

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, July 14, 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
June 23, 2022
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consideration
 - A. PR222045
A Request for a Zone Change and Development Plan approval for parcels 02-7.0-36.0-4-002-001., 02-7.0-36.0-4-002-001.43, located at 3129 Miller Road, Arnold, in Windsor Township and Council District #3, from Single-Family Residential (R-7) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan Approval for Arnold Apartments. (Continued to 8-25-22)
 - B. CC222046
A Request for a Zone Change for parcel 02-7.0-36.0-3-001-001.02, located at 4502 Old Lemay Ferry Road, Arnold, in Windsor Township and Council District #3, from Single-Family Residential (R-20) Zone District to Non-Planned Community Commercial (CC-2) Zone District.
- 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.

Due to COVID-19, seating in the room will be limited in an effort to maintain proper social distancing practices. In the event of large crowds, attendees may be asked to wait outside until the case they wish to participate in or observe is called for hearing. Temperatures will be screened at the door.

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: CC222046

Meeting Date: July 14, 2022

Prepared by: Rachel Krispin

Applicant Information

APPLICANT NAME: Home Service Oil Company/John Ficken

APPLICANT ADDRESS: 6910 Front St, Barnhart MO 63012

SITE ADDRESS: 4502 Old Lemay Ferry Rd, Arnold MO 63010

PARCEL NUMBER: 02-7.0-36.0-3-001-001.02

NATURE OF REQUEST: Rezone from Single Family Residential (R20) zone district to Non-Planned Community Commercial (CC2) zone district.

Parcel and Site Information

CURRENT ZONE DISTRICT: Single family Residential (R20)

COUNCIL DISTRICT: 3

MASTER PLAN DESIGNATION: Primary Growth Area

DEVELOPMENT PATTERN: Suburban Development Pattern

PARCEL SIZE: 5.62 Acres (per the Assessor's records)

FEET OF ROAD FRONTAGE: Vogel Rd - Approx. 845 ft, Old Lemay Ferry Rd – Approx. 350 ft.

AVAILABLE SERVICES: N/A

DESCRIPTION OF CURRENT DEVELOPMENT ON PARCEL: The property is currently undeveloped. It appears a residence used to exist on the property. A vacant concrete pad is located on the subject property.

Parcel Conditions

TOPOGRAPHY: The property sits at a higher elevation than both roads. There is an approximate 60' elevation change from the front corner of the property (the intersection of Old Lemay Ferry Rd and Vogel Rd) to the rear of the property.

FLOODPLAIN ISSUES/STREAM ORDERS: N/A

VEGETATIVE COVER/SCREENING: There is a dense amount of vegetation on the eastern portion of the property (fronting along Vogel Rd). Additionally, there appears to be a tree line along the southern property line.

ADDITIONAL COMMENTS: N/A

SURROUNDING ZONING:

The subject property is located at the intersection of Vogel Rd and Old Lemay Ferry Rd in Arnold, which is surrounded by all residential zoning.

To the North:	<u>Zoning:</u> R20 (Across Vogel Rd and Old Lemay Ferry Rd) <u>Land Use:</u> Developed Residential
To the East:	<u>Zoning:</u> R20 (Across Vogel Rd) <u>Land Use:</u> Developed Residential
To the South:	<u>Zoning:</u> R20 & R7 <u>Land Use:</u> Developed Elementary School & Developed Residential
To the West:	<u>Zoning:</u> R7 <u>Land Use:</u> Developed Residential

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.

