

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 14, 2023 in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri. The public will be given an opportunity to be heard.

The tentative agenda of this meeting includes:

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES
November 16, 2023

V. SWEARING IN OF WITNESSES

VI. INTRODUCTION OF EVIDENCE

VII. NEW BUSINESS

1. Consideration

A. VR23055

A Request for Deviation for parcel 09-4.0-18.0-4-004-008., located at 1209 Main Street, Imperial, in Joachim Township and Council District #4, for relief from Chapter 400: Unified Development Order Section 400.2560 of the Jefferson County Code of Ordinances.

B. CC223056

A Request for a Zone Change for parcel 11-9.0-29.0-0-000-073., located at the northeast corner of Highway Z & Baptist Park Road, Mapaville, in Joachim Township and Council District #4, from Single-Family Residential (R-10) Zone District to Non-Planned Community Commercial (CC-2) Zone District.

C. PC23057

A Request for a Zone Change and Development Plan approval for parcel 09-3.0-08.0-4-003-016., located at 949 Montebello Road, Imperial, in Windsor Township and Council District #3 from Non-Planned Community Commercial (CC-2) Zone District and Planned Commercial (PC) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for 949 Montebello 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"

PETITION NUMBER: VR23055

APPLICATION (PROJECT) NAME: No. 8 LLC

APPLICANT: No. 8 LLC

11555 CONCORD VILLAGE AVE, ST. LOUIS MO 63128

PROPERTY OWNER NAME: SAME AS APPLICANT

DESIGN PROFESSIONAL: GOVERO LAND SERVICES

REQUEST: RELIEF FROM SECTION 400.2560—STREET STANDARDS—PAVEMENT THICKNESS—TO LEAVE EXISTING ASPHALT TO SERVICE THE DEVELOPMENT AT ACCESS POINTS FROM MIAN STREET.

SITE LOCATION: 1209 MAIN STREET, IMPERIAL MO 63052

PARCEL/LOCATOR NUMBER: 09-4.0-18.0-4-004-008

EXISTING ZONING DISTRICT: NON-PLANNED COMMUNITY COMMERCIAL (CC2)

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: PRIMARY GROWTH AREA

DEVELOPMENT PATTERN: SUBURBAN DEVELOPMENT PATTERN

TOTAL SITE AREA: 14.23 ACRES

PUBLIC SERVICE AVAILABILITY: ROCK CREEK PSD, PWSD C1

EXISTING SITE CONDITIONS: DEVELOPED COMMERCIAL STRIP MALL

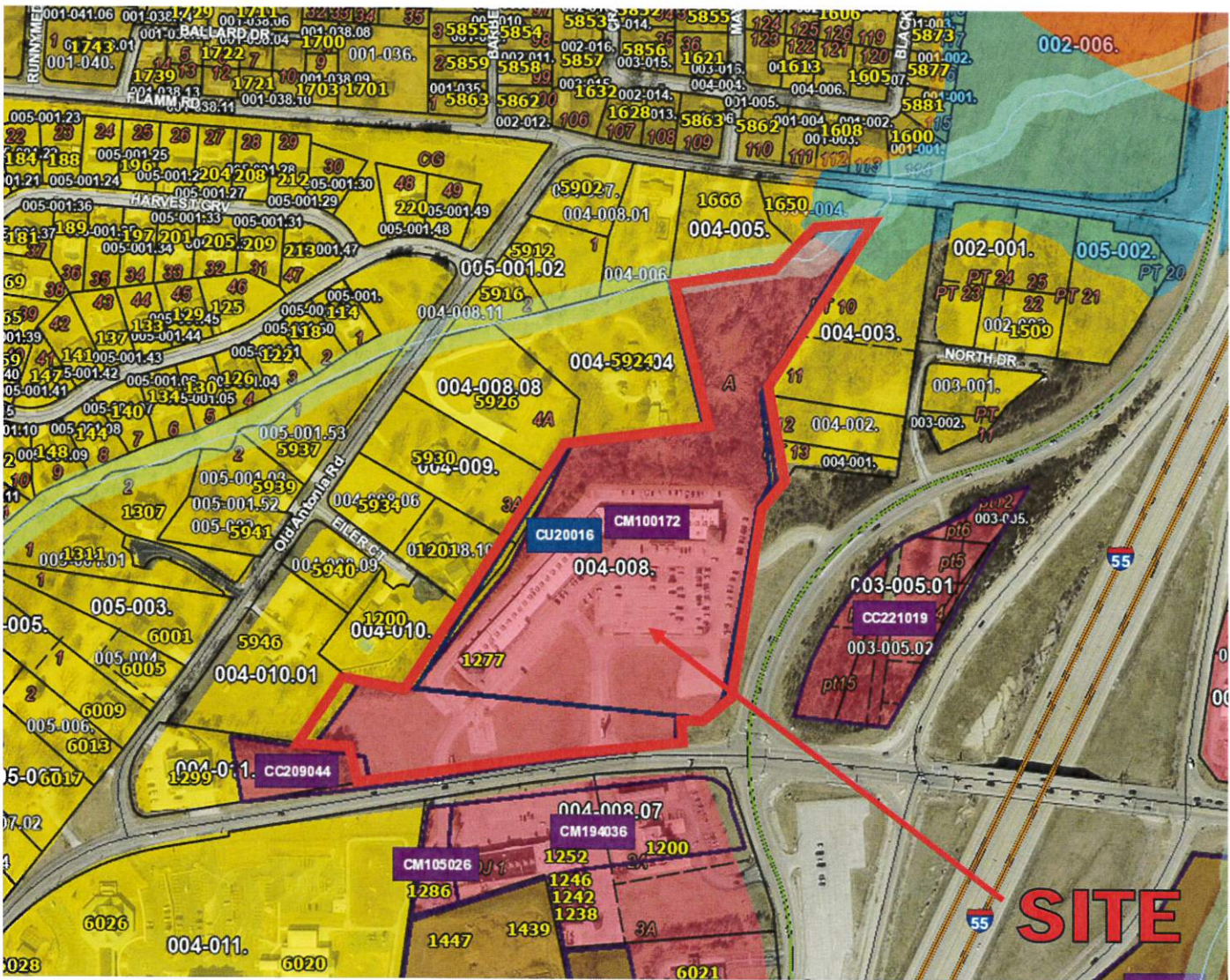
CASE MANAGER: RACHEL KRISPIN

PROJECT & SITE LOCATION & EXISTING CONDITIONS

LOCATION: The site is currently developed as a commercial strip mall as well as vacant land for three (3) potential commercial out lots that have not been created yet.

