

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, December 15, 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
November 17, 2022
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 - I. Consideration
 - A. PR122071
A Request for a Zone Change and Development Plan for parcel 19-4.0-20.0-0-000-042.03 located at 1800 US Highway 61, Festus, in Plattin Township and Council District #5, from Single-Family Residential (R-40) Zone District and Planned Industrial (PI) Zone District to Planned Industrial (PI) Zone District and Development Plan Approval for Wil-Mix Concrete.
 - B. NP122072
A Request for a Zone Change for parcel 18-1.0-11.0-0-000-013., located near the southern corner of the Highway P and Highway A intersection, Festus, in Joachim Township and Council District #5, from Non-Planned Community Commercial (CC-2) Zone District to Non-Planned Industrial (NPI) Zone District.
 - C. PC22073
A Request for a Zone Change and Development Plan Approval for parcel 07-2.0-03.0-0-001-045., located at 6225 State Rd. MM, House Springs, in Meramec Township and Council District #7, from Single-Family (R-10) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Welcome Center - Open Door Animal Sanctuary.
 - D. Approval of 2023 Board of Zoning Adjustment and Planning and Zoning Commission Schedule.
- 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: PI22071

Meeting Date: December 15, 2022

Prepared By: Rachel Krispin

Applicant Information

APPLICANT NAME: Wil-Mix Concrete LLC/Jim Lohse

APPLICANT ADDRESS: 1800 US Hwy 61, Festus MO 63028

DESIGN PROFESSIONAL: VonArx Engineering

SITE ADDRESS: 1800 US Hwy 61, Festus MO 63028

PARCEL NUMBER: 19-4.0-20.0-0-000-042.03

NATURE OF REQUEST: Rezone a portion of the subject property from Single-Family Residential (R40) zone district to Planned Industrial (PI) zone district and development plan approval for Wil-Mix Concrete.

Parcel and Site Information

CURRENT ZONE DISTRICT: Single-Family Residential (R40) and Planned Industrial (PI)

COUNCIL DISTRICT: 5

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 10.08 acres (Roughly 4 acres to be rezoned)

FEET OF ROAD FRONTAGE: US Hwy 61 – roughly 440 feet

AVAILABLE SERVICES: N/A

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The subject property is currently developed with a concrete business.

Parcel Conditions

TOPOGRAPHY: The parcel is fairly flat throughout the entirety of the property.

FLOODPLAIN ISSUES/STREAM ORDERS: The property is mostly in the floodway but does have floodplain near the rear (southeast corner of the property). A majority of the existing development appears to be located within the floodplain. A Stream Order 4 (Plattin Creek) traverses the property as well.

VEGETATIVE COVER/SCREENING: The site does have a decent amount of existing vegetation along both sides of Plattin Creek.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: The subject property is located just off US Hwy 61, which has a variety of zoning districts nearby.

To the North:	<u>Zoning:</u> R40 <u>Land Use:</u> Undeveloped residential
To the East:	<u>Zoning:</u> PI and R40 <u>Land Use:</u> Undeveloped commercial and residential
To the South:	<u>Zoning:</u> R40 <u>Land Use:</u> Developed residential
To the West:	<u>Zoning:</u> LR2 and PR2 <u>Land Use:</u> Developed residential

Development Plan

The submitted development plan shows the following:

- Existing warehouse building to remain (approximately 52' X 80')
- Location shown of a proposed conveyor
- Proposed "end of day washout" near the eastern property line
- Proposed "post load washdown" located near the southeast corner of the property
- Existing brick building
- Existing bin and concrete mixing unit
- One (1) existing ingress/egress to remain
 - On the Development Plan it is noted that the concrete road lies outside of the easement
- Existing gravel in the developed area to remain
 - On the Development Plan it is noted that the gravel road lies on adjoining property to the North

Development Plan Modification Requests

Section 400.4730 – Buffer/Screen – Where Required

The petitioner is requesting relief from the buffer/screen requirements.

The development area of the site is not visible from US Hwy 61, which minimizes any effect and/or detriment to surrounding properties. In addition, this development has existed for numerous years without screening from adjoining properties. Per the development plan, it appears a chain-link fence exists on the southern property line in places to minimize impact and delineate separation from the adjoining property owner.

The parcel to the north of the subject property is undeveloped, and the property to the south is an existing industrial use of sorts. Each property line of the subject property is located either within the floodway, floodplain, or a stream order. Due to the existing circumstances, Staff does not have an issue with the requested relief from buffer/screening requirements.

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 due to other industrial zoning and uses existing within the surrounding area. The site fronts on US Hwy 61, providing adequate ingress/egress. The site is currently developed with as a concrete business. The proposed use of an asphalt plant/concrete batch plant is in a portion of the County with road frontage on a major roadway and where other industrial zoning and uses exist.

The concrete operation has existed for some time without any known impacts to surrounding properties. The development plan seeks to bring the property into zoning conformance and expand upon the concrete plant operations. 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 properties, given that the developed property has existed for several years.

Recommended Conditions/Comments if Approved

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

- Asphalt plant/concrete batch plant

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 – 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, 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, except specifically modified.

Stormwater and Erosion and Sediment Control

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

1) Pavement:

- a) Access road (from state road to site): Street width shall provide 22' pavement within 28' ROW or easement. Street thickness shall provide 7" PCC/4" rock base (or 2" Type C Asphaltic Concrete/6" Type X Asphaltic Concrete/4" rock base).

The existing access road is over 30' in width with adequate ditching/water control. Testing shows pavement thickness which meets or exceeds UDO requirements. The street has several deteriorated slabs which must be removed and replaced.

2) Parking areas:

- a) Parking areas with 5 or more required parking spaces must provide a paved surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
- b) Parking areas with 4 or less required parking spaces (and contractors storage yards) must provide an 8" rock base minimum.
- c) Fire/delivery/freight trucks lanes must be designed to support anticipated loads.
- d) 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).
- 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) No detention is required if:
 - i) Non-residential development has less than an additional 12,000sf of impervious area. However, low impact practices are required to mitigate the additional runoff created by the additional impervious coverage and no adverse impact may be created.
- 4) Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.
- 5) 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.
- 6) Floodplain:
- a) The Building Division requires a Floodplain Development Permit for any grading or improvements within a known floodplain.
 - b) Submit calculations for culverts and bridges within the limits of the floodplain.
- 7) 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.

