear the lot).~~

Section 400.4600. Acceptable Plant Materials.

- A. The following are the minimum plant sizes and conditions to be used in satisfying the requirements of this Article. Acceptable plant materials for landscaping, buffers and tree replacement shall be as approved by the Director.
1. Medium shrubs, eighteen (18) to twenty-four (24) inch balled and burlapped or two (2) gallon container.
 2. Large shrubs, twenty-four (24) to thirty (30) inch balled and burlapped or five (5) gallon container.
 3. Ground cover, two and one-half (2½) inch peat pot.
 4. Deciduous trees shall be a minimum of two and one-half (2.5) inch caliper, measured at a point six (6) inches above the ground or top of the root ball, at planting.
 5. Evergreen trees shall be a minimum height of six (6) feet at planting.

~~B. The American Standard for Nursery Stock, published by the American Association for Nurserymen, shall be the standard reference for the determination of plant standards. Publications of the University Extension, University of Missouri System, the Missouri Department of Conservation and other authorities acceptable to the Director also may be used.~~

CB. Existing trees and/or shrubs that are to be retained to satisfy the requirements of this Article shall meet the following standards.

1. Evergreen trees shall be at least five (5) feet in height.
2. Deciduous trees shall be a minimum of a one and one-half (1.5) inch caliper.
3. Trees shall be free from mechanical injuries, insect infestations and disease.
4. Trees shall be protected from injury to roots, trunks and branches during grading and construction. Protective fencing, tree wells or retaining walls shall be utilized, where necessary, to ensure tree vigor upon completion of construction.
5. Shrubs that meet acceptable sizes, per Section 400.4600(A), and are free from injury and disease may be counted toward the requirements of this Article.

~~Section 400.4610. Approval of Plant Materials.~~

~~A. A landscape plan shall be submitted by a design professional in the field documenting that the use of a specific landscaping or buffer material that is proposed is appropriate for:~~

- ~~1. The specific location, given surrounding land uses and the type of screening used on nearby properties; and~~
- ~~2. The specific topography, soil, existing vegetation and other factors that may influence the effectiveness of a plant material.~~
- ~~3. (Reserved)~~

Section 400.4650. Landscaping — Minimum Requirements.

B. Open Yard Areas.

1. In addition to street frontage requirements, the minimum open yard area landscaping requirements shall be two (2) shrubs per five thousand (5,000) square feet of total lot area (except for tracts of land for which this Article imposes no yard requirements and permits one hundred percent (100%) coverage of the lot by buildings), excluding building footprint area. For schools and churches/places of worship, large sports/play fields and other areas specifically open to the public for use, i.e., tennis courts, paved play areas, paved parking lots, etc., shall be excluded in the calculation of this requirement.
2. All portions of the site not covered with paving or buildings may be landscaped or left in a natural state in accordance with an approved landscape plan. Provision shall be made for open areas not planted with materials to be covered with vegetative growth. Ground cover may be utilized on all slopes in excess of 3:1.
3. In addition to the trees required based upon street frontage, additional trees shall be required at a ratio of one (1) tree for every five thousand (5,000) square feet of lot area not covered by buildings/structures. For schools and churches/places of worship, large open sports/play fields may be excluded in the calculation of lot area.

Missouri, Council for action at a regularly scheduled meeting of the Jefferson County, Missouri, Council.

3. This Resolution shall be in full force and effect from and after the date of its enactment.

4. If any part of this Resolution is invalid for any reason, such invalidity shall not affect the remainder of this Resolution.

Seconded by Commissioner _____.

The Planning and Zoning Commission voted as follows:

Commissioner Tuggle	(District 1)	_____
Commissioner Bowers	(District 2)	_____
VACANT	(District 3)	Vacant
Commissioner Adkins	(District 4)	_____
Commissioner Hastings	(District 5)	_____
VACANT	(District 6)	Vacant
Commissioner Dugan	(District 7)	_____
Commissioner Huskey	(At-Large)	_____
VACANT	(At-Large)	Vacant

The Chairperson of the Planning and Zoning Commission declared the motion carried and the Resolution adopted by a vote of _____ to _____.

Petition Number: PR122068

Meeting Date: November 17, 2022

Prepared by Josh Jump, Planner II

Applicant Information

APPLICANT NAME: Bridle Creek Properties LLC

APPLICANT ADDRESS: 21471 Highway 32, Sainte Genevieve, MO 63670

DESIGN PROFESSIONAL: Heneghan and Associates

SITE ADDRESS: 9988 Zion Lutheran Church Road, Hillsboro, MO 63050.

PARCEL NUMBER: 11-9.0-30.0-0-000-008, 11-9.0-30.0-0-000-025

NATURE OF REQUEST: Rezone from Large Lot Residential (LR2) to Planned Single Family Residential (PR1) and development plan approval for "Heartland"

Parcel and Site Information

CURRENT ZONE DISTRICT: Large Lot Residential (LR2)

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: Secondary Growth Area

DEVELOPMENT PATTERN: Mixed Use Development Pattern

PARCEL SIZE: 99.41 & 55.89 – 155.3 acres (Assessor's Records)

FEET OF ROAD FRONTAGE: State Highway A - Approx. 2900 ft, Sandy Valley Road – Approx. 880 ft., Zion Lutheran Church Rd. – Approx. – 530 ft

AVAILABLE SERVICES: Public Water, Public Sewer

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: There are a single-family home and outbuildings on the property that appear to have been vacated for some time

Parcel Conditions

TOPOGRAPHY: The topography of the site has a number of topographic changes

FLOODPLAIN ISSUES/STREAM ORDERS: According to FEMA's Flood Insurance Rate Map, no portion of the property is in the floodway or floodplain, additionally there are stream order 1's that traverse the property

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

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: Surrounding Area

The surrounding zone districts and land uses are as follows:

To the North: Zoning: LR2

Land Use: Developed Residential

To the East: Zoning: LR2 & R20

Land Use: Developed Residential

To the South: Zoning: LR2, R20, R40, & PB

Land Use: Developed Residential & Undeveloped Commercial

To the West: Zoning: PUD, LR2, & R40

Land Use: Developed and Undeveloped Residential

Background

In 2007, a petition was filed with the County to rezone parcel# 11-9.0-30.0-0-000-008 from RR2 (LR2 in the current UDO) to Planned Unit Development (PUD) zone district. The petition sought approval of a planned development consisting of two hundred twenty-three (223) total units comprised of one hundred ninety-one (191) single family lots and thirty-two (32) villa units, for a calculated density of 2.41 lots per acre. Following public hearings, both the Planning and Zoning Commission and County Commission denied the rezoning request.

The petitioners then filed a lawsuit captioned Stonebrook Construction Company, Inc., et al v. Chuck Banks, et al.; Cause No. 07JE-CC00776. The lawsuit alleged that the County Commission wrongly denied the zone change. On January 6, 2011, the Circuit Court issued its Findings of Fact, Conclusions of Law, Order and Judgment upholding the decision of the County Commission. The Circuit Court found, among other things, that the current RR2 zoning of the property was reasonable and served a valid public interest. The Court further found that the denial of the rezoning by the County Commission was proper and did not deprive the petitioners of the use of their property.

Following the lawsuit, the property has remained undeveloped. On August 19, 2019, an application was filed by the present petitioner, Bridle Creek Properties, LLC to again seek rezoning of the property, as well as the adjoining parcel# 11-9.0-30.0-0-000-025. That petition was withdrawn due to concerns of overwhelming density of the R7 zone district.

The petitioner then brought forth a plan as well as accompanying studies (a traffic study) that was heard on September 10, 2020 (273 lots; 297 units). That plan was ultimately denied by the Planning and Zoning Commission on September 10, and a resolution was passed on September 28, 2020 denying the application (PR120035) by the County Council.

The petitioner brought forth a revised plan and traffic study to be heard on the November 17, 2022, agenda. The plan is being reviewed according to the UDO

Development Plan

The submitted development plan shows the following:

- 303 lots, 348 units (45 two-family/duplex lots)
- Walking trail amenity
- Detention basin for the development
- Lot size minimum 7,043 sq ft, the largest lot shown is 53,295 sq ft
- Density of 2.2 units per acre
- A woodland preserve and common ground area.

Development Plan Modification Requests

Section 400.2550 – Street Standards - Allow a 26' wide street with parking on one side.

With the exception of the proposed parkway (through street), the streets are proposed at 26 feet in width. The remaining streets could be installed at 22 or 20 feet wide and meet UDO requirements if posted for no parking on both sides (see above street requirements for details).

If parking is desired on one side the pavement width must be widened to at least 28' to meet UDO requirements.

The through parkway consists of a divided parkway and due to it being a higher traffic volume road, it should be required to meet the UDO minimum widths required for parking in order to maintain traffic flow and accessibility (see items 3a and 3b for widths required to park on one side). If the requested deviation is granted, it should be with the condition that the parkway be allowed parking on one side only as it meets UDO requirements for such parking.

