

To: Planning and Zoning Commission  
From: Planning and Engineering Department Staff  
Date: April 11, 2016  
Re: File # 16-0304 – Rick Muench  
Synopsis: The applicant is requesting approval Special Use Permit for a Road Side Stand located at 1808 E. Fifth Street.

<b>Adjacent Land Use /Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Commercial Building	C-2
South	Commercial Storage	M-1
East	Commercial Building	M-1
West	Commercial Building	M-1

**Analysis:**

According to Section 400.030 – Special Uses, a road side stand operated on a property zoned M-1 more than 10 days in a given year is required to apply for a Special Use Permit. The applicant has submitted an application to operate a hot dog stand on the subject property. A site plan submitted with the application shows the proposed use located on a grassed area 50’ back from 5<sup>th</sup> Street. Staff has no issue with issuing the permit to operate a hot dog stand on the property as long as the stand remains out of the sight-triangle of the 5<sup>th</sup> St. and International intersection.

**Recommendation:**

Staff recommends approval of the Special Use Permit under the condition that the proposed stand remains out of the sight-triangle of the 5<sup>th</sup> St. and International intersection.

160224006

**CITY OF WASHINGTON, MISSOURI**  
Department of Planning and Engineering Services  
405 Jefferson Street · Washington, MO 63090  
636.390.1010 Phone · 636.239.4649 Fax

**SPECIAL USE PERMIT APPLICATION**

All applications for Special Use Permits must be submitted to the Engineering Department at least 15 working days prior to the second Monday of each month in order to be placed on the agenda for the Planning & Zoning Commission Meeting.

Please Print:

Location/Street Address: S.W. CORNER 5TH & INTERNATIONAL

Owner: TRICK MUECHT Phone: 636-259-1170

Owner's Address: 2004 E. 3RD. ST WASHINGTON

Current Zoning of the Foregoing Property: COMM.

It is proposed that the property be put to the following use: HOT DOG CART

Lot Size: Frontage \_\_\_\_\_ (feet) Depth \_\_\_\_\_ (feet) <sup>Road Side Street</sup> Number of Stories 1