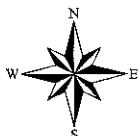
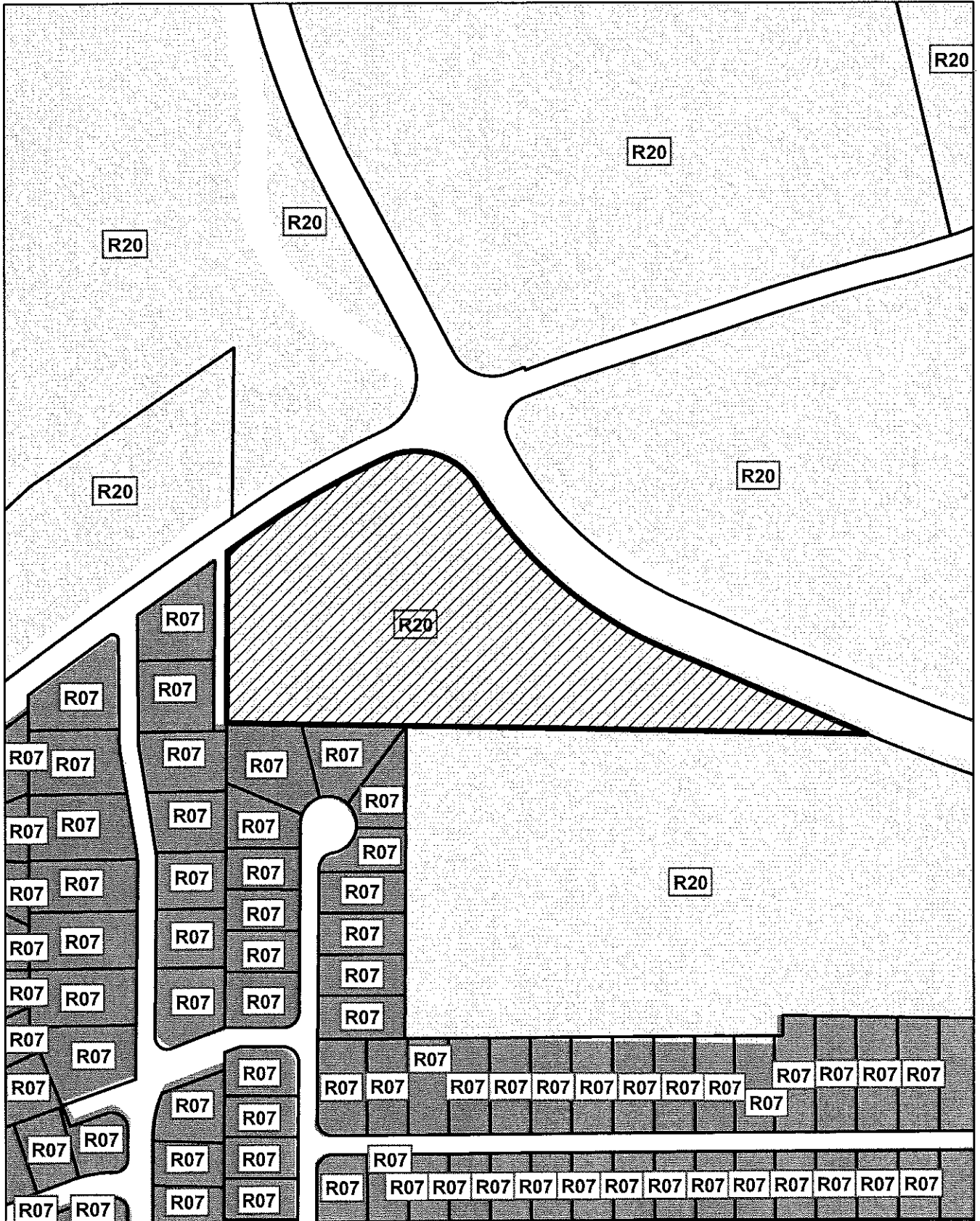
Analysis

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, commercial zoning could be an appropriate use of the property given the fact that it is located at a heavily traveled intersection. Additionally, the intersection was improved a few years ago to be a four-way traffic light intersection.

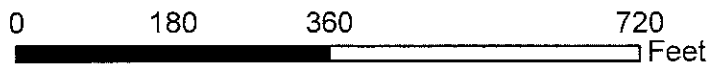
A vague site plan was submitted with the application. The site plan is titled "Express Mart Vogel", indicating that the applicant intends to develop a gas station/convenience store on the property. This is allowable in the "CC2" zone district; however, given the petitioned rezoning is to a non-planned district, the use could change to one of the numerous uses permitted in a "CC2" zone district.

The commercial 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.