FRONTAGE: The subject property has frontage along Main Street and W Outer Rd in Imperial. The pavement thickness request is for access points located off Main Street.

FIGURE 1 - SITE LOCATION



CRITERIA FOR APPROVAL

To be granted a deviation, an applicant must show the following:

1. The development proposed is in the best interests of the County.
2. The proposed development incorporates sound planning principles and design elements that are compatible with surrounding properties and consistent throughout the proposed project.
3. The development effectively utilizes the land upon which the development is proposed.
4. The development furthers the goals, spirit and intent of the Master Plan and UDO.

ANALYSIS

The request for relief from pavement thickness standards arises from the petitioner's desire to subdivide three (3) commercial out lots that have frontage on Main Street in Imperial.

This development was proposed and built in years 2003-2004 under the old subdivision regulations. The developer did not originally divide the parcel into lots; however, did grade the site and installed improvements (sewer, water, etc.) to the leasable building pads. The property owner now wants to do a minor commercial subdivision to make each of the three (3) building pads into lots.

The internal drive aisles were only required to meet parking lot pavement standards since there was only one parcel (which is the current-day configuration). In order to meet UDO requirements for the minor subdivision, the access roads and storm system must meet present regulations. The engineer has submitted a hydraulic analysis showing that the existing storm and detention system meet or exceed UDO requirements, which only leaves a deviation request for the pavement thickness at access points from Main Street.

The required street thickness standard is a 2" Type C Asphaltic Concrete/6" Type X Asphaltic Concrete/4" rock base. Following a review of the current pavement conditions by the Planning Division staff, the applicant was presented with an option to do a three (3) inch overlay in order to meet the current standards for access road requirements. The applicant did not want to do the overlay, therefore, submitted this deviation request.

Staff does not see a need for this deviation, as there was, and still is, an option for a 3" overlay that would be satisfactory to upgrade these areas of pavement from drive aisle requirements to current access road requirements. It appears the request is based solely on the applicant's desire to avoid the cost of the overlay. Although the pavement is in good condition, in order to further the goals, spirit and intent of the Master Plan and UDO, the pavement should be brought up to current standards since the applicant wants to subdivide and sell lots for commercial development.

APPENDIX

SUPPLEMENTAL EXHIBITS



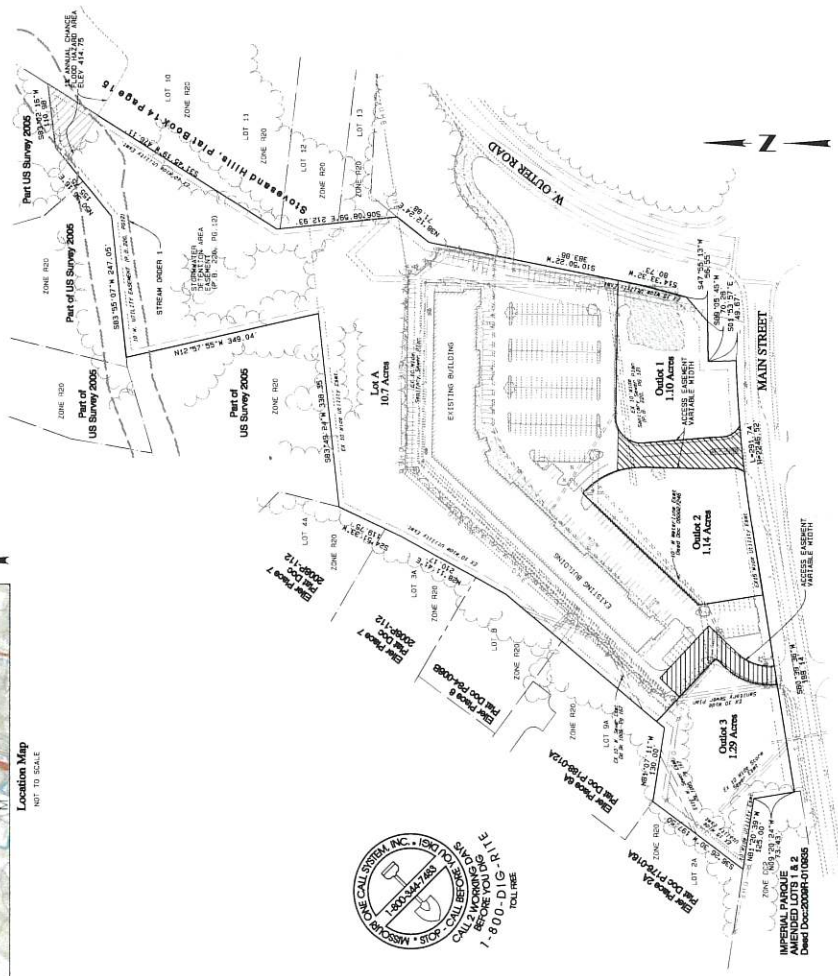
Location Map
NOT TO SCALE

Deviation Plan

MAIN STREET PLAZA

Located in Part of U.S. Survey 1303 and 2005, Township 42 North, Range 6 East,
& Part of Lot 6 of Elder Place 5, Jefferson County, Missouri

Zoned CC2



1" Graphic Scale = 100 Feet
1" Graphic Scale = 100 Feet

PROJECT ID: 094180405058

DATE OF DEVIATION: 10/10/2023
BY: David L. Green, Inc.