Wil-Mix Concrete Plant – Development Plan
November 16, 2022

VARIANCE REQUESTS

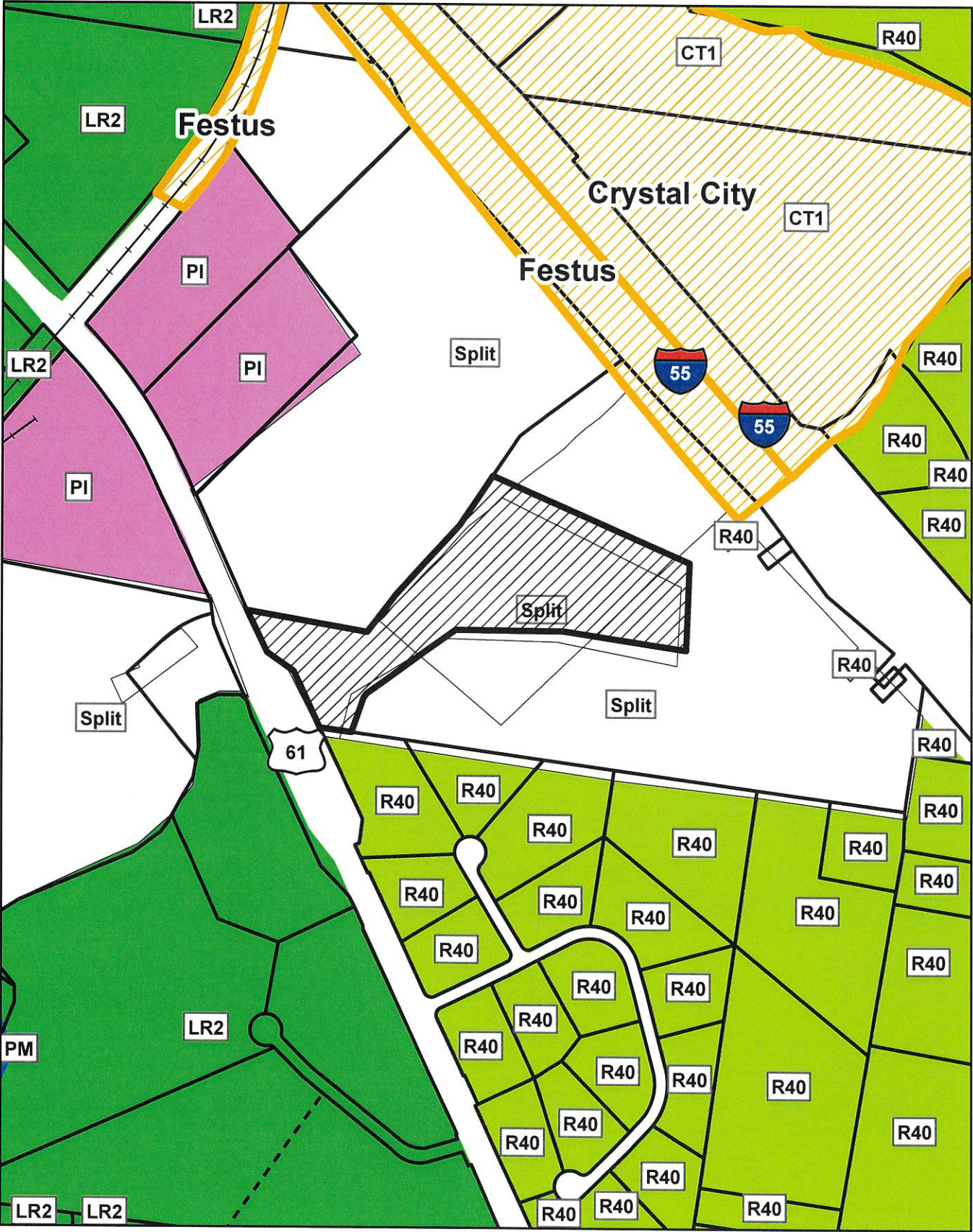
SECTION 400.4730 BUFFER/SCREEN—WHERE REQUIRED

WE ARE ASKING FOR RELIEF FROM THE BUFFER/SCREEN REQUIREMENTS FOR THE FOLLOWING REASONS: OUR PARCEL IS SURROUNDED BY THREE PARCELS, ONE WITH 100' OF COMMON PROPERTY LINE. THE PARCEL TO THE NORTHWEST (ALMANY) IS ZONED R-40, HOWEVER THE FLOODWAY LINE IS APPROXIMATELY 350 INTO THIS PARCEL AND IT IS HEAVILY WOODED.

THE 1800 US HIGHWAY 61 LLC PARCEL SURROUNDS APPROXIMATELY 60% OF OUR SITE. THIS PARCEL, LIKE OURS, WAS ARBITRARILY SPLIT-ZONED AT SOME POINT IN THE PAST. EACH PROPERTY IS SPLIT ZONED PI (PLANNED INDUSTRIAL) AND R-40. THE NORTHERN PORTION OF THIS SITE IS IN FLOODWAY, AND THE SOUTHERN PORTION, WHILE SPLIT ZONED, IS CURRENTLY A INDUSTRIAL/COMMERCIAL USE.

AT THE ENTRANCE, WE HAVE APPROXIMATELY 100' OF COMMON LINE WITH A PROPERTY BELONGING TO THE KOHLER TRUST. THIS AREA IS IN AN ACCESS EASEMENT GRANTED TO OUR CLIENT'S FOR ACCESS TO THEIR PROPERTY. THIS AREA IS HEAVILY WOODED AS WELL.