Section 400.5410.A.3.a- Streets – UDO requirement that less than 65% of traffic utilizes on entrance.

This section of the UDO states that when subdivisions are required to have more than one entrance due to the number of lots, only 65% of the traffic may utilize one entrance. The project has limited access to the County roads due to the layout of the property. A memo from the traffic engineer states that the entrances will function at level of service A or B, causing minimal delays.

Section 400.5410.3A - Minimum Subdivision Accesses Required.

The UDO requires a minimum of 3 access points for subdivisions of 300 or more lots. This subdivision proposes 303 lots and 348 total units. The project has limited access to the County roads due to the

layout of the property. A memo from the traffic engineer states that the entrances will function at level of service A or B, causing minimal delays.

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

Zone Change & Development Plan

The proposed development is located within the secondary growth area. The secondary growth area encourages 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 within either the municipality or the "Primary Growth Area," immediately adjacent, and it shall have direct access to a County, State or Federal highway.

The proposed development achieves the four objectives of development within the secondary growth area. The development would be required to extend public infrastructure systems. These include both public water and sewer. The development is similar in lot size and density to Lockport Landing, a neighboring established development. The density of Lockport Landing is 176 units on approximately 85 acres. This equates to 2.07 units per acre. This is just slightly denser than the standards of the R20 zone district (2 Units per acre). The composition of Lockport Landing is 152 total single-family units and 12 duplexes totaling an additional 24 units. The lots range in size from 9000 square foot lots to 15000 square foot lots.

The proposed Heartland development consists of 303 lots (45 two-family/duplex lots located near the state highway) totaling 348 total units across 155 acres. The density calculation for the proposed Heartland development is 2.2 units per acre. The development's density count puts the density calculation just over the standard for the R20 standard of 2 units per acre. This is also reinforced with the larger lot size on the north side of the development which have several lots larger than 20,000 sq ft as well as two lots that exceed the 40,000 sq ft (R40) minimums. There are large amounts of common ground left undeveloped as well as an integrated walking trail as an amenity in that common ground. The development lots do range in size across multiple residential densities.

The proposed development plan shows multiple access points that currently do not meet the county's standards on ingress and egress. A modification has been requested as well as accompanying support from the traffic engineer to reduce the number of entrances to the proposed (2) from the required (3). The petitioner has also requested a modification from the requirement that no more than 65% of traffic be funneled to one entrance. This modification has also been supported with evidence by the traffic engineer. The development would allow for county residents to have a variety of types of housing. The variety of types of housing for county residents is encouraged by the Official Master Plan. The Heartland development would allow for a variety of lot sizes that would allow for a variety of housing types within the development.

The configuration and layout that propose a wider variety of less dense lots transitioning to denser lots as you move towards the state highway in conjunction with the lower density numbers fundamentally change the petition from that which was brought forward in 2007. The development with the conditions put forward by the staff allow for a much more gradual transition than was brought before the Planning Commission in 2007. Two things are worth noting: first, the 2007 proposal comprised a total of 100 acres, whereas this proposal includes approximately 155 acres thereby drastically lowering the overall density; and second, this current Heartland proposal is slightly denser (2.2 units an acre) than the existing Lockport Landing

development (2.07 units and acre), but still falls between the R20 density standards and the R10 density standards

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Dwelling Single-Family detached, Dwelling two-family

Floor Area, Height, and other Building Requirements

- Maximum Density: 2.2 units an acre (per the plan submitted)
- Maximum Structure Height: 50 feet

Site Development

Required Yards

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

Design Standards

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

Access

- Access shall be provided in accordance with the Jefferson County Unified Development Order, except as specifically modified.

Parking

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

Signs

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

Lighting

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

Landscaping

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

Stormwater and Erosion and Sediment Control

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

Departmental Comments

1) Pavement:

a) Traffic Study:

- i) All requirements of the submitted CBB traffic study dated October 5, 2022, shall be shown on the improvement plans and shall be implemented prior to the recording of any plat. This includes design and installation of the required traffic signal at Sandy Valley Road and State Highway A.

b) Sight distance:

- i) Access onto a county road shall require 300' of stopping sight distance at 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance between line of sight and surface/top of grass).

- ii) The Engineer shall submit sight distance profiles showing that the required sight distance is met.
- iii) The engineer shall identify the clearance at the most restrictive point on the profiles.
- iv) Any vegetation or obstructions of any sort in the line of sight must be identified.
- v) As constructed sight distance profiles will be required prior to escrow release.
- c) The developer shall install a dedicated right turn lane on northbound Sandy Valley Road from the intersection with North Outer Road A to the subdivision entrance. This condition shall be subject to MODOT approval since the work would be on MODOT ROW.

2) Number of access points:

- (1) Three or more access points are required for subdivisions with 300 lots or greater. This condition is not met. See deviation request.
- (2) Where more than one entrance is required, only 65% of traffic is allowed to utilize any entrance. This condition is not met. See deviation request.

3) Internal Streets:

- a) Parkway from Sandy Valley Road to the first intersection. Major Local Access Street (residential; streets posted no parking on either side), serving over 315 units HV.:

Street width shall provide 15' pavement each lane within 42' ROW (ROW of 21' width per lane minimum) with curbs. Street thickness shall include 7" PCC/4" rock base (or 2" Type C Asphaltic Concrete/6" Type X Asphaltic Concrete/4" rock base).

If parking is desired on one side, that lane shall be widened to 25' with ROW a minimum of 3" beyond back of curb.

Streets shall not exceed 12% max grades, 100' horizontal radii, K=30, 100' tangents and 1500' block length. Direct access onto a state/county road is required.

- b) Parkway from first intersection to Zion Lutheran Church Road. Streets serving 1520-1999 vpd (190-249 units) MV: (residential streets posted no parking on either side),

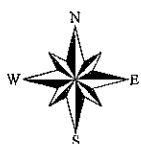
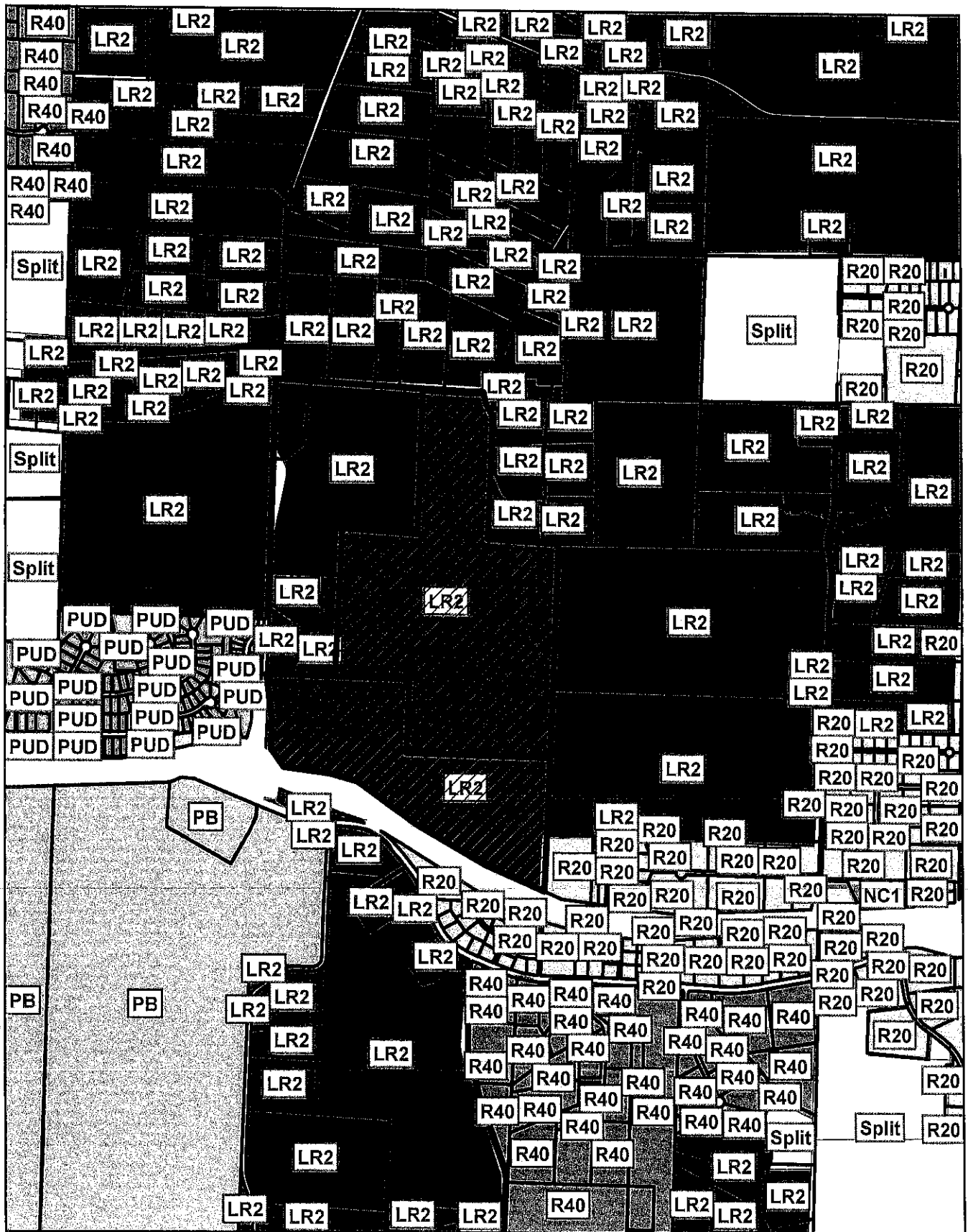
Street width shall provide 13' pavement per lane with curbs within 19 ROW per lane. Street pavement shall include 6" PCC/4" rock base (or 2" Type C Asphaltic Concrete/5" Type X Asphaltic Concrete/4" rock base).