DEVIATION NO. 10/10/2023
DEVIATION NO. 10/10/2023

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RESOLUTION: 10/10/2023

1. Request approval of existing easement interests.

2. Use the existing easement interests to meet the performance goals for the project.

3. The existing easement interests are in compliance with the applicable laws and regulations.

4. The existing easement interests are in compliance with the applicable laws and regulations.

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30. The existing easement interests are in compliance with the applicable laws and regulations.

Deviation Plan
1209 MAIN STREET
IMPERIAL, MO 63052

COVER
LAND SERVICES
SURVEYING & ENGINEERING
1000 OLD STATE ROAD
ST. LOUIS, MO 63104
314-433-1111
www.coverland.com

REVISION	DATE	BY
1	10/10/2023	DLG
2		CJG
3		E/D/F

OWNER
DAVID L. GREEN, INC.
1155 CONCORD VILLAGE AVE
ST. LOUIS, MO 63128
DEVELOPER
DAVID L. GREEN, INC.
1155 CONCORD VILLAGE AVE
ST. LOUIS, MO 63128
SURVEYOR - ENGINEER
David L. Green, Inc.
1155 CONCORD VILLAGE AVE
ST. LOUIS, MO 63128
314-433-1111
www.coverland.com

94128D
1 OF 1

COVER SHEET

PETITION NUMBER: CC223056

APPLICATION (PROJECT) NAME: DG OG MAPAVILLE

APPLICANT: DG OG MAPAVILLE/THE OVERLAND GROUP
1906 E BATTLEFIELD RD, SPRINGFIELD MO 65804

PROPERTY OWNER NAME: TAYLOR THOMURE

REQUEST: REZONE THE SUBJECT PROPERTY FROM SINGLE-FAMILY RESIDENTIAL (R10)
TO NON-PLANNED COMMUNITY COMMERCIAL (CC2).

SITE LOCATION: NORTHEAST CORNER OF STATE RD Z AND BAPTIST PARK RD

PARCEL/LOCATOR NUMBER: 11-9.0-29.0-0-000-073

COUNCIL DISTRICT: 4

MASTER PLAN DESIGNATION: PRIMARY GROWTH AREA

DEVELOPMENT PATTERN: SUBURBAN DESIGN STANDARDS

TOTAL SITE AREA: 2.07 ACRES

PUBLIC SERVICE AVAILABILITY: PWSD 07, JEFFERSON COUNTY PSD

EXISTING SITE CONDITIONS: VACANT/UNDEVELOPED

CASE MANAGER: RACHEL KRISPIN

PROJECT & SITE LOCATION & EXISTING CONDITIONS

LOCATION: The site is currently vacant and undeveloped.

FRONTAGE: The property in question presents frontage on each side of the property boundary line. The roadways include: State Hwy Z (maintained by MoDOT), Baptist Park Rd (County-maintained), and Beckett Rd (County-maintained).

FIGURE 1 - SITE LOCATION



PROJECT & SITE LOCATION & EXISTING CONDITIONS

TOPOGRAPHY: The site is relatively flat.

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

VEGETATION: The site is mainly clear of vegetation.

FIGURE 2 - SITE TOPOGRAPHY

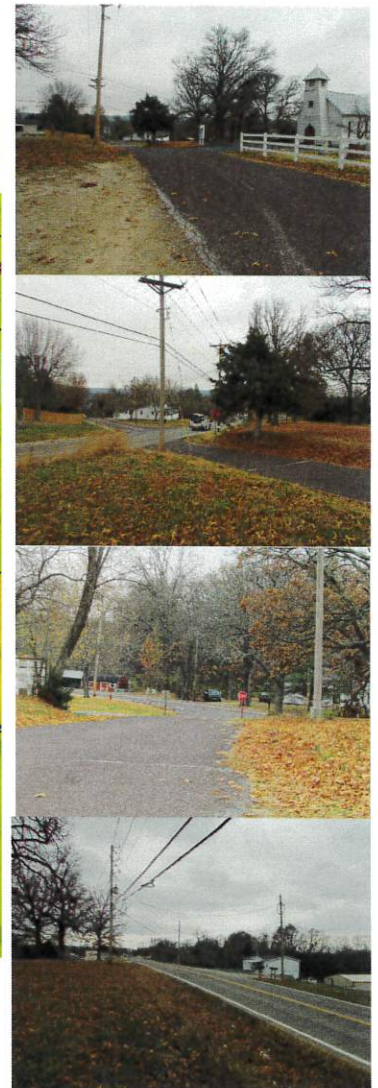


ADJOINING ZONING & LAND USES

ADJOINING ZONING & LAND USES: The subject property is located off State Rd Z, Baptist Park Rd, and Beckett Rd in Mapaville. The site is surrounded by a mix of residential and commercial zoning.

EXISTING CONDITIONS MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Single-Family Residential	R20	Developed Residential
East	Commercial	R10, R20	Developed church and school
South	Residential and Commercial	R20, NPI	Developed residential and commercial
West	Commercial	CC2	Developed commercial

FIGURE 3 - EXISTING ZONING



CRITERIA FOR CONSIDERATION

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

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

ANALYSIS

The subject property is located in a region of the County where there are both residential and commercial zone districts. While there is more residential zoning in the area than commercial zoning, the site does have road frontage on a state highway and County-maintained roadways—lending itself to some sort of commercial use. The site has been undeveloped for numerous years. Currently, there is a small gravel area that is marked as overflow parking for the church across Beckett Rd.