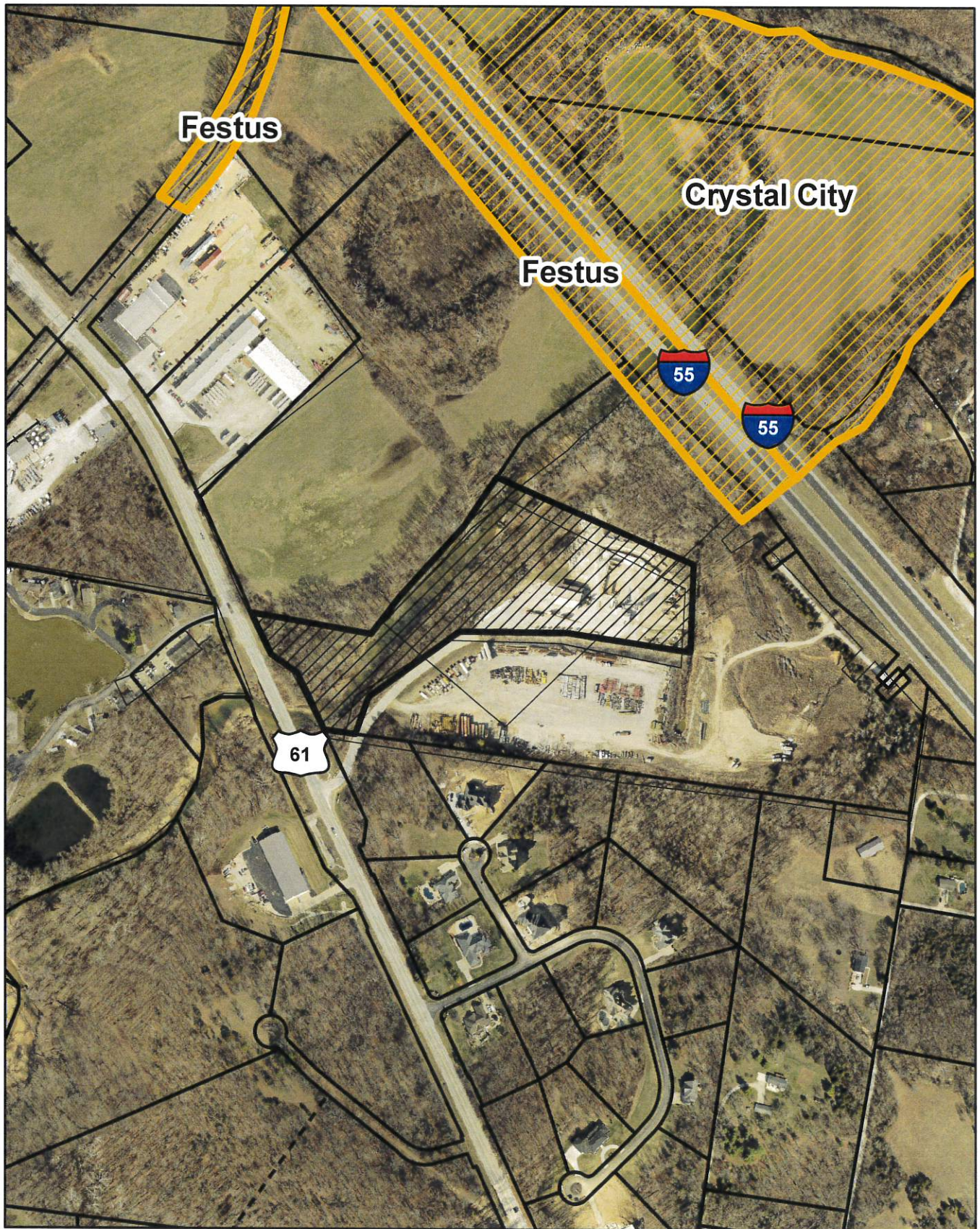
PI22071 - Wil-Mix Concrete



 **Subject Property**

0 362.5 725 1,450 Feet

PI22071 - Wil-Mix Concrete



Subject Property

0 362.5 725 1,450 Feet

PART OF LOT 4 + PART US SURVEYS 1995 + 1915
SECTION 20, TOWNSHIP 40 NORTH, RANGE 6 EAST
FESTUS, MISSOURI 63028
JEFFERSON COUNTY, MISSOURI