Number of Units: 1 Number of Off-Street Parking Spaces: 10-12

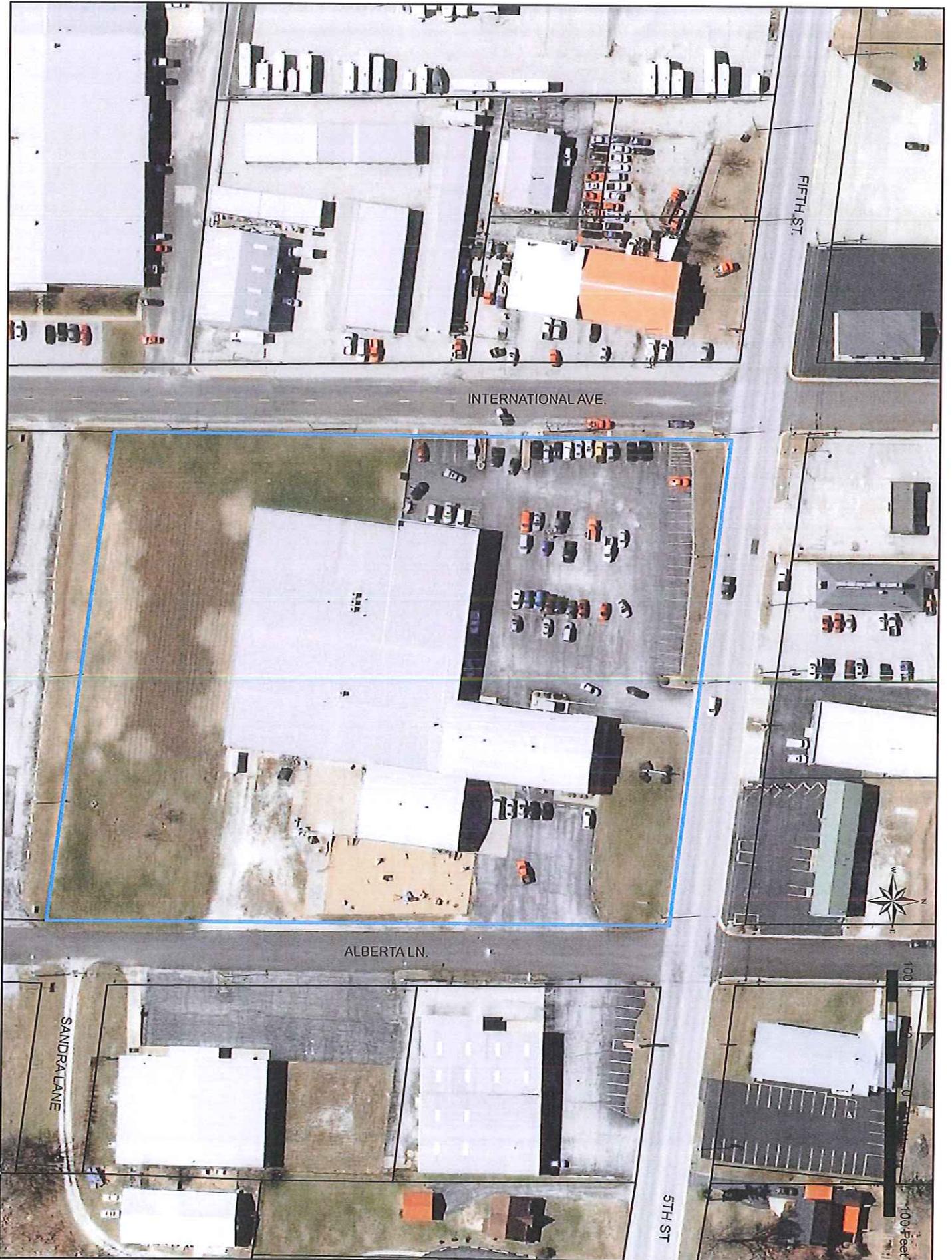
Include with this Special Use Permit Application:

1. Application Fee of \$150.00 (make check payable to the 'City of Washington')
2. Completed Special Use Permit Application
3. Plot Plan
4. Legal Description of Property
5. Building Elevation Plan (for new construction only)