(Continued on page 6)

(Continued from page 5)

Given the frontage on a state highway, and the close proximity to the intersection of State Rd Z and State Rd A, a commercial operation could be appropriate at the site location. Since the request is for a non-planned commercial district, there is no proposal of what type of commercial venture would occur on this property at this time (although the applicant is currently Dollar General). If approved, the commercial use would have to be categorized under the permitted uses of the Non-Planned Community Commercial (CC2) zone district, as well as go through the site development process.

PETITION NUMBER:

PC23057

APPLICATION (PROJECT) NAME:

949 MONTEBELLO STORAGE

APPLICANT:

EDWIN LIBBY

5736 PHEASANT PL, OSAGE BEACH, MO 65065

PROPERTY OWNER NAME:

SAME AS APPLICANT

DESIGN PROFESSIONAL:

HENEGHAN AND ASSOCIATES

REQUEST:

A REQUEST FOR A ZONE CHANGE AND DEVELOPMENT PLAN APPROVAL FOR PARCEL FROM NON-PLANNED COMMUNITY COMMERCIAL (CC-2) ZONE DISTRICT AND PLANNED COMMERCIAL (PC) ZONE DISTRICT TO PLANNED COMMERCIAL (PC) ZONE DISTRICT AND DEVELOPMENT PLAN APPROVAL FOR 949 MONTEBELLO STORAGE.

SITE LOCATION:

949 MONTEBELLO RD.

PARCEL/LOCATOR NUMBER:

09-3.0-08.0-4-003-016

EXISTING ZONING DISTRICT:

CC2, PC

COUNCIL DISTRICT:

4

MASTER PLAN DESIGNATION:

PRIMARY GROWTH AREA

DEVELOPMENT PATTERN;

SUBURBAN DEVELOPMENT PATTERN

TOTAL SITE AREA:

3.15 ACRES

PUBLIC SERVICE AVAILABILITY:

NA

EXISTING SITE CONDITIONS:

UNDER DEVELOPMENT

CASE MANAGER:

JOSH JUMP/PLANNER II

MEETING DATE:

DECEMBER 4, 2023

949 MONTEBELLO STORAGE

Development Plan

Jefferson County, Missouri

Location Map

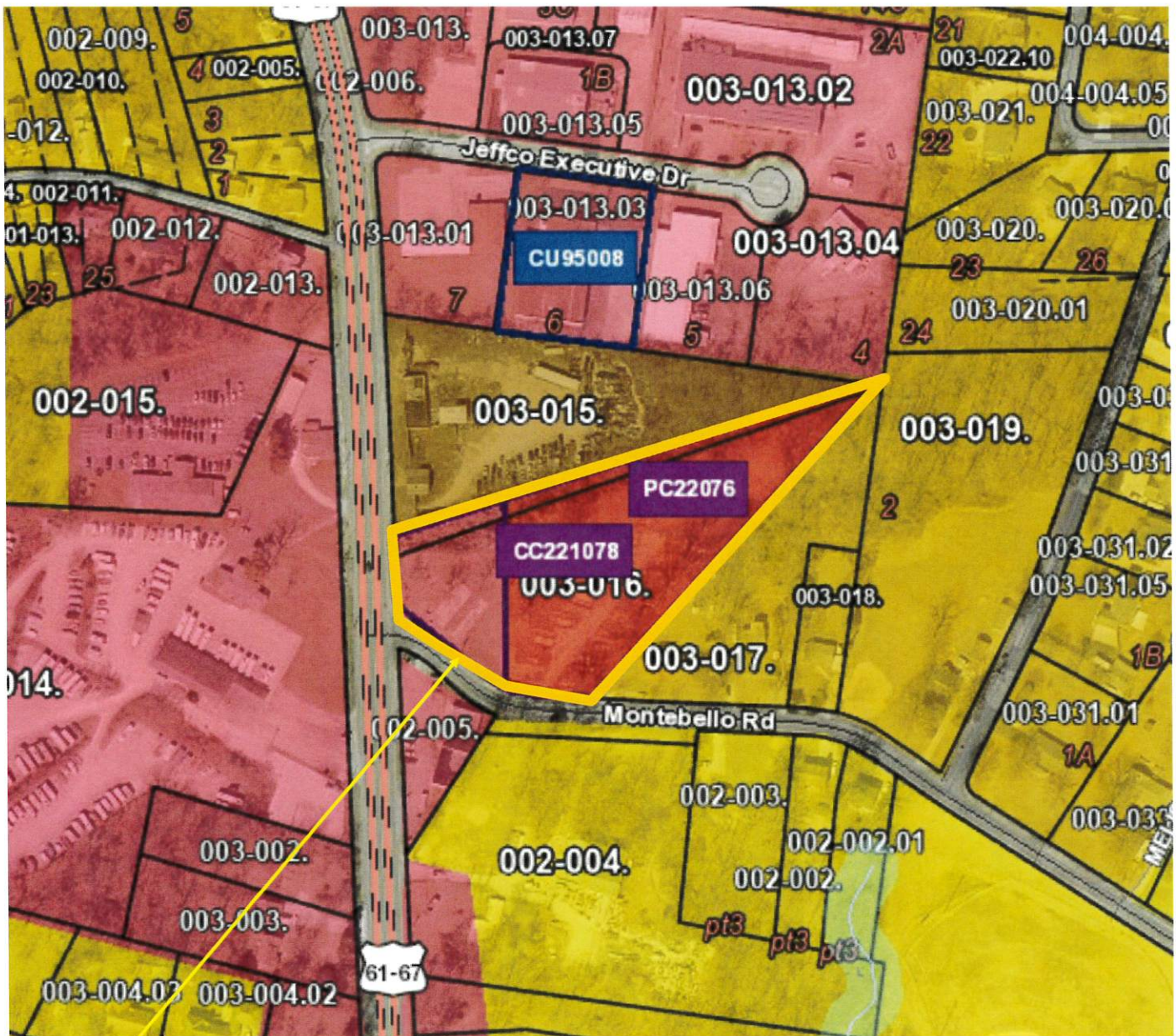
HENEGHAN ASSOCIATES

PROJECT & SITE LOCATION & EXISTING CONDITIONS

LOCATION: The site is currently being developed from previously approved petitions. The property is located on the north side of Montebello Rd. at the intersection of State Highway 61-67 (Jeffco Blvd.) The property was the site of a small mobile home park that was vacated, the property has since been repurposed for a commercial use.