If parking is desired on one side, that lane shall be widened to 25' with ROW a minimum of 3" beyond back of curb. Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.

- c) Streets serving Lots 139 through 200 and Lots 249 through 283 to Parkway intersection [400-1519 vpd (50-189 units) LV]: Street width shall provide 22' pavement within 28' ROW with curbs if posted no parking on both sides. If parking is desired on one side the pavement width shall be 28' with 3 additional feet of ROW on each side. Street thickness shall include 6" PCC/4" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base). Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.

- d) Streets serving Lots 1 through 7, 14 through 21, 22 through 108, 109 through 138, 284 through 303 and 202 through 248. <400vpd (<50 units) VLV: Street width shall provide 20' pavement within 26' ROW with curbs. Streets shall be posted no parking on both sides. If parking is desired on one side the pavement width shall be increased to 28 feet with ROW a minimum of 3' behind curb on both sides. Street thickness shall include 6" PCC/4" rock base or 2" Type C Asphaltic Concrete/3" Type X Asphaltic Concrete/4" rock base.
 - e) Street serving Lots 8 through 13, <400vpd (<50 units) VLV: Street shall be posted as no parking on both sides. Street shall be posted as "one way". Street width shall provide 13' pavement within 19' ROW with curbs. If parking is desired on one side the street width shall be increased to 24' with ROW 3 additional feet on each side. Street thickness shall include 6" PCC/4" rock base or 2" Type C Asphaltic Concrete/3" Type X Asphaltic Concrete/4" rock base. Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and 1500' block length.
- 4) Other street design requirements:
- a) "No Parking" signs will be required on each side of all streets unless wider pavement is installed or a deviation is acquired.
 - b) If parking proposed along the street, then a wider street pavement is required.
- 5) Sidewalks:
- a) Sidewalks shall consist of 5' width.
 - b) Sidewalks are required on both sides of all streets and around cul-de-sacs.
 - c) Walking trails shown on the development plan shall be installed on a phase prior to escrow release on that individual phase.
- 6) Stormwater and 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.
- 7) 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.
- 8) 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.