FIRE: JEFFERSON 87 FIRE DEPARTMENT
13000 HIGHWAY 11
CRYSTAL CITY, MO 63019
636.937.6078

AMBULANCE: JOACHIM-PLATTIN AMBULANCE DISTRICT
1235 N. TRUMAN BLVD.
CRYSTAL CITY, MO 63019
636.937.2224

SCHOOL: JEFFERSON 87 SCHOOL DISTRICT
1265 DOOLING HOLLOW ROAD
FESTUS, MO 63028
636.937.6835



TITLE SHEET

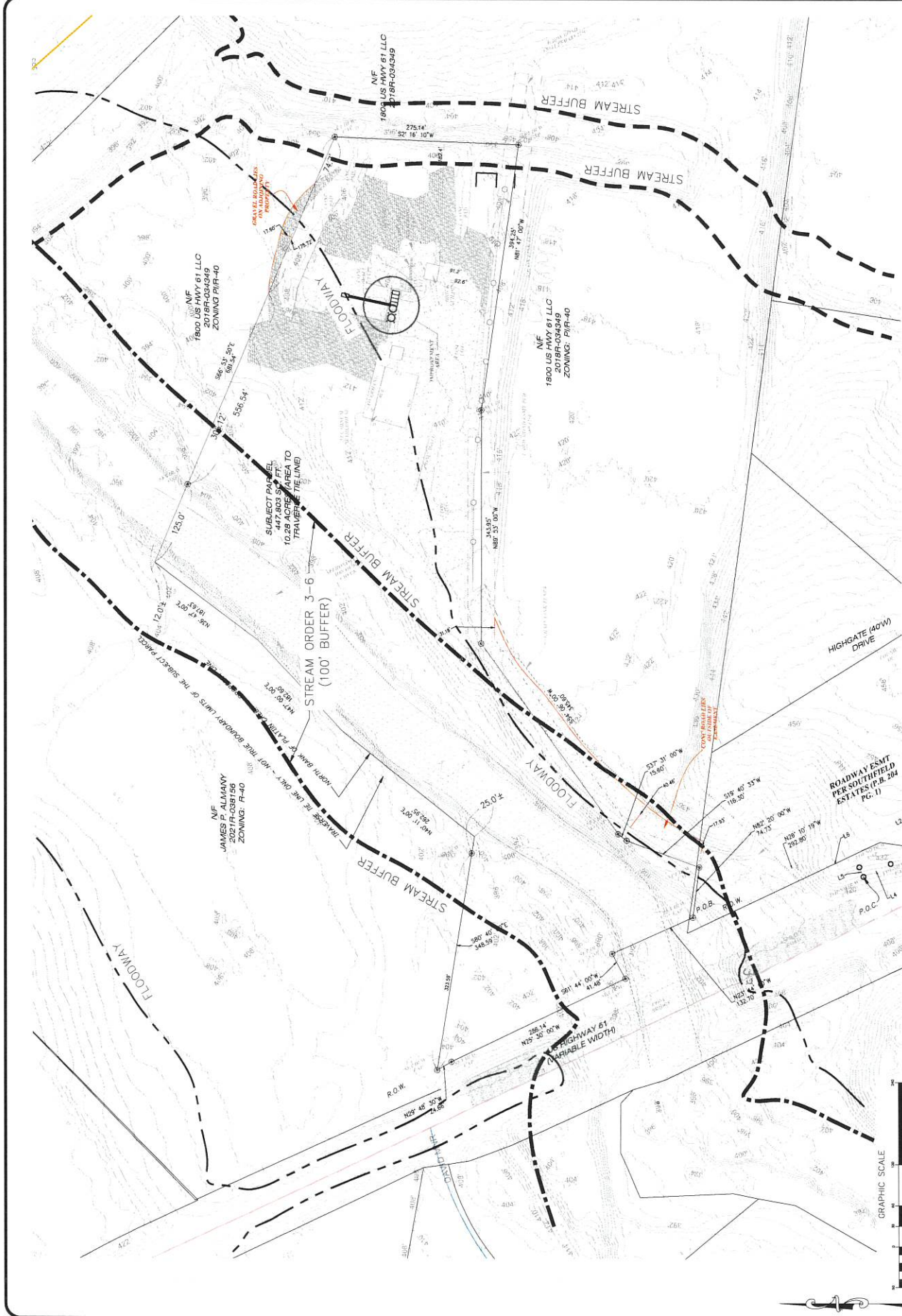
C2

ISSUE DATE	11/1/2022
SCALE	1" = 60'
Job Number	15380

DEVELOPMENT PLAN
1800 US HWY 61
FESTUS, MO 63028

VonArx
Engineering
8736 BUSINESS 21, SUITE A
ELLSBURG, MICHIGAN 49820
OFFICE: (506) 787-8425
INTERNET: www.vonengineering.com
CERTIFICATE OF AUTHORITY 0475

WIL-MIX CONCRETE
1800 US Highway 61
Festus, MO 63028
314-486-5951



Petition Number: NPI22072

Meeting Date: December 15, 2022

Prepared by: Josh Jump/Planner II

Applicant Information

APPLICANT NAME: Global Connect Communication

APPLICANT ADDRESS: 3275 Fox Run Estates, Eureka, MO 63025

SITE ADDRESS: N/A

PARCEL NUMBER: 18-1.0-11.0-0-000-013

NATURE OF REQUEST: Rezone from Non-Planned Community Commercial (CC2) zone district to Non-Planned Industrial (NPI) zone district.

Parcel and Site Information

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

COUNCIL DISTRICT: 5

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 10.54 Acres (per the Assessor's records)

FEET OF ROAD FRONTAGE: No direct road frontage. Though it appears the property does have access via a road easement from an adjoining property

AVAILABLE SERVICES: N/A

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

Parcel Conditions

TOPOGRAPHY: The property sits at a pretty low elevation and there are issues with floodplain and floodway on the property. There are some elevation changes on the property. These elevation changes are fairly minor and only start to be present when approaching the Joachim Creek

FLOODPLAIN ISSUES/STREAM ORDERS: The entirety of the property is in the floodplain/floodway. There is a substantial amount of property at a little higher elevation that is in the 100-year floodplain and the rest of the property is in the floodway.

VEGETATIVE COVER/SCREENING: There is a dense amount of vegetation on the southeastern portion of the property. Additionally, there appears to be heavy vegetation on the undeveloped site.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING:

The subject property is located near the intersection of State Highway A and State Highway P in Festus, which is surrounded by all residential zoning.

To the North:	<u>Zoning:</u> CC2 and R40 <u>Land Use:</u> Undeveloped Commercial and lawful non-residential use in R40 (Spire)
To the East:	<u>Zoning:</u> R40 <u>Land Use:</u> Developed and Undeveloped Residential
To the South:	<u>Zoning:</u> R40 <u>Land Use:</u> Developed and Undeveloped Residential
To the West:	<u>Zoning:</u> R40 <u>Land Use:</u> Lawful non-residential uses

Development Pattern/Growth Area

Official Master Plan Growth Area

The subject property is located within the Primary Growth Area of the Official Master Plan. The growth policies for this area include the following:

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

Suburban Development Pattern

The Suburban Development Pattern is the most appropriate pattern of development for the proposed development. The Suburban Development Pattern is appropriate in areas with access to services, with characteristics of access being adjacency and strong transportation connections. This pattern is characterized by non-residential development located along high-traffic roads. Vogel Rd and Old Lemay Ferry Rd are both heavily traveled roads within the County.

Analysis

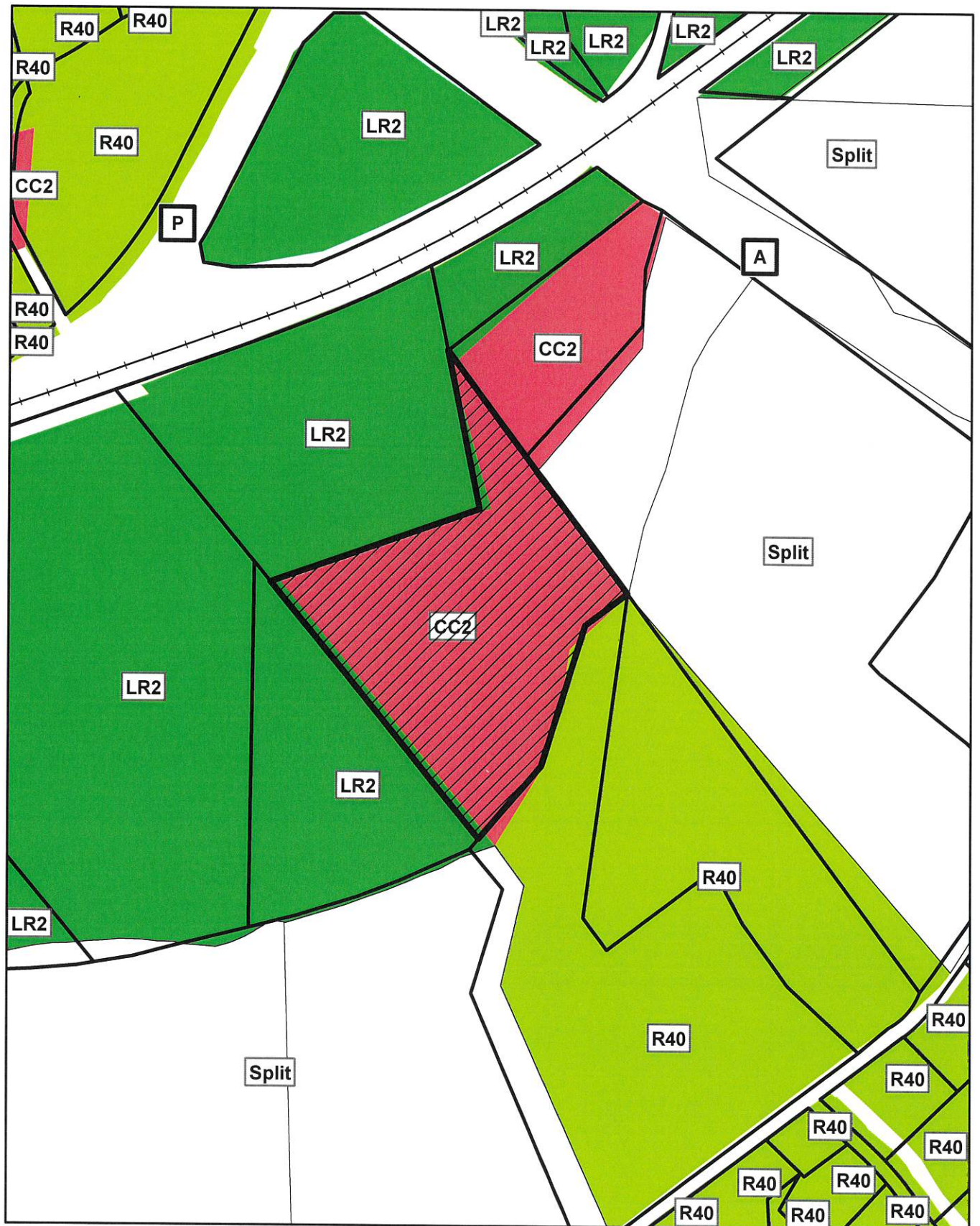
The subject property is located in the Primary Growth Area of the Official Master Plan of Jefferson County. The property petitioned to be rezoned is currently undeveloped. It appears a residence previously existed on the property due to a vacant concrete pad located on the property. Residential zoning exists around the entirety of the property; however, non-planned industrial zoning could be an appropriate use of the property given the fact that it is located at a heavily traveled intersection. There are some of these residentially zoned properties that have pretty intense lawful non-residential uses on them. This includes an Ameren substation