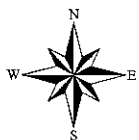
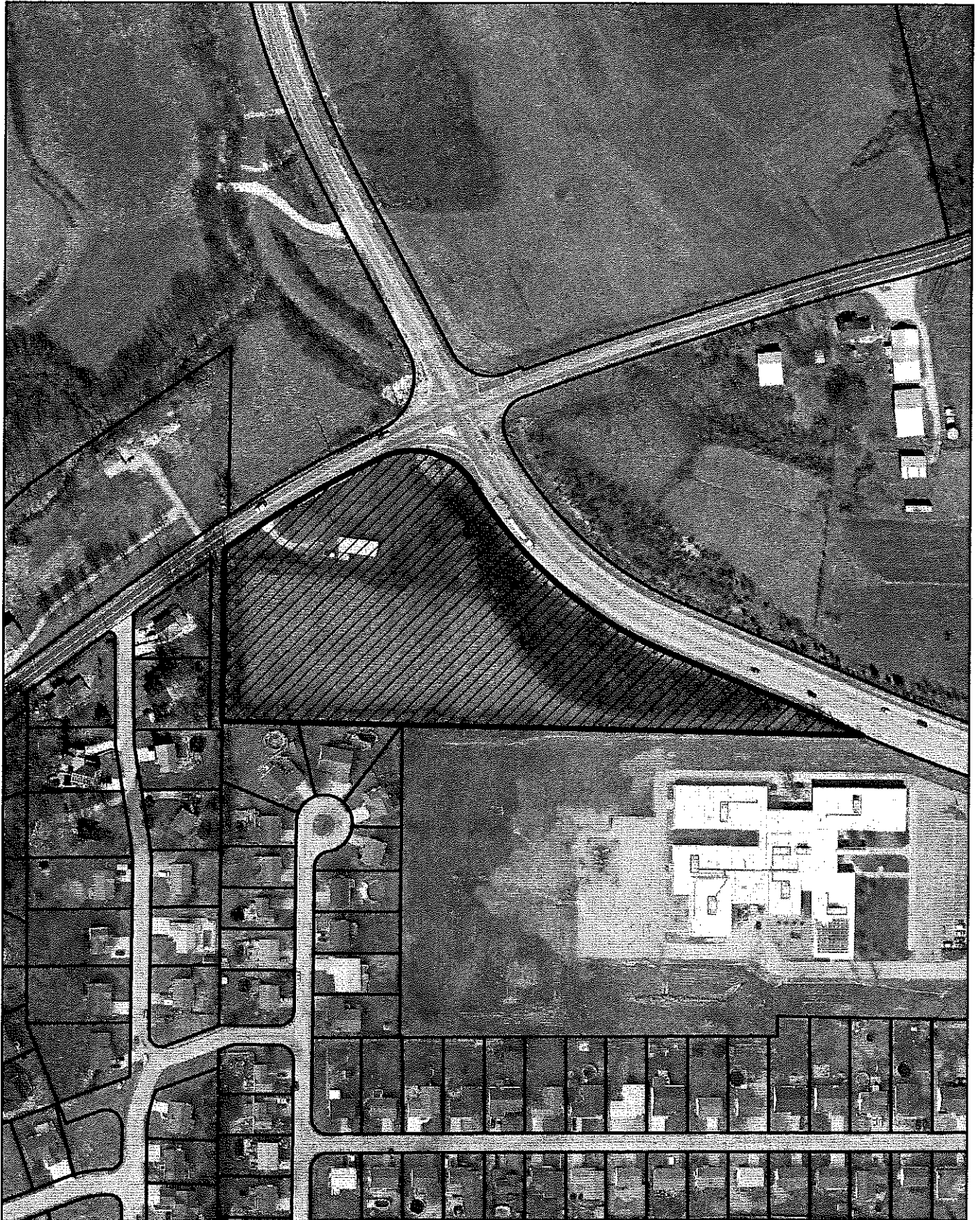
CC222046 - Express Mart Vogel