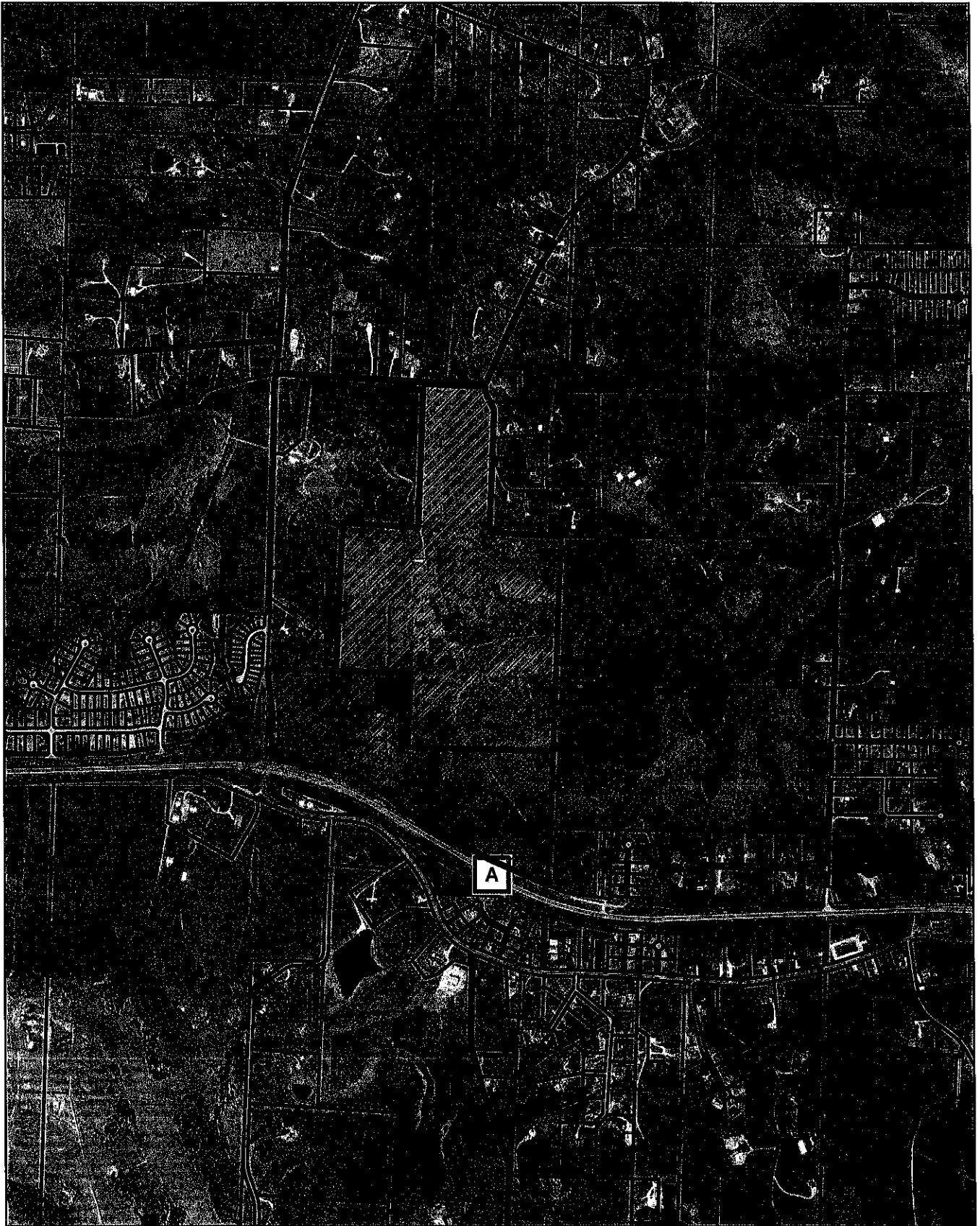
PR122068 - Heartland



Subject Property

0 1,050 2,100 4,200 Feet

PR122068 - Heartland



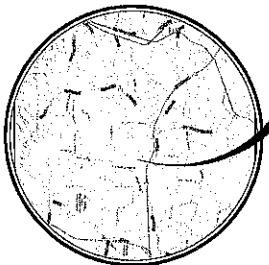
Subject Property

0 1,050 2,100 4,200 Feet

Heartland

Development Plan

Washington County, Missouri



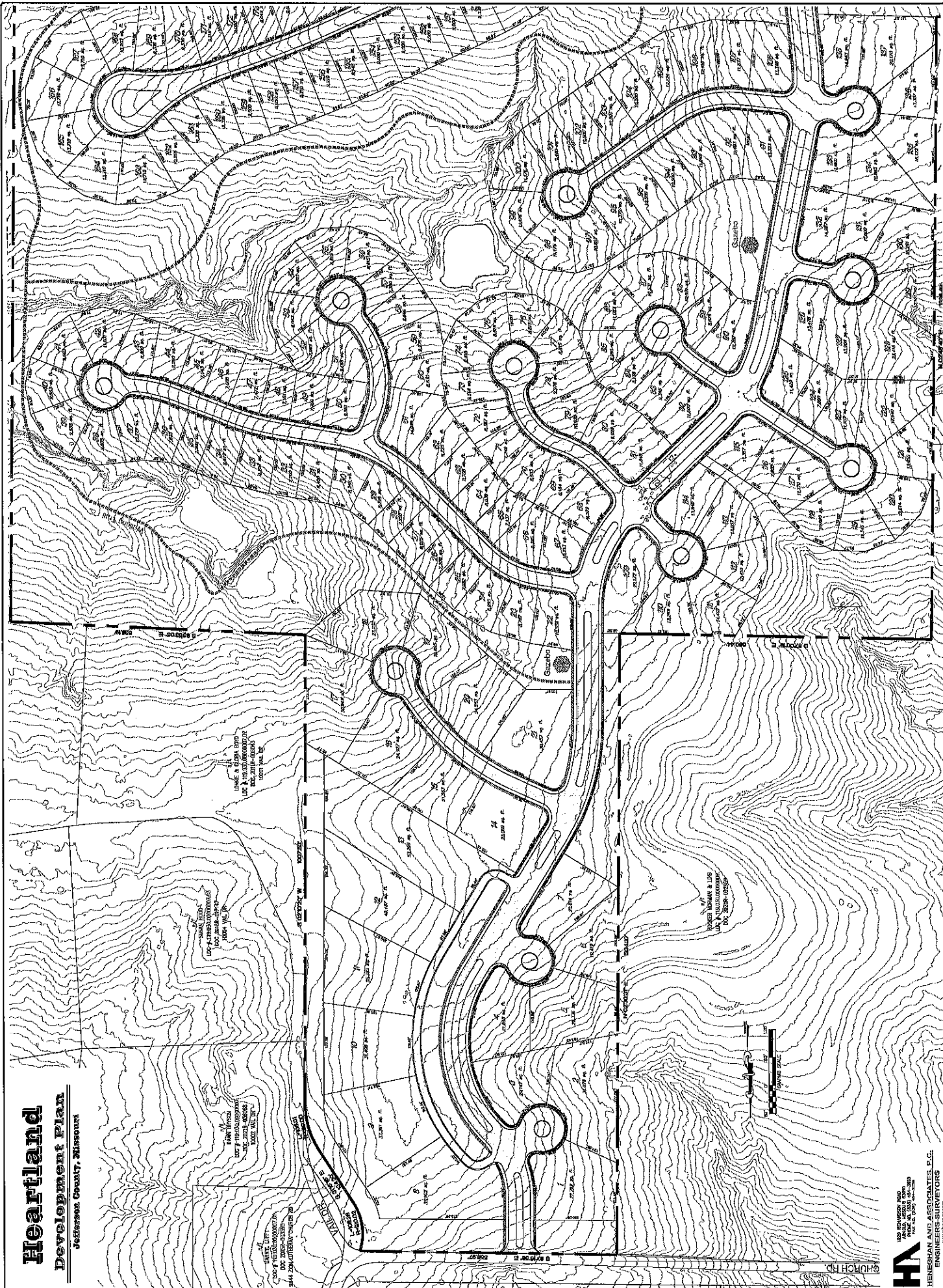
Location Map

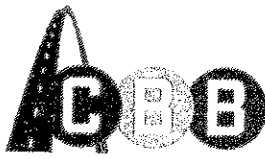
SITE



GENERAL NOTES:
 1. LANDSCAPE ARCHITECTURE FIRM: HENESHAU AND ASSOCIATES, P.C.
 2. LANDSCAPE ARCHITECTURE FIRM: HENESHAU AND ASSOCIATES, P.C.
 3. LANDSCAPE ARCHITECTURE FIRM: HENESHAU AND ASSOCIATES, P.C.
 4. LANDSCAPE ARCHITECTURE FIRM: HENESHAU AND ASSOCIATES, P.C.
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 9. LANDSCAPE ARCHITECTURE FIRM: HENESHAU AND ASSOCIATES, P.C.
 10. LANDSCAPE ARCHITECTURE FIRM: HENESHAU AND ASSOCIATES, P.C.

Heather Development Plan
Jefferson County, Missouri





SUMMARY

CBB completed the preceding study to address the traffic impacts associated with the proposed residential development, known as Heartland, located in the northeast quadrant of the intersection of Highway A and Sandy Valley Road in Jefferson County, Missouri.

In summary, the following findings and improvements should be considered in conjunction with the proposed development:

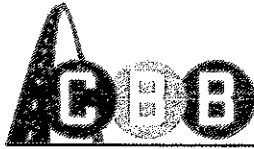
- Under side-street STOP control, the southbound Sandy Valley Road approach at Highway A operates poorly in the 2022 Existing and Build conditions.
- A traffic signal at the intersection of Highway A and Sandy Valley Road is warranted based on the build-out of the proposed Heartland subdivision.
- Under signal control the intersection of Highway A and Sandy Valley Road is forecasted to operate at overall favorable levels of service during both the AM and PM peak periods with all approaches also operating at LOS C or better in the 2022 Build conditions. Note that the side street approach of Sandy Valley Road is much improved over the existing conditions with the recommended traffic signal even with the full build-out of the proposed development.
- In the 20-year conditions, the intersection of Highway A and Sandy Valley Road is forecasted to operate at overall favorable levels of service during both the AM and PM peak periods under signal control.
- It is recommended the site design engineer verify that adequate sight distance is provided as the development plans move forward. Careful consideration should be given to sight distance obstructions when planning future aesthetics enhancements, such as signs, berms, fencing and landscaping, to ensure that these improvements do not obstruct the view of entering and exiting traffic at the intersection of all drives with the public roadways. It is generally recommended that all improvements higher than 3 ½ feet above the elevation of the nearest pavement edge be held back at least 20 feet from the traveled roadway.

We trust that this traffic impact study adequately describes the forecasted traffic conditions that should be expected as a result of the proposed Heartland development in Jefferson County, Missouri. If additional information is desired, please feel free to contact me at 314-449-9572 or swhite@cbbtraffic.com.

Sincerely,

A handwritten signature in cursive script that reads "Shawn White".

Shawn Lerai White, P.E., PTOE
Associate - Senior Traffic Engineer



MEMORANDUM

Date: October 31, 2022

To: Mr. Todd Bauman

From: Ms. Shawn White, P.E., PTOE

CBB Job Number: 091-22

Project: Memo – Subdivision Access
Proposed Heartland Development
Highway A and Sandy Valley Road
Jefferson County, Missouri

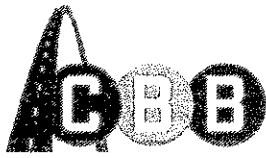
Section 400.5410 Streets of the Jefferson County Unified Development Order, states that three entrances are required for developments with over 300 lots. The proposed Heartland development has 258 single family lots and 45 duplex lots for a total of 303 lots, or 348 homes. According to the UDO, two entrances are required for developments with 100 to 299 lots.

The proposed Heartland development has two entrances, one on Sandy Valley Road and one on Zion Lutheran Church Road. The proposed 303 lots in the Heartland development are just over the 299-lot threshold that would require three entrances. The UDO states that "an adequate number of points of ingress to and egress from a development shall be provided to ensure smooth traffic flow into and out of all portions of the development...". As shown in **Table 4** of the Traffic Impact Study, and shown below, all movements at the two entrances are forecasted to operate at highly desirable LOS A or B with minimal delay.

Table 1: 2022 Capacity Analysis Summary

Intersection / Approach	Weekday AM Peak Hour		Weekday PM Peak Hour	
	2022 Existing	2022 Build	2022 Existing	2022 Build
Sandy Valley Road and Proposed Site Drive (Side-Street Stop)				
Westbound Site Drive Approach		B (10.6)		B (10.8)
Northbound Sandy Valley Road Approach		Free Flow		Free Flow
Southbound Sandy Valley Road Approach		A (<1.0)		A (<1.0)
Zion Lutheran Church Road and Proposed Site Drive (Side-Street STOP)				
Eastbound Zion Lutheran Church Rd Approach		Free Flow		Free Flow
Westbound Zion Lutheran Church Rd Approach		A (<1.0)		A (2.1)
Northbound Site Drive Approach		A (8.6)		A (8.6)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)



As such, it is evident that the two entrances can more than adequately accommodate the proposed Heartland development.

Furthermore, the UDO states that no more than 65% of the development traffic should use one entrance. The proposed development has limited frontage along Sandy Valley Road and Zion Lutheran Church Road thus limiting the location of the site drives. While the site has a lengthy frontage along Highway, A, Highway A is limited access and as such an access for the proposed development would not be allowed, nor would it be recommended. See **Exhibit 1** attached from the Traffic Study for reference.

Given the proximity of the site to the adjacent roadways, it is estimated that nearly all of the site trips will access the development via Highway A. Furthermore, given the layout of the proposed development and the fact nearly all of the traffic will be accessing the subdivision from the south, most residents will likely use the first access drive on Sandy Valley Road. However, even with the assumption of most residents using the entrance on Sandy Valley Road, the entrance operates at highly desirable levels of service as shown previously in Table 4.

Additionally, it is important to note that a median divided parkway will be constructed through the development that will actually result in 12 entrances off the main roadway to serve the Heartland development.

It is our opinion that the two entrances can more than adequately accommodate the proposed Heartland development even with a majority of the residents using the entrance off Sandy Valley Road.