a Spire location, and a National Guard armory. Additionally, the site has access limitations as well as floodplain and floodway limitations that could limit uses.

The applicant is a communications company. This is allowable in the "NPI" zone district; however, given the petitioned rezoning is to a non-planned district, the use could change to one of the numerous uses permitted in the "NPI" zone district. There are uses allowed under the current zoning Non-planned Community Commercial (CC2) district, and their required development requirements, that might prove to be difficult to develop on the property. The flexibility and light industrial uses under the Non-Planned Industrial (NPI) zone district could lend to a more appropriate development of the property.

The industrial use of the property, if approved, would need to go through the County's site development process to ensure all requirements of the UDO are met for the commercial use.

NPI22072 - Global Conenct Communications



Subject Property

0 320 640 1,280 Feet

NPI22072 - Global Conenct Communications



Subject Property

0 320 640 1,280 Feet

Petition Number: PC22073

Meeting Date: December 15, 2022

Prepared By: Rachel Krispin

Applicant Information

APPLICANT NAME: Open Door Animal Sanctuary

APPLICANT ADDRESS: 6225 State Rd MM, House Springs MO 63051

DESIGN PROFESSIONAL: VonArx Engineering

SITE ADDRESS: 6225 State Rd MM

PARCEL NUMBER: 07-2.0-03.0-0-001-045

NATURE OF REQUEST: Rezone from Single-Family Residential (R10) zone district to Planned Commercial (PC) zone district and development plan approval for Welcome Center – Open Door Sanctuary.

Parcel and Site Information

CURRENT ZONE DISTRICT: Single-Family Residential (R10)

COUNCIL DISTRICT: 7

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 0.96 acres

FEET OF ROAD FRONTAGE: State Rd MM – approximately 300 feet, Duda Rd – approximately 120 feet

AVAILABLE SERVICES: N/A

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The subject property is currently developed with a shed.

Parcel Conditions

TOPOGRAPHY: The parcel does exist at a higher elevation on the State Rd MM frontage, and does have a severe increase in topography near the eastern property line.

FLOODPLAIN ISSUES/STREAM ORDERS: Floodplain is located in the southeast corner of the property (at the intersection of State Hwy MM and Duda Rd). A Stream Order 3 traverses the property along the eastern property line.

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

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING: The subject property is located at the intersection of State Hwy MM and Duda Rd, which is mainly residential zoning.

To the North:	<u>Zoning:</u> LR2 <u>Land Use:</u> Developed residential
To the East:	<u>Zoning:</u> LR2 <u>Land Use:</u> Developed residential
To the South:	<u>Zoning:</u> R10, LR2, PR2 <u>Land Use:</u> Developed residential
To the West:	<u>Zoning:</u> R10 <u>Land Use:</u> Developed residential

Development Plan

The submitted development plan shows the following:

- Two (2) points of ingress/egress from State Hwy MM and Duda Rd
- Proposed 65' X 40' building
- Nineteen (19) parking spaces provided
 - One (1) ADA compliant space
- Detention basin shown along the road frontage of State Hwy MM
 - Partially shown in the floodplain
- Street frontage landscaping shown along State Hwy MM and Duda Rd
- High impact screening shown along northern property line
 - A modification was requested in regard to high impact screening along the northwestern and western property lines

Development Plan Modification Requests

Section 505.170.B.3 – Erosion and Sediment Control/Stormwater Management Design Criteria – Buffer Strips

The petitioner has requested relief from a portion of the Stream Order 3 buffer to install a new driveway, utilities, and drainage improvements. The Stormwater Division has analyzed the request.

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 to ensure water quality protection is maintained.

Section 400.2620 – Driveway Requirements – Corner Clearance.

The petitioner is requesting relief from the required 125' offset from other driveways and entrances. As proposed, the driveway is 110' away from the intersection of State Hwy MM.

Along a county roadway, 125' separation/offset is required between driveways and entrances. This condition cannot be met at any location on the site due to small size of the property and the severe terrain.

Section 400.4750 – Screening Requirements – High Impact Screening

The petitioner is requesting relief from high impact screening requirements along the northwestern and western property lines.

The petitioner is requesting to utilize the existing vegetation as screening on the northwestern and western property lines. In addition, roughly 160 feet of high impact screening is shown on the northern property line in the general area of where the residence to the East exists adjoining the subject property.

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. While the surrounding zone districts are mostly residential, the subject property fronts on both County-maintained and State-maintained roadways, which is consistent with proposed Planned Commercial zone districts. The site is currently developed with a

garage shed of sorts, and a smaller shed as well. The proposed use of an office building, which will provide services to the Open Door Animal Sanctuary further down the road on Duda Rd, seems to fit the character of the area. The proposed Planned Commercial zone district is in accordance with the Jefferson County Official Master Plan.

The development plan, as proposed, seeks to minimize the impact to surrounding properties. The petitioner has requested relief from high impact screening requirements in most areas of the subject property where it is required by the UDO. However, the site experiences steep topographical changes near the property lines. A portion of high impact screening is shown near an adjoining residence on Duda Rd. 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 properties. 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:

- 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 as 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, except as specifically modified.