According to FEMA's Flood Rate Insurance Maps, no portion of the property sits within the floodway or floodplain and no stream orders traverse the property.

FRONTAGE: The property in question has frontage to Montebello and State Highway 61-67, the primary access is located on Montebello Rd.



SITE

PROJECT & SITE LOCATION & EXISTING CONDITIONS

TOPOGRAPHY: The parcel is fairly flat but does slope downward further away from both road frontages.

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 property lines adjoining other parcels. Fencing has also been installed along the eastern property line as a requirement from the previous approvals.

FIGURE 2 - SITE TOPOGRAPHY



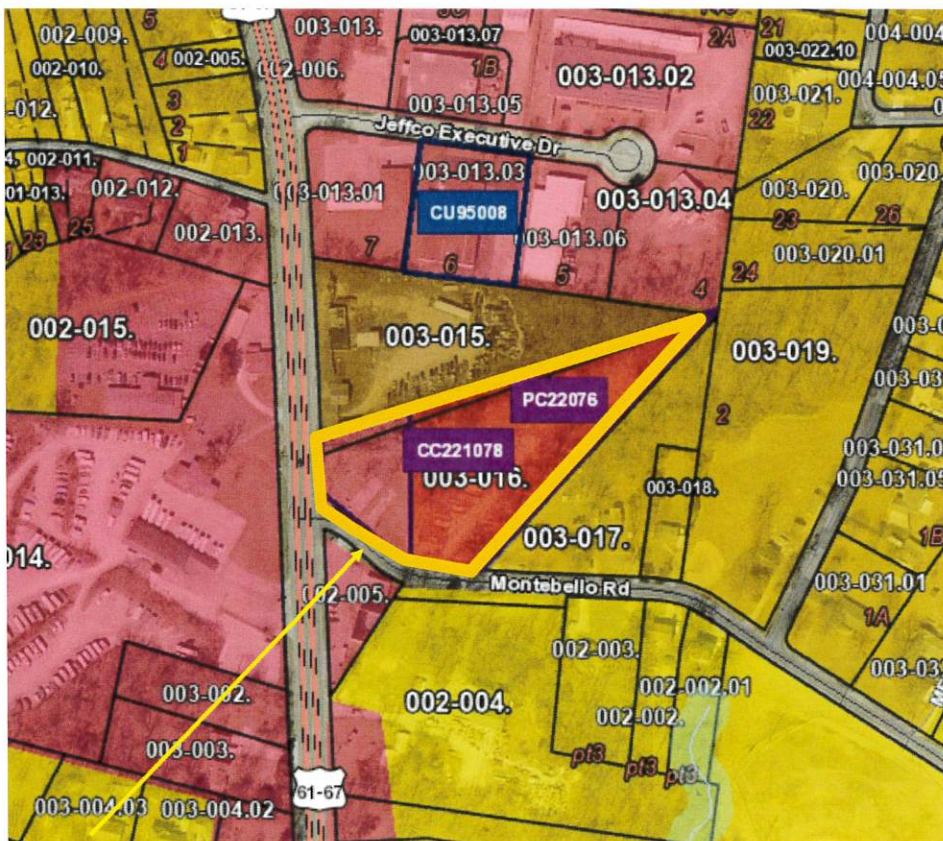
SITE

ADJOINING ZONING & LAND USES

ADJOINING ZONING & LAND USES: The subject property is located just off US Hwy 61-67 and Montebello Rd, which is mainly commercial zoning along the state highway and residential along the county roadways.

EXISTING CONDITIONS MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Commercial	PR2, CC2	Heavily Commercially Developed
East	Residential	R20	Single Family Residential moving away from 61-67
South	Commercial, Residential	CC2, R10	Commercial, Residential
West	Commercial	CC2	Heavily Commercially Developed along 61-67