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

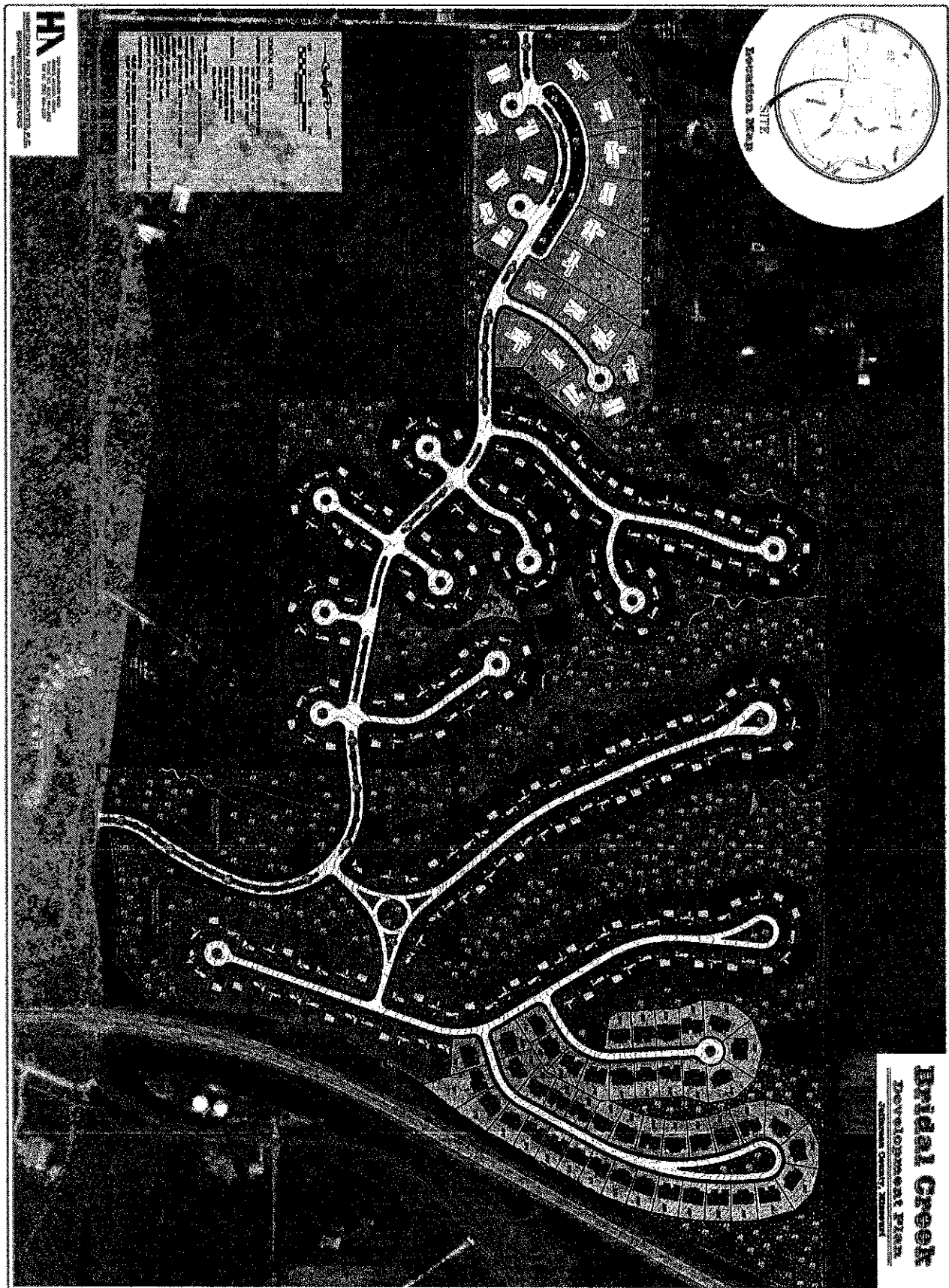
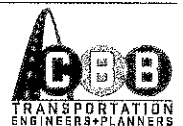


Exhibit 1: Preliminary Site Plan (provided by others)

Job# 091-22
10/06/2022





HENEGHAN AND ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
WWW.HAENGR.COM
Since 1986

October 6, 2022

Mr. Josh Jump
Jefferson County Planning Department
PO Box 100
Hillsboro, MO 63050

Re: Development Plan Application for **HEARTLAND**

Attached herewith is the Development Plan Application for the residential project "Heartland".

Also included are 2 paper copies of the Development Plan and an electronic copy of the plan and other required attachments (sent by E-Mail on the above date). In addition, we have attached a copy of the traffic study prepared by CBB Transportation Engineers dated October 5, 2022.

Modification Request – Relief from Section 400.2550 of the Unified Development Order to allow 26-foot-wide streets with parking on one side only.

If you have any questions or need further information please contact our office.

Sincerely,

Eugene A. Fribis, P.E.
Project Engineer

□ 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

□ 5213D Mae Drive
Godfrey, IL 62035
(P) 618-466-8076
(F) 618-466-8078

□ 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"



HENEGHAN AND ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
WWW.HAENGR.COM
Since 1986

November 1, 2022

Mr. Josh Jump
Jefferson County Planning Department
P.O. Box 100
Hillsboro, MO 63050

Re: Development Plan MODIFICATION Request for Heartland Subdivision

Dear Mr. Jump:

We hereby request on behalf of our clients, Bridal Creek Properties, the following Modification Requests for the above referenced property:

Modification Request: Relief from Section 400.5410 A.3.a to allow more than 65% of the traffic to access the Sandy Valley Road entrance.

Modification Request: Relief from Section 400.5410 A.3.b to allow two accesses to the site.

These requests are in addition to the previously requested modification for 26 ft. wide streets with parking on one side only.

If you have any questions, please let me know.

Sincerely,

Eugene A. Fribis, P.E.
Project Engineer

□ 838 East McCord
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(F) 636-464-2059

"DEDICATING OUR SERVICES TO STRENGTHEN CLIENT TRUST"

Petition Number: PC22069

Meeting Date: November 17, 2022

Prepared By: Rachel Krispin

Applicant Information

APPLICANT NAME: Jusco LLC

APPLICANT ADDRESS: 1315 Jan Acres, Arnold MO 63010

DESIGN PROFESSIONAL: VonArx Engineering

SITE ADDRESS: 4325 Jeffco Blvd

PARCEL NUMBER: 09-3.0-08.0-2-002-002

NATURE OF REQUEST: Rezone from Non-Planned Community Commercial (CC2) zone district to Planned Commercial (PC) zone district and development plan approval for Pleasantview Storage.

Parcel and Site Information

CURRENT ZONE DISTRICT: Non-Planned Community Commercial (CC2)

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 1.66 acres

FEET OF ROAD FRONTAGE: Jeffco Blvd – approximately 370 feet.

AVAILABLE SERVICES: Public water and public sewer

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The subject property is currently developed with a commercial building in the northern corner of the property.

Parcel Conditions

TOPOGRAPHY: The parcel is fairly flat near the road frontage. The property does begin to slope downward toward the rear of the property – further back from the road frontage.

FLOODPLAIN ISSUES/STREAM ORDERS: N/A

VEGETATIVE COVER/SCREENING: The site is mainly cleared of vegetation, with the exception of an existing tree line along the rear (western) property line.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: The subject property is located just off Jeffco Blvd, which is mainly commercial zoning, but has a variety of zoning districts near the subject property.

To the North:	<u>Zoning:</u> PM & PR2 <u>Land Use:</u> Developed commercial (motel)
To the East:	<u>Zoning:</u> CC2 <u>Land Use:</u> Developed commercial
To the South:	<u>Zoning:</u> CC2 <u>Land Use:</u> Developed commercial
To the West:	<u>Zoning:</u> CC2 <u>Land Use:</u> Undeveloped commercial

Development Plan

The submitted development plan shows the following:

- One (1) indoor self-storage building
 - Approximately 36,000 SQFT
 - Three (3) levels within the building
- One (1) detention basin in the southern portion of the property
- Six (6) parking spaces provided
 - One (1) ADA compliant parking space
- One (1) ingress/egress point from Jeffco Blvd
- 20' X 20' office space located within the proposed building
- Retaining wall in southwestern portion of the development area
- Street frontage landscaping shown along Jeffco Blvd
 - Existing tree line shown in the western portion of the property

Development Plan Modification Requests

Section 400.2620 – Driveway Requirements – Corner Clearance

The petitioner is requesting relief from the required 125' offset required between driveways and entrances.

Due to existing driveways on both sides of Jeffco Blvd, this condition is not, and cannot, be met. Staff does not see an issue with this request.

Section 400.4050 – Guidelines – Vehicle Parking By Use

The petitioner is requesting relief from the required number of parking spaces for storage and office space.