Stormwater and Erosion and Sediment Control

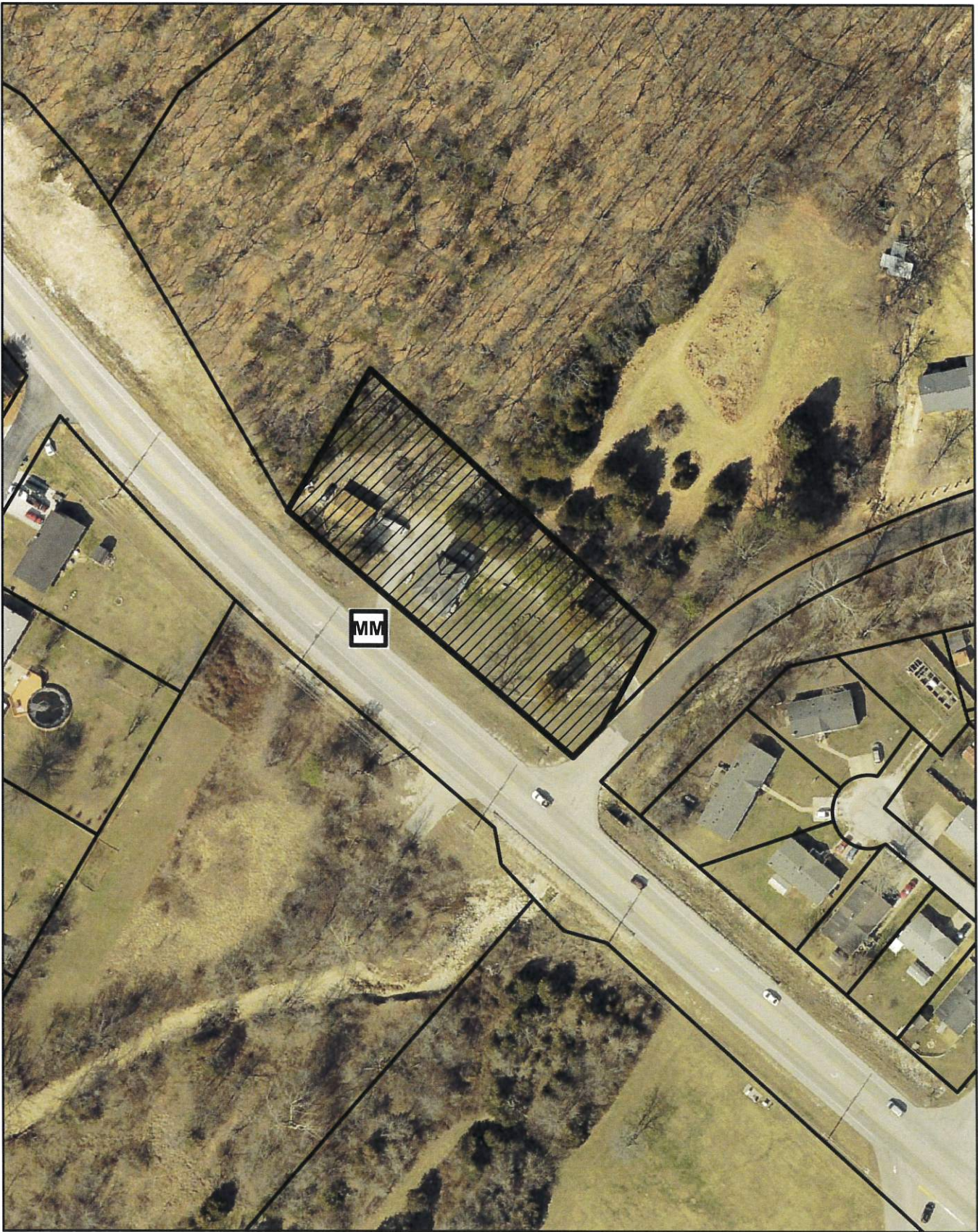
- Stormwater management and Erosion and sediment control shall comply with Chapter 505: Erosion and Sediment Control / Stormwater Management Design Manual of the Jefferson County Code of Ordinances, except as specifically modified.

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.

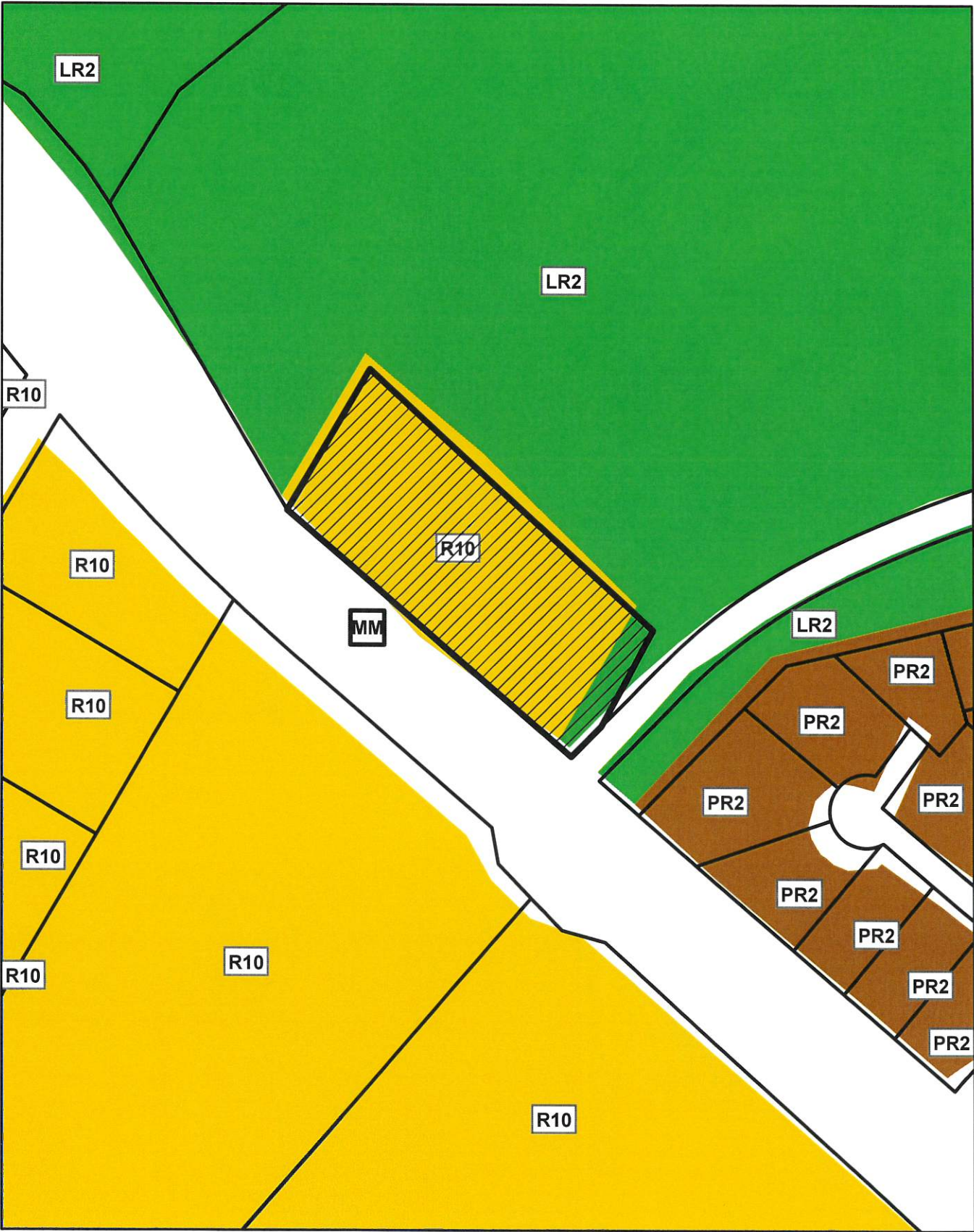
PC22073 - Welcome Center Open Door Sanctuary