FIGURE 3 - EXISTING ZONING



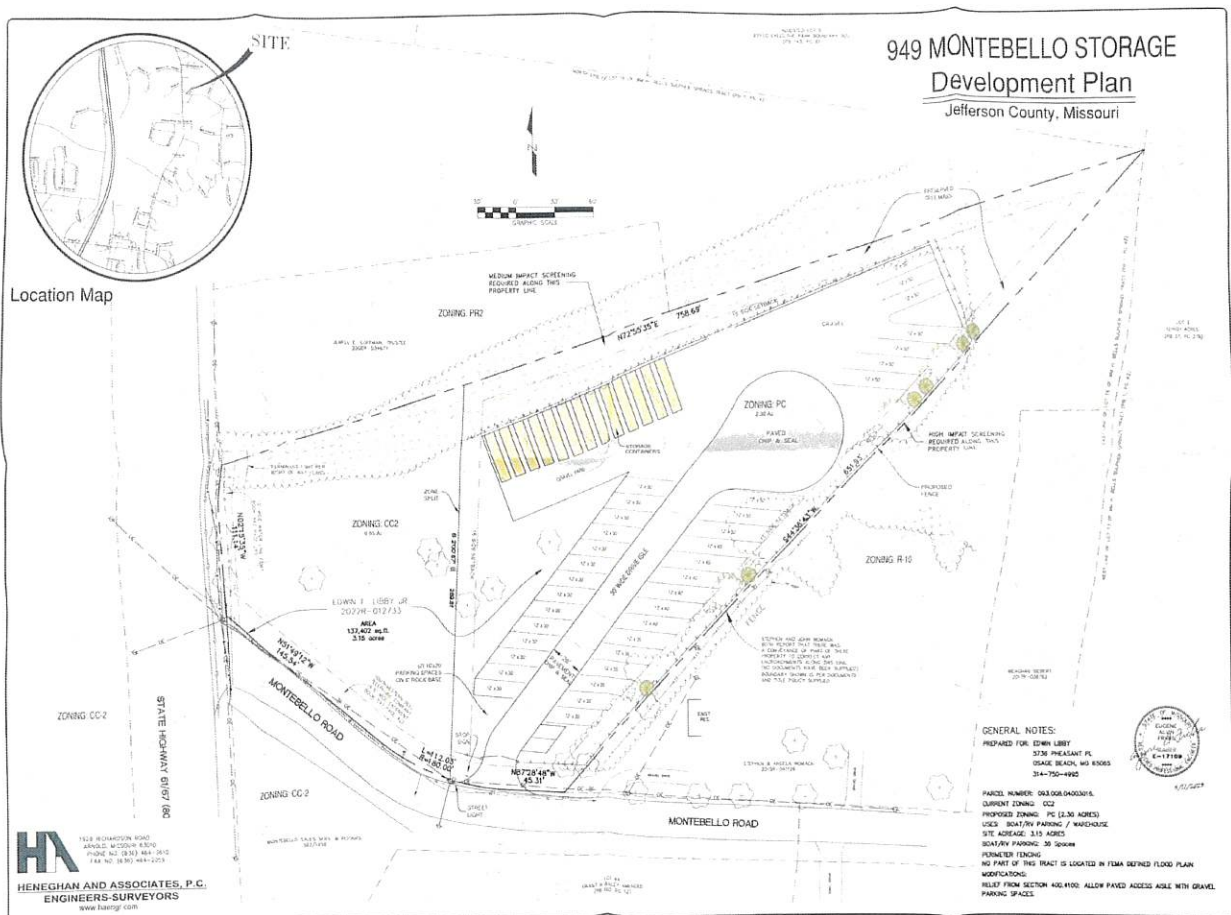
SITE



BACKGROUND

The subject property was recently rezoned in November 2021 from "PR2" zone district to "CC2" zone district. The site currently has a few overseas shipping containers on the property that are utilized for a warehouse for the owner/applicant's firework business. The petitioner then came back in 2022 with a revised plan for a combination of Boat/RV storage and warehousing land use. This petition was approved and then a small revision was submitted shortly after (this revision allowed under the UDO for administrative approval was approved in 2023). The petitioner was also granted a variance for gravel spaces and paved drive aisles in the 2022/2023 petition. The applicant now seeks to add a structure near the frontage of 61-67 as well as additional warehousing containers. Below is the final approved plan from the previous submittals.

EXHIBIT A - PREVIOUSLY APPROVED DEVELOPMENT PLAN



DEVELOPMENT PLAN

The submitted revised development plan shows the following:

- ⇒ A 40 x 80 Metal building
 - 3 paved parking spaces and 1 ADA space for the metal building
- ⇒ Thirty-six (36) boat/RV parking spaces
- ⇒ Parking space dimensions include:
 - (16) 12' X 30'
 - (4) 12' X 35'
 - (3) 12' X 40'
 - (3) 12' X 45'
 - (10) 12' X 50'
- ⇒ Paved drive aisle with a cul-de-sac turnaround near the northern property line
- ⇒ Proposed gravel parking storage spaces as well as 2 general parking spaces for Boat/RV storage section
- ⇒ Seventeen (17) overseas shipping containers located in northwest portion of the property
 - Some of the overseas shipping containers already exist on the subject property
 - These overseas shipping containers are allowable in commercial zone districts (current CC2 and proposed PC)
- ⇒ Preserved tree mass shown for medium impact screening along northern property line
- ⇒ Proposed fencing surrounding the entire proposed developed area of the property
- ⇒ High impact screening is required along the eastern property line
- ⇒ Fencing is shown to delineate the proposed PC zone district from the current CC2 zone district at the corner of US Hwy 61-67 and Montebello Rd
- ⇒ Landscaping shown along eastern property line

Modifications Requested:

Section 400.4100 – Requirements for Design and Improvement of Parking Lots

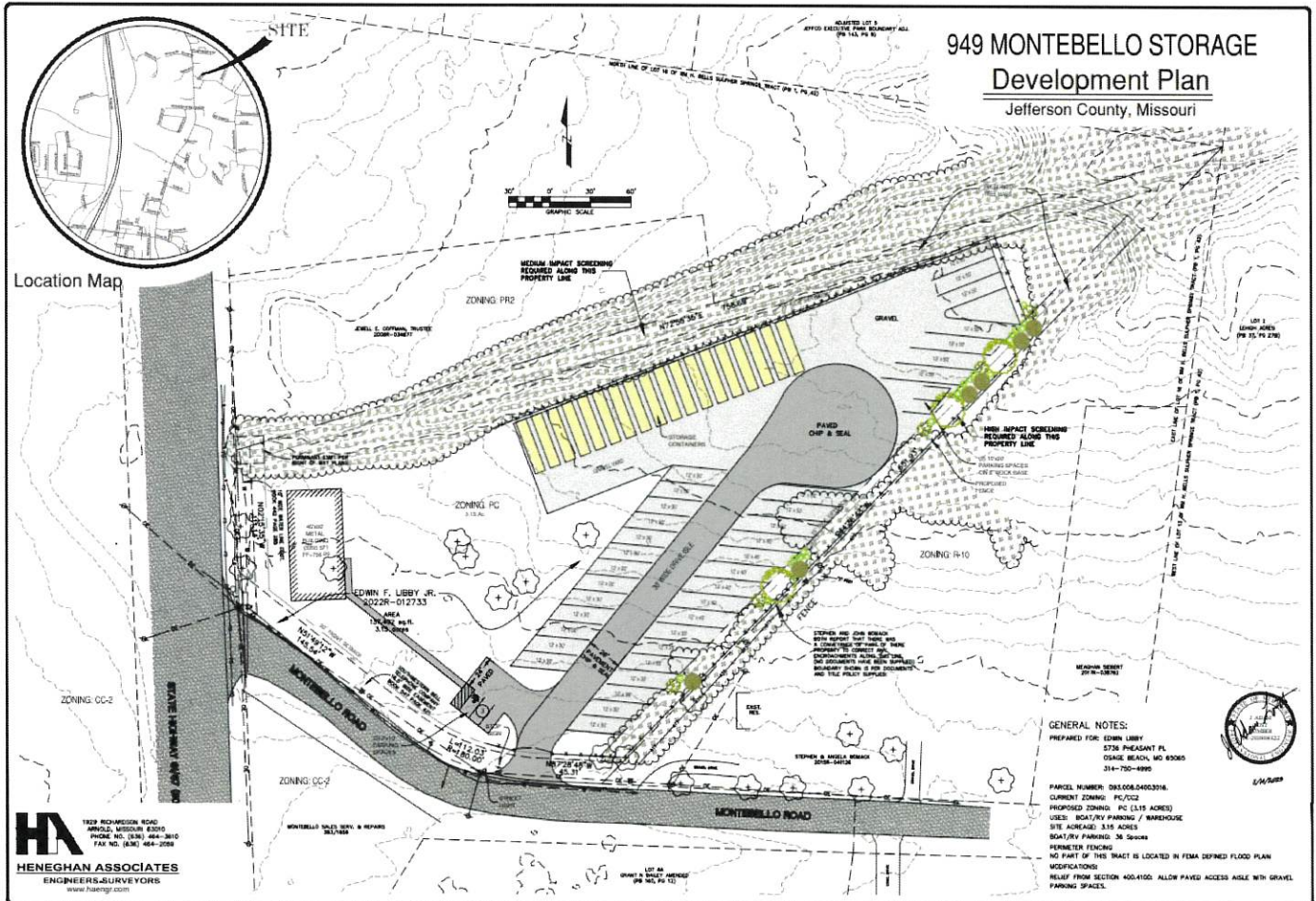
The petitioner is requesting relief from the requirement to pave the proposed Boat/RV parking spaces/lot

Analysis: The County has previously granted relief from the requirement to pave RV spots but has required the paving of drive aisles. The anticipated traffic for this site is low volume. If the request to allow gravel parking spaces *only* is approved, it should be with the following conditions:

- All spaces shall be delineated as acceptable to Planning.
- The drive aisle from the cul-de-sac to the additional spaces beyond (below) the limits of existing pavement shall be paved to parking lot standards.

DEVELOPMENT PLAN

EXHIBIT B - DEVELOPMENT PLAN



CRITERIA FOR CONSIDERATION

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

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

ANALYSIS

The 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- as many of the properties along US Hwy 61-67 are zoned commercially. The site currently fronts on both US Hwy 61-67 and Montebello Rd- a County-maintained road. The site is currently being developed under the previously approved plans. This plan would essentially be a small extension of those previously approved plans. The proposed uses of warehousing and boat/RV storage is in a commercialized portion of the County and is in accordance with the Jefferson County Master Plan.

(Continued on page 9)

(Continued from page 8)

The development plan, as proposed, seeks to minimize the impact to surrounding properties. Per the development plan, the requirements of screening will be met as there were no requested modifications in regard to buffer/screening. 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 as there is commercial zoning nearby. 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

Conditions of Approval

A Site Development Plan shall be submitted to the Jefferson County Planning Division in accordance with the Unified Development Order (UDO) of Jefferson County.

A copy of the approved Development Plan incorporating any conditions and approved modifications shall be attached to each set of Site Development plans submitted.

All improvements required in the Development Plan and Site Development Plan must be installed or an escrow accepted for all incomplete items prior to occupancy of the buildings for each phase.

If more than one (1) acre of land is being disturbed, the proposed development will require a Jefferson County Land Disturbance Permit.

No Solid Waste may be stored on the property.

Building permits must be obtained for the overseas/shipping containers.

The applicant must obtain approval from the fire district for this method of fireworks storage.

Permitted Uses

Land uses shall be permitted per the approved Development Plan:

Boats, recreation vehicles, and maintenance equipment storage

Warehouse (overseas/shipping containers for fireworks storage)

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.

(Continued on page 10)

(Continued from page 9)

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.

Driveway entrances:

Entrance thickness shall provide 6" PCC/4" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base).

Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 26'-42'.

Entrance width shall be provided from the street into the site for a throat length of 40'.

Parking areas:

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).

Parking areas with 4 or less required parking spaces (and contractors storage yards) must provide an 8" rock base minimum.

Detention:

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.

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.

No detention is required if non-residential development has less than an additional 12,000 square feet 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.

Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.

Grading:

Submit a geotechnical report, sealed by an Engineer registered in the State of Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at slopes proposed steeper than 3:1 must be included in the report for slope stability.

DEPARTMENTAL COMMENTS

FYI: An entrance meeting UDO requirements was installed with the Brilliant Sky project.

FYI: A drive aisle meeting UDO requirements was installed from the entrance through the cul-de-sac as a part of the Brilliant Sky project.

Additional drive aisle pavement is required from the cul-de-sac to proposed storage spaces beyond the cul-de-sac.

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). The petitioner is requesting a modification to pave only the drive aisles and not the individual parking spaces (see deviation analysis below).