The UDO requires one (1) parking space per 2,000 SQFT of storage area. In addition, the UDO requires four (4) parking spaces per 1,000 SQFT of office space. The required parking spaces for this proposed development would be roughly nineteen (19) spaces. The petitioner has proposed six (6) parking spaces, including one (1) ADA compliant space. In addition, there are two (2) loading spaces near the entrance of the building- although these spaces cannot be counted in the requirement since they are temporary parking spaces for customers loading and unloading.

Given that mini-storage facilities typically have low volumes of traffic, Staff does not have an issue with this parking request. In the past, other storage facilities have been approved with a reduced number of parking spaces and Staff has not been made aware of any issues this has caused.

Criteria for Approval

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

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

Analysis

The development plan satisfies most of the criteria of approval. The development plan and proposed zoning seem to fit with the area of the proposed site- which are mainly commercial. The site fronts on Jeffco Blvd, providing adequate ingress/egress. The site is currently developed with an unoccupied commercial building. The proposed use of an indoor mini-storage/mini-warehouse facility and office is in a highly commercialized portion of the County with road frontage on a major roadway and is in accordance with the Jefferson County Master Plan.

The development plan, as proposed, seeks to minimize the impact to surrounding properties. The proposed zone district, Planned Commercial, does not require screening on the southern and western property lines, which adjoins Non-Planned Community Commercial (CC2) zone districts. The northern property line, which

adjoins a Planned Mixed Use zone district, does not propose any sort of screen. A 15' setback is maintained on the northern property line, in addition to a 20' buffer on the road frontage (eastern property line). Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from this development plan as proposed. The development plan does not impede the normal and orderly development and improvement of the surrounding property, given that the development follows the existing nature of commercial uses on the frontage of Jeffco Blvd. Approval of the proposed development would allow for a development consistent with the stated intent of the Planned Commercial (PC) zone district.

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Mini-storage/mini-warehouse facility
- Business office, general

Floor Area, Height, and other Building Requirements

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

Site Development

Required Yards

- Front Yard – 20 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.

Access

- Access shall be provided in accordance with the Jefferson County Unified Development Order, except as specifically modified.

Parking

- Parking and loading shall be provided per the regulation of Article XII of the Jefferson County Unified Development Order, except specifically 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 contain flashing lights, intermittent lights, animators, or mechanical movements of any kind.

Landscaping

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

Stormwater and Erosion and Sediment Control

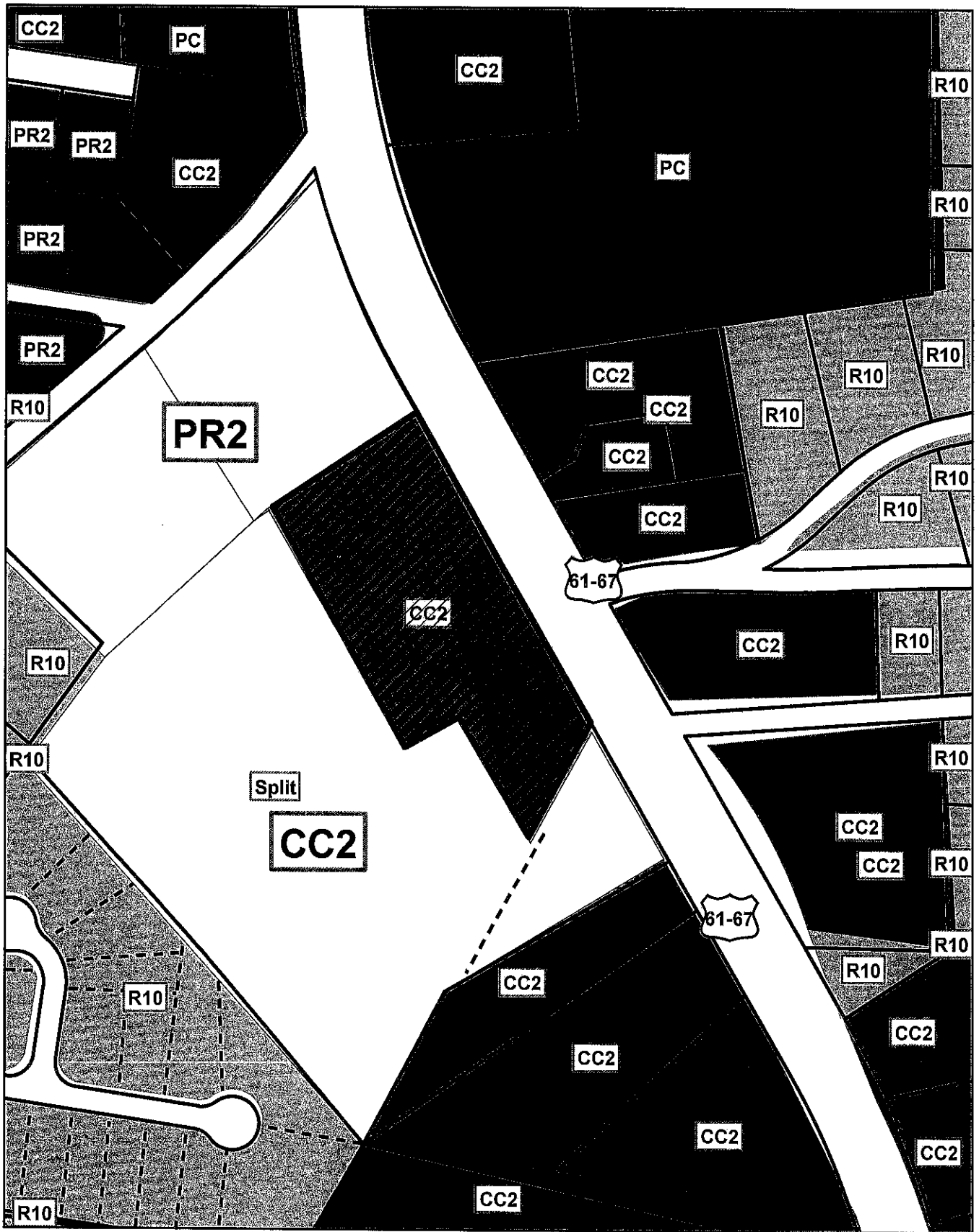
- Stormwater management and Erosion and sediment control shall comply with Chapter 505: Erosion and Sediment Control / Stormwater Management Design Manual of the Jefferson County Code of Ordinances.

1) Pavement:

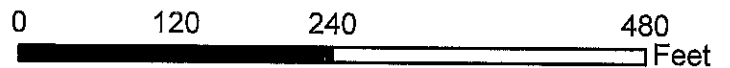
- a) An entrance permit is required for access onto a state road from MODOT.
- b) Sight Distance:
 - i) Access shall require 300' of stopping sight distance at 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance between line of sight and surface/top of grass).
 - ii) The Engineer shall submit sight distance profiles showing that the required sight distance is met.
 - iii) The engineer shall identify the clearance at the most restrictive point on the profiles.
 - iv) Any vegetation or obstructions of any sort in the line of sight must be identified.

- c) Along a county roadway, 125' separation/offset is required between driveways and entrances. The condition is not met and there is no location where it can be met due to existing driveways on Jeffco Boulevard. See deviation request.
- d) Driveway entrances (within state ROW):
 - i) Pavement thickness shall provide 6" PCC (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base).
 - ii) Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 26'–42'.
 - iii) The entrance width shall be provided from the street into the site for a throat length of 20'.
- 2) Parking areas:
 - a) Parking areas with 5 or more required parking spaces must provide a paved surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
 - b) Fire/delivery/freight trucks lanes must be designed to support anticipated loads.
 - c) Drive aisles width (boc):
 - i) Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-way).
 - ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
 - iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both sides).
 - iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one side).
 - d) Pavement shall slope between 1% and 6%.
- 3) 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.
- 4) Grading:
 - a) Submit a geotechnical report, sealed by an Engineer registered in the State of Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at slopes proposed steeper than 3:1 must be included in the report for slope stability.