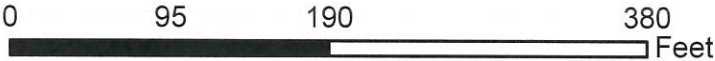
Subject Property



PC22073 - Welcome Center Open Door Sanctuary



Subject Property



VonArx Engineering

Honesty • Integrity • Experience

November 17, 2022

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

RE: Welcome Center – Open Door Animal Sanctuary
Deviation Requests

Dear Ms. Krispin,

On behalf of the petitioner, Open Door Animal Sanctuary, the following deviations are requested relative to Development Plan approval. The specific deviation requests are specifically outlined as follows:

1. Section 505.170 B, 'Erosion and Sediment Control/Stormwater Management Design Criteria, Buffer Strips' of the Jefferson County Unified Development Order (UDO). Relief is requested to install a new paved drive entrance, utilities and drainage improvements within the stream buffer. The hardship is the stream buffer extends 60 feet into the side of the property including Duda Road and much of the previously developed area of the site. The proposed improvements are located beyond the stream buffer to the extent possible.
2. Section 400.2620 - Driveway Requirements - Corner Clearance 125 foot Minimum. Relief is requested to install the proposed driveway 110 feet from the intersection of Highway MM. The location was selected to provide the required sight distance on Duda Road to the north. Also, this is the location of the existing entrance likely for the same reason.
3. Section 470.4750- Screening Requirements – High Impact Screening
Relief is requested from installing the required high impact screen along the northwestern and west property lines of the parcel. Existing trees and vegetation are to be protected along the northwestern and west property lines providing a natural buffer. The development plan indicates a proposed high impact screen extending about 160 feet from Duda Road along the northern property line.

Please call if you have any questions.

Best Regards,



David L. Vonarx, PE
President

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



OVERALL SITE PLAN

C3

Sheet Number

15381

JAN 2022

11/17/2022

SCALE

1" = 20'