Lighting shall conform to UDO Section 400.2460.

Detention:

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.

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.

No detention is required if a 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.

Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.

Deviation request: [Relief from UDO Section 400.4100-Design and Improvement of Parking Lots. Relief from requirement to pave the RV storage parking spaces.](#)

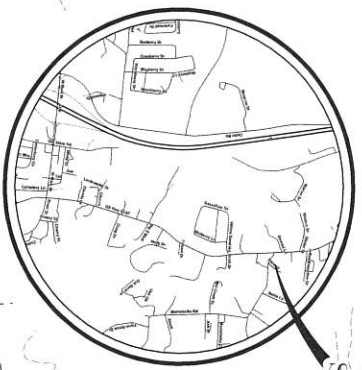
Analysis: The County has previously granted relief from the requirement to pave RV spots but has required the paving of drive aisles. The anticipated traffic for this site is low volume. If the request to allow gravel parking spaces *only* is approved, it should be with the following conditions:

All spaces shall be delineated as acceptable to Planning.

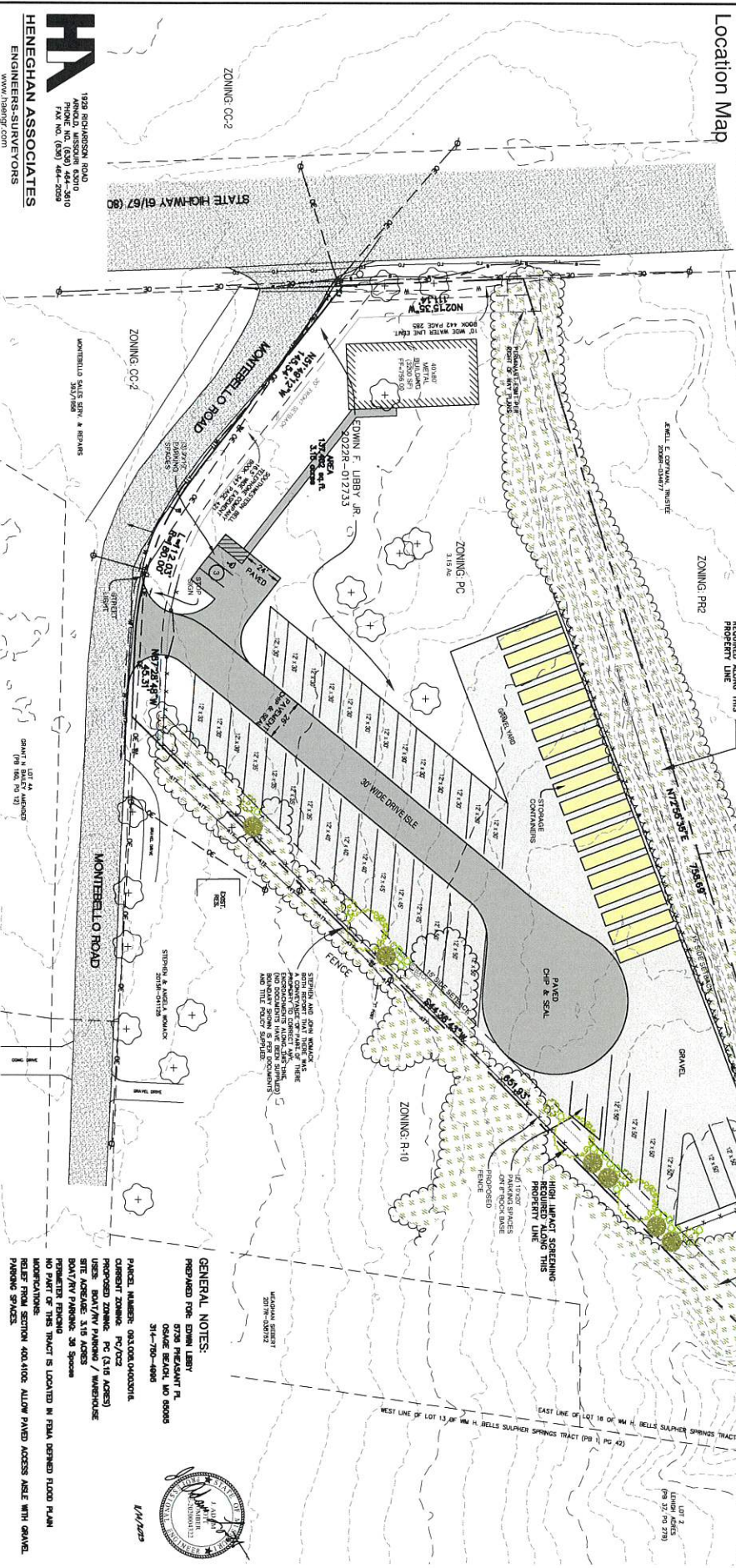
The drive aisle from the cul-de-sac to the additional spaces beyond (below) the limits of existing pavement shall be paved to parking lot standards.

APPENDIX

SUPPLEMENTAL EXHIBITS



SITE



949 MONTEBELLO STORAGE Development Plan

Jefferson County, Missouri

GENERAL NOTES:
PREPARED FOR: EDWIN LIBBY JR.
6708 PREASANT PL.
OLIVE BRIDGE, MO 65055
314-700-4980
PROJECT NUMBER: 003.000.0000016
CURRENT ZONING: PC/C22
PROPOSED ZONING: PC (2.10 ACRES)
USES: ROADWAY PARKING / WAREHOUSE
SITE ADDRESS: 949 ACRES
ROADWAY PARKING: 35 SPACES
NO PART OF THIS TRACT IS LOCATED IN FEMA DESIGNATED FLOOD PLAIN
RELIEF FROM SECTION 400.410C. ALLOW PAVED ACCESS MADE WITH GRAVEL
PARKING SPACES