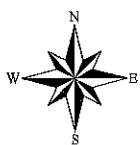
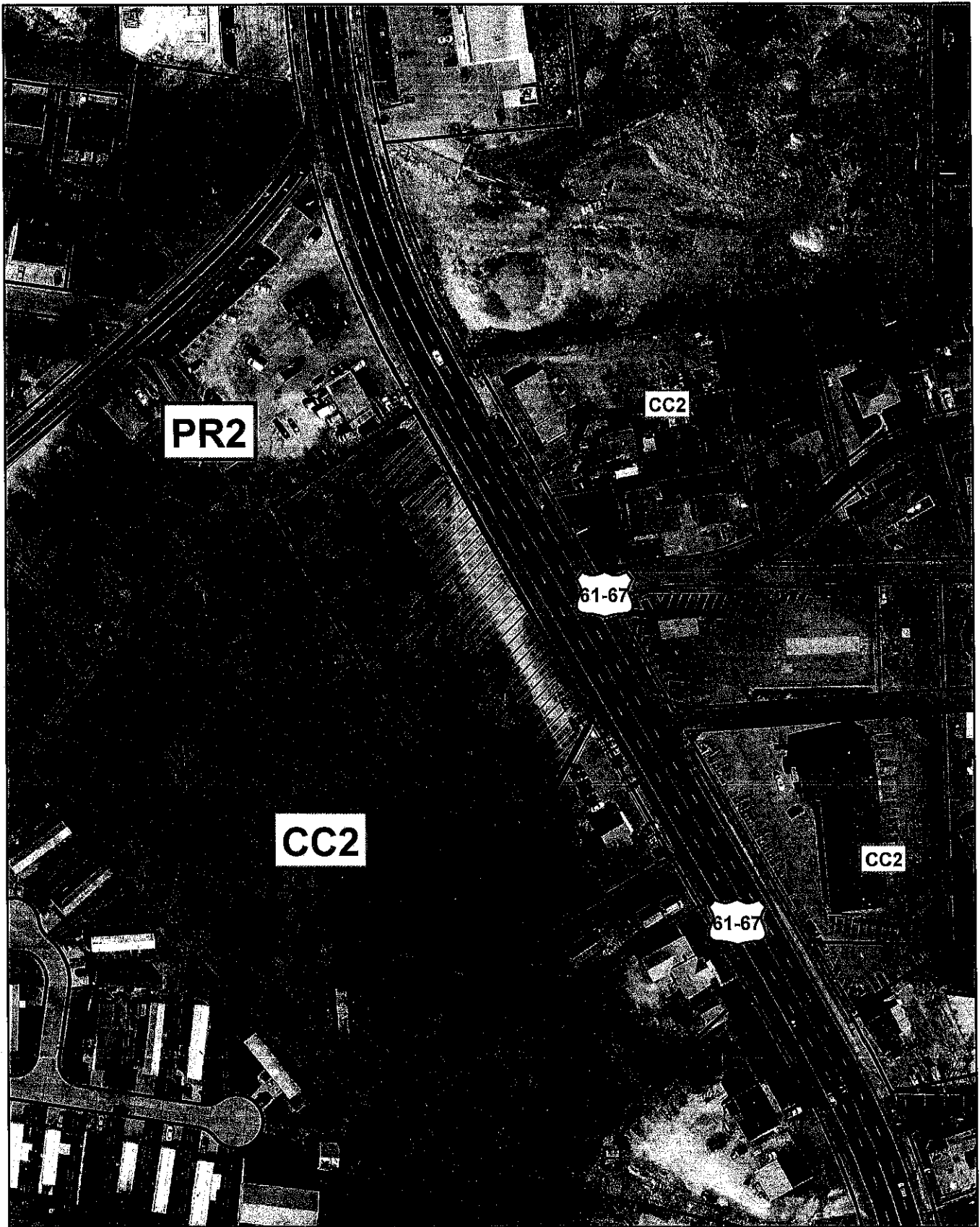
PC22069 - Pleasantview Storage



Subject Property



PC22069 - Pleasantview Storage



Subject Property

0 120 240 480 Feet

1. ALL ELEVATIONS ARE BASED ON U.S.C.S. DATUM.
2. BOUNDARY AND TOPOGRAHY SURVEY PROVIDED BY GEOPOINT SURVEYING.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ST. LOUIS.
4. ALL GRADED AREAS SHALL BE PROVIDED FROM EXISTING OR DESIGN WATERSHEDS AND/OR DRAINAGE AND/OR SEEDING AND MULCHING AS REQUIRED BY AFFECTION COUNTY & ST. LOUIS CITY.
5. THE DEVELOPER SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY. THE DEVELOPER SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY. THE DEVELOPER SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY.
6. GRADING CONTRACTOR SHALL INSTALL STATION CONTROL PRIOR TO STARTING THE AFFECTION COUNTY SMALL AREA STATION CONTROL SHALL BE INSTALLED PER AFFECTION COUNTY STANDARDS.
7. ALL FILLS AND BODIFILLS SHALL BE MADE OF SELECTED CATCH MATERIALS, FREE FROM BRICKS, MASONRY, ROCK, FROZEN EARTH, RUBBER, ORGANIC MATERIAL, AND OTHER DEBRIS.
8. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
9. PROPOSED CONTIGUOUS SHALL BE FINISHED ELEVATIONS ON FINED AREAS.
10. NO GRATE SHALL EXCEED 1" SLOPE.
11. A GRADING POINT IS REQUIRED FOR ANY GRADING ON THE SITE. NO CHANGE IN WATERCOURSE SHALL BE PERMITTED.
12. INTERIUM STORM WATER DRAINAGE CONTROL IN THE FORM OF STATION CONTROL MEASURES ARE REQUIRED.
13. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF ST. LOUIS STANDARDS.
14. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

1. ALL ELEVATIONS ARE BASED ON U.S.C.S. DATUM.
2. BOUNDARY AND TOPOGRAHY SURVEY PROVIDED BY GEOPOINT SURVEYING.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ST. LOUIS.
4. ALL GRADED AREAS SHALL BE PROVIDED FROM EXISTING OR DESIGN WATERSHEDS AND/OR DRAINAGE AND/OR SEEDING AND MULCHING AS REQUIRED BY AFFECTION COUNTY & ST. LOUIS CITY.
5. THE DEVELOPER SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY. THE DEVELOPER SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY. THE DEVELOPER SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY.
6. GRADING CONTRACTOR SHALL INSTALL STATION CONTROL PRIOR TO STARTING THE AFFECTION COUNTY SMALL AREA STATION CONTROL SHALL BE INSTALLED PER AFFECTION COUNTY STANDARDS.
7. ALL FILLS AND BODIFILLS SHALL BE MADE OF SELECTED CATCH MATERIALS, FREE FROM BRICKS, MASONRY, ROCK, FROZEN EARTH, RUBBER, ORGANIC MATERIAL, AND OTHER DEBRIS.
8. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
9. PROPOSED CONTIGUOUS SHALL BE FINISHED ELEVATIONS ON FINED AREAS.
10. NO GRATE SHALL EXCEED 1" SLOPE.
11. A GRADING POINT IS REQUIRED FOR ANY GRADING ON THE SITE. NO CHANGE IN WATERCOURSE SHALL BE PERMITTED.
12. INTERIUM STORM WATER DRAINAGE CONTROL IN THE FORM OF STATION CONTROL MEASURES ARE REQUIRED.
13. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF ST. LOUIS STANDARDS.
14. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

	UTILITY POLE
	FIRE HYDRANT
	GAS VALVE
	EAST SANITARY SEWER
	EAST STORM SEWER
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED SANITARY SEWERS
	SANITARY SEWER
	STRUCTURE DESIGNATION
	SANITARY CLEANOUT
	PROPOSED STORM SEWERS
	STORM SEWER DESIGNATION
	PROPOSED LIGHT STANDARD

HIGHWAY 61-67 (391')
8 STREET TREES
20 SHRUBS

NOTE: STREET TREES: 1/50 FT FRONTAGE
SHRUBS 1/20 FT FRONTAGE

OPEN SPACE: 1 TREE/5000 S.F. OF NON-PAVED
= 33,000 S.F./5000 S.F. = 7
2 SHRUBS/5000 S.F. OF TOTAL
= 33,000 S.F./5000 S.F. = 7 X

PROPOSED 0.36 AC. TREE MASS TO COVER OF
EXISTING TREES

	SHADE TREE: 2.5" CALIPER MEASURED 6' ABOVE GROUND
	EMERGENT TREE: 6" MIN. IN HEIGHT
	ORNAMENTAL TREE: SIMILAR TO SHADE TREE
	SHRUB: 10" BALLED OR BURLAPED OR TWO GALLON CONTAINER

N/F	NOW OR FORMERLY
W	WIDE
DB.	DEED BOOK
PB.	PLAY BOOK
PG.	PAGE
CONC.	CONCRETE
SAN.	SANITARY
MH	MANHOLE
R	RADIUS
L	LENGTH
	DELTA
TBR	TO BE REMOVED
UP	TO BE USED IN PLACE
D.S.	ROOF DOWNSPOUT
C.O.	SANITARY CLEANOUT
L.S.	LIGHT STANDARD
W.	WITH