DATE

11/17/2022

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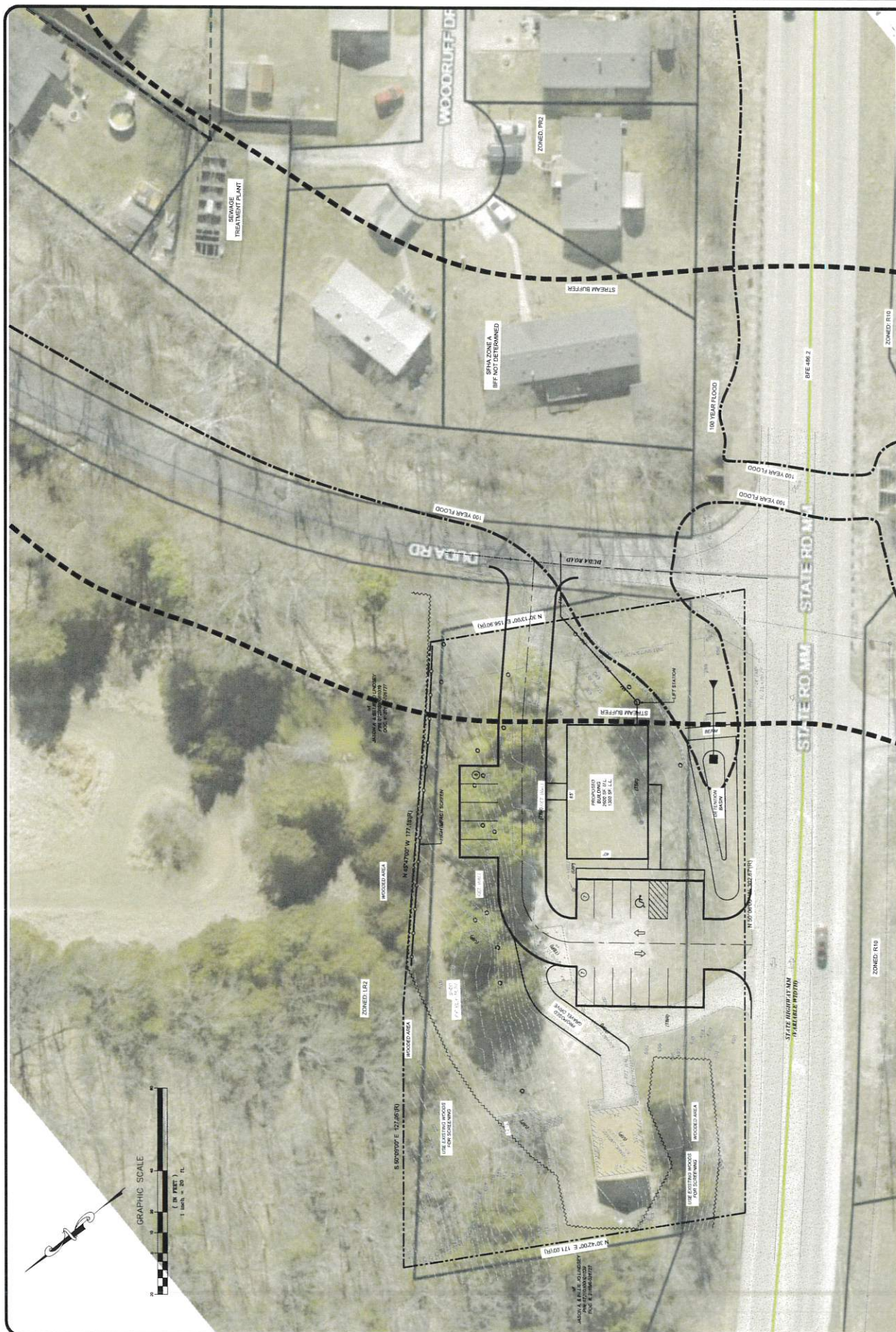
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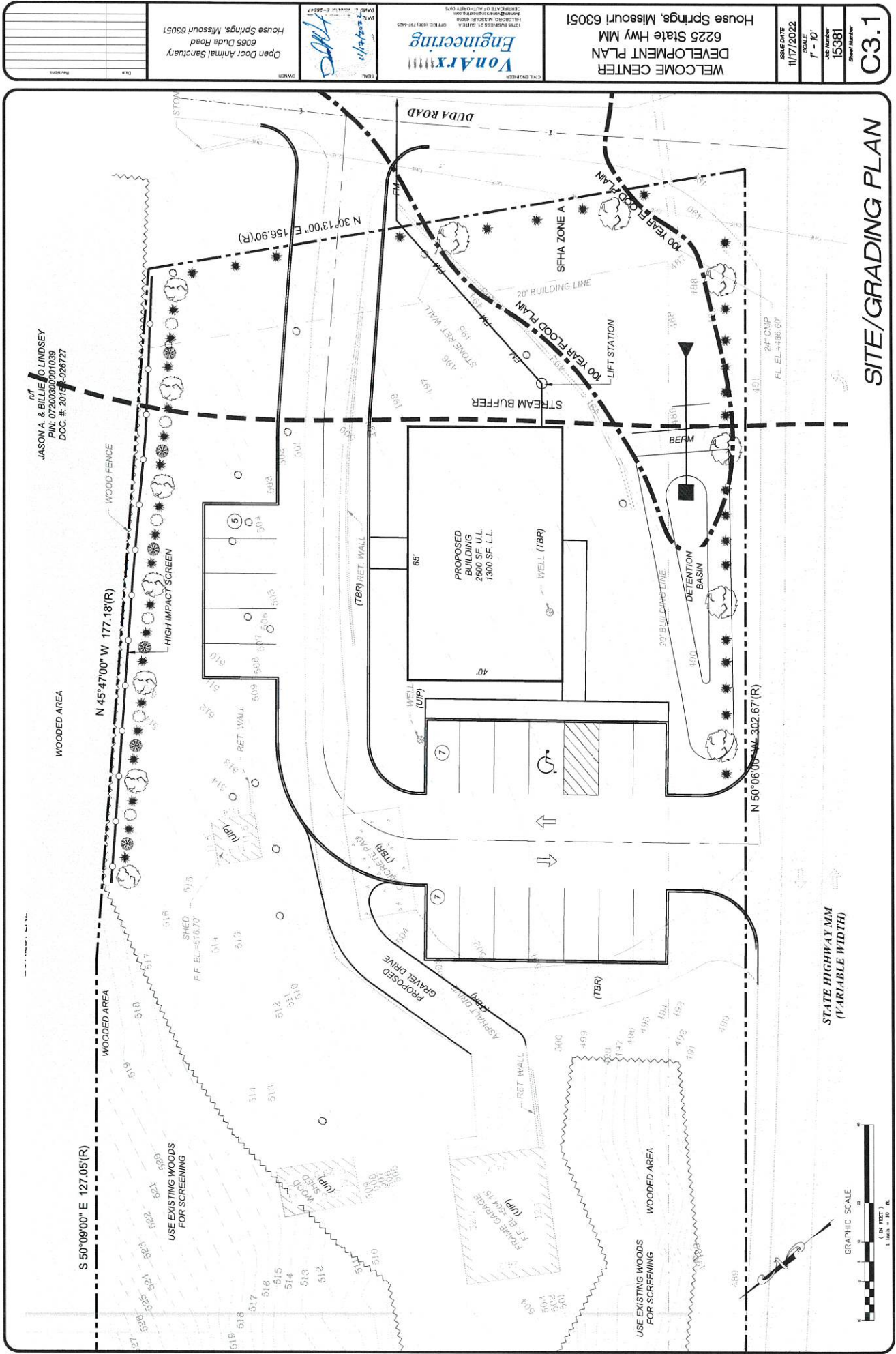
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WELCOME CENTER DEVELOPMENT PLAN 6225 State Hwy MM House Springs, Missouri 63051		VonArx Engineering 1018 BURGESS ST. SUITE A WILSON, MISSOURI 63390 OFFICE: (866) 784-4635 CELL: (314) 291-1111 FAX: (314) 291-1112 www.vonarx.com	DATE: 11/17/2022 DRAWN: [Signature] CHECKED: [Signature] SCALE: 1" = 20'	PROJECT: Open Door Animal Sanctuary 6065 Duda Road House Springs, Missouri 63051
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**Jefferson County, Planning Division
2023**

Board of Zoning Adjustment and Planning & Zoning Commission

Preliminary Plat Submittal Deadline	Zone Change; Conditional Use Permit; Development Plan; BOA Submittal Deadline	Final Plat Submittal Deadline	BOA DATES Thursdays @ 4:00 PM	P&Z MEETING DATES Thursday @ 6:30 PM
Dec 1	Dec 15	Dec 19	Jan 12	Jan 12
Dec 15	Dec 29	Jan 2	N/A	Jan 26
Dec 29	Jan 12	Jan 16	Feb 9	Feb 9
Jan 12	Jan 26	Jan 30	N/A	Feb 23
Jan 26	Feb 9	Feb 13	March 9	Mar 9
Feb 9	Feb 23	Feb 27	N/A	Mar 23
March 2	March 16	March 20	Apr 13	Apr 13
March 16	March 30	April 3	N/A	Apr 27
March 30	April 13	April 17	May 11	May 11
April 13	April 27	May 1	N/A	May 25
April 27	May 11	May 15	June 8	June 8
May 11	May 25	May 29	N/A	June 22
June 1	June 15	June 19	July 13	July 13
June 15	June 29	July 3	N/A	July 27
June 29	July 13	July 17	Aug 10	Aug 10
July 13	July 27	July 31	N/A	Aug 24
August 3	August 17	Aug 21	Sept 14	Sept 14
August 17	August 31	Sep 4	N/A	Sept 28
August 31	Sept 14	Sept 18	Oct 12	Oct 12
Sept 14	Sept 28	Oct 2	N/A	Oct 26
Oct 5	Oct 19	Oct 23	Nov 16	Nov 16
Nov 2	Nov 16	Nov 20	Dec 14	Dec 14

Meeting Schedule and Deadlines

These dates do not guarantee a spot on an agenda. Agendas may close prior to the stated deadline if they are already full.