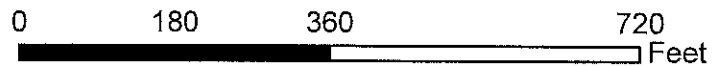
Subject Property



CC222046 - Express Mart Vogel



Subject Property



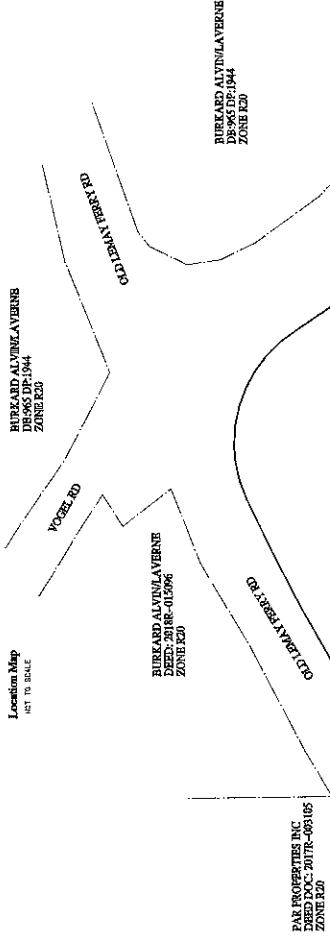
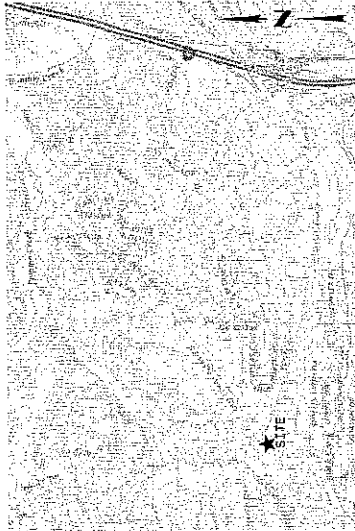
Rezoning Plan

EXPRESS MART VOGEL

Located in DB 965, DP 1944,
Section 36, Township 43 North, Range 5 East,
Jefferson County, Missouri

Parcel ID: 02-7.0-36.0-3-001-001.02

Zoned R20
Requested Zoning CC2



LEGAL DESCRIPTION

Part of Section 36, Township 43 North, Range 5 East of the Fifth Principal Meridian, Jefferson County, Missouri, containing 5.63 Acres, more or less, being the Southeast Quarter of said Section 36 lying South of Old Lenny Ferry and Vogel Roads, containing 5.63 Acres, more or less.

OWNER
JOHN E. VOGEL
244807 sq. ft.
5.63 Acres
DB-965 DP-1944

DEVELOPER
JOHN E. VOGEL
HARRIS SERVICE OIL CO.
1100 W. WILSON ST.
P.O. Box 93
Boshamer, MO 65011
jvogel@earthlink.net

SURVEYOR - ENGINEER
GREENE LAND SURVEYING, INC. 244D
1100 W. WILSON ST.
BOSHAMER, MO 65011
688-664-9180
je@glst.com

SURVEYOR - DESIGNER
JOHN E. VOGEL
244807 sq. ft.
5.63 Acres
DB-965 DP-1944
je@earthlink.net

GOVERNO LAND SERVICES
SURVEYING & ENGINEERING
691111
PHYSICAL CONSTRUCTION / PROJECTS
244807 sq. ft.
5.63 Acres
DB-965 DP-1944

REZONING PLAN
EXPRESS MART VOGEL
4502 Old Lenny Ferry Rd
Imperial, MO 63052

COVER SHEET

- Legend of Symbols**
- Boundary
 - Fire Hydrant
 - ▲ Water Valve
 - ▲ Water Meter
 - ▲ Water Mains
 - ▲ Gas Valve
 - ▲ Gas Meter
 - ▲ Gas Mains
 - ▲ Electric Meter
 - ▲ Electric Mains
 - ▲ Light Pole
 - ▲ Utility Pole
 - ▲ Transformer Post
 - ▲ Dishes TV Repeats
 - ▲ Grated Drains
 - ▲ Storm Mains
 - ▲ Sanitary Mains
 - ▲ Sewer
 - ▲ Faced End Pipe
 - ▲ Telephone Pendants/Wire
 - ▲ Sign
 - Wellhead
 - Clearcut
 - Storm Drain
 - Storm Pipe
 - Storm Box
 - Storm Inlet
 - Manhole
 - Catch Basin
 - 4" Storm Inlet

AVANCE
Rock Township, Amherst District
244807 sq. ft.
5.63 Acres
DB-965 DP-1944

COMMISSIONER
JEFFERSON COUNTY #13
244807 sq. ft.
5.63 Acres
DB-965 DP-1944

AMBIANCE
Rock Township, Amherst District
244807 sq. ft.
5.63 Acres
DB-965 DP-1944

PLANNING COMMISSION
JEFFERSON COUNTY #13
244807 sq. ft.
5.63 Acres
DB-965 DP-1944

ADJACENT PROPERTIES
PAR PROPERTIES INC. DB-965 DP-1944
244807 sq. ft. 5.63 Acres
DB-965 DP-1944

FOY C-6 SCHOOL DIST. ELAT DGS 2022-00033 ZONE R20

FOY C-6 SCHOOL DIST. ELAT DGS 2022-00033 ZONE R20

Scale:
1 inch = 50 feet