4325 JEFFCO BOULEVARD
ARNOLD, MISSOURI, 63010
PART OF U.S. SURVEY 1985
SECTION 8, T42N, R6E
JEFFERSON COUNTY, MISSOURI

FREE	ROCK COMMUNITY FIRE DISTRICT ANNAPOLIS, MD 63010 800-269-2121	MIDLAND	ROCK COUNTY FIRE DISTRICT ANNAPOLIS, MD 63010 800-269-2121	GAS	SNOW, INC. 700 MARKET STREET ANNAPOLIS, MD 63010 800-837-1173
				ELECTRIC	AMEREN UE 6000 WILLOW WAY, JMW ANNAPOLIS, MD 63010 866-592-6875
42402L	WITCHER C-1 8208 US HIGHWAY 61-57 ANNAPOLIS, MD 63010 800-464-4040			TELEPHONE	AT&T P&D PENTON, MISSOURI 83028 800-877-7505
MEMBER:	ROCK CREEK PUBLIC SOWER DISTRICT ANNAPOLIS, MD 63010 800-464-4040			POST OFFICE	U.S. POST OFFICE ANNAPOLIS, MARYLAND 63010 800-464-4300
					ANNAPOLIS, MD 63010 800-464-4300
ATER	ANNAPOLIS, MD 63010 800-464-4040			CABLE TV	SECTION 4 502-ARNOLD CANNONS ANNAPOLIS, MD 63010 800-464-4040

OWNER:	ALSCO LLC 1315 JAN. AVE. PESHTU, MO 63028
SITE ADDRESS:	4325 JEFFCO BLVD. ARNOLD, MO 63010
PRELIMINARY EFFECTIVE ZONING PANEL NUMBER:	29-09-00113F
PARCEL NUMBER:	0-00-0-08.0-2-002-402
THE AREA:	1.86 AC.
RESTRICTED AREA:	1.30 AC.
EXISTING ZONING:	COZ
PROPOSED ZONING:	PC - PLANNED COMMERCIAL
INTERSECTED:	ROCK CREEK
DISTRICT:	4

- APPROXIMATELY 35,600 S.F. OF CLIMATE CONTROLLED IN-DOOR STORAGE; THREE-STORY WITH ELEVATOR.
- APPROXIMATELY 400 S.F. OF OFFICE SPACE

PARKING REQUIREMENTS:
STORAGE: 1 SPACE / 2000 S.F. GFA
OFFICE: 4 SPACE / 1000 S.F. GFA

PARKING REQUIRED:
STORAGE: 35600 S.F. / 2000 S.F. x 1 SPACE = 17.8 SPACES
OFFICE: 400 S.F. / 1000 S.F. x 4 SPACES = 1.6 SPACES
TOTAL SPACES: 17.8 + 1.6 = 19.4 SPACES

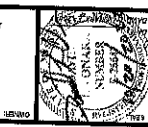
[illegible]

C1	TITLE SHEET
C2	SITE PLAN

TITLE SHEET

DATE	11/15/2022
BY	JEFFCO CORP.
CHECKED	JEFFCO CORP.
APPROVED	JEFFCO CORP.

Jeffco LLC
1315 Jbn Drive
Festus, MO 63028
(816) 908-4028
jeffco@usa-mcgraw.com



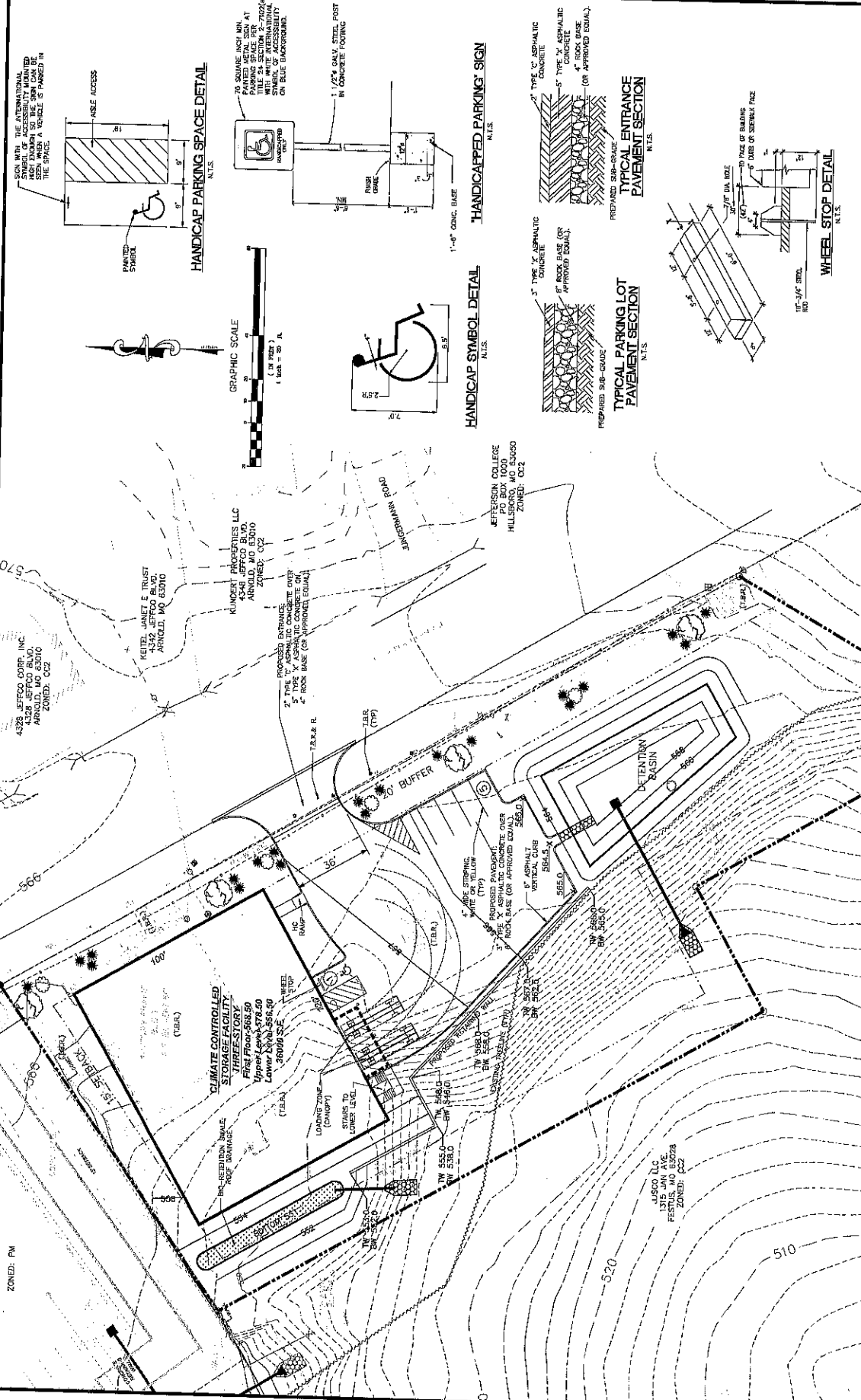
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JEFFERSON COUNTY
ARNOLD, MISSOURI
REVIS'D DEVELOPMENT PLANS
PLEASANTVIEW MOTEL ADDITION

DATE	10/20/2022
BY	JEFFCO CORP.
CHECKED	JEFFCO CORP.
APPROVED	JEFFCO CORP.

SITE PLAN



VonArx Engineering

Honesty • Integrity • Experience

October 20, 2022

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

Re: Pleasantview Storage – Development Plan Deviation Requests

Ms. Krispin,

Attached please find our deviation requests for the above referenced project;

Section 400.2620 – Driveway Requirements – Corner Clearance

We are requesting relief from the 125' separation between entrances as stated in the above ordinance. There is no location along the frontage of this property that would allow for the required separation due to the existing entrances located on the East side of Jeffco Boulevard.

From North to South there is an entrance to the former Club Imperial, a secondary entrance to Club Imperial combined with the residential driveway of 4342 Jeffco Blvd., Jungerman Road and Newtowne Road. Our 36' wide entrance (per County regulations) is located as far North on our property as possible to allow the greatest distance from Jungerman Road, approximately 100' South.

Another item that will minimize the entrance issue is the fact that our facility will be a very, very low traffic generator.

Section 400.4050 – Guidelines – Vehicle Parking by Use: Table 12-1

The Jefferson County UDO requires 1 space per 2,000 s.f. of storage in industrial uses. This is a commercial use.

The petitioner requests a reduction in the parking requirement from 19.4 (Industrial) spaces to 8 spaces (5 Parking Spaces+1 Handicapped Space+2 Loading Spaces). The UDO requirement for Industrial uses exceeds the actual demand for parking in typical storage uses. The additional spaces would create additional impervious area and therefore additional stormwater run-off. The petitioner's experience is that our proposal is adequate to serve the proposed use. Other recent developments have been approved with similar reductions.

If you have any questions or comments, feel free to call or email.

Thank you,



Steven K. Boning
Project Manager

10785 Business 21, Suite A, Hillsboro, Missouri 63050 • 636-797-8425
office@vonarxengineering.com • www.vonarxengineering.com