  
Signature of Applicant

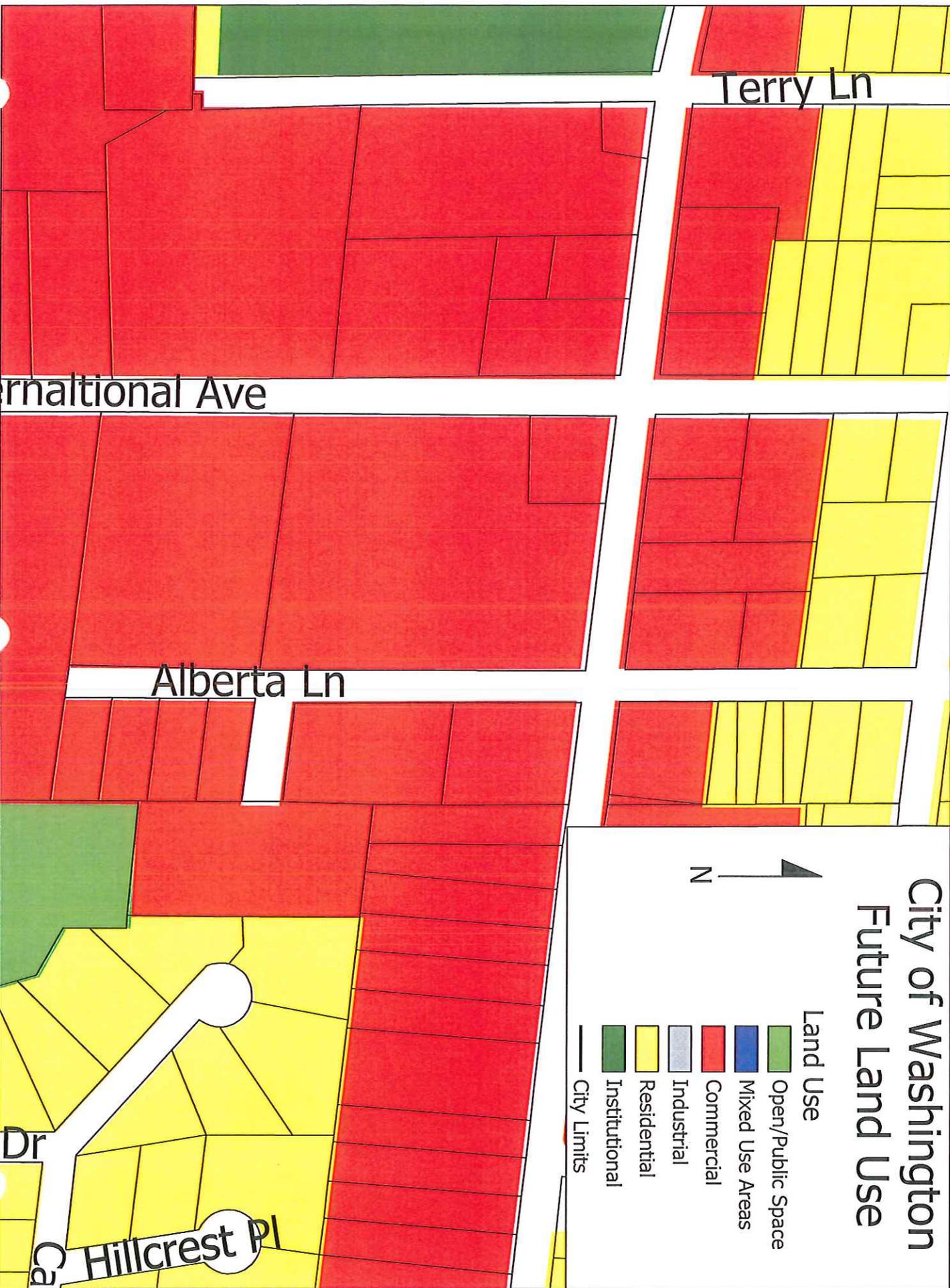
2.23.16  
Date

TRICK MUECHT  
Applicant Name Printed





# City of Washington Future Land Use



HOT DOG CART

PROPOSED SITE PLAN

5TH & INTERNATIONAL

SHOP  
AROUND  
THE CORNER

PARKING

PARKING

STORAGE UNITS

RAGGED  
GYPSY

⊕ HOT DOG CART  
(GRASS)

50'

5TH ST. → WEST

SNO-CONE  
SHOP

INTERNATIONAL

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: April 11, 2016

Re: File # 16-0305 – Brian and Tarah Riegel

Synopsis: The applicant is requesting approval Special Use Permit for a Vacation Rental Home located at 311 W. 5<sup>th</sup> Street.

<b>Adjacent Land Use /Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Single Family	R-1B
South	Nursing Home	C-20
East	Commercial Building	C-20
West	Commercial Building	C-20

**Analysis:**

According to Section 400.020(K)(2) – Hotels, Motels and establishments offering accommodations to transient overnight guests, a Vacation Rental Home located on a property zoned C-2 Overlay must obtain a Special Use Permit when within 50 feet of a residential district. The subject property adjoins a property zoned R-1B to the north therefore requiring a Special Use permit to operate a Vacation Rental. The subject property is located in a mixed use area along 5<sup>th</sup> street and is adjoined by two commercial uses. Allowing a vacation rental on the subject property would not detriment the surrounding areas. The applicant also submitted a site plan proposing off-street parking that can accommodate 6 vehicles and will access Cedar Street.

**Recommendation:**

Staff recommends approval of the Special Use Permit to operate a Vacation Rental Home at 311 W. Fifth Street.

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**SPECIAL USE PERMIT APPLICATION**

All applications for Special Use Permits must be submitted to the Engineering Department at least 15 working days prior to the second Monday of each month in order to be placed on the agenda for the Planning & Zoning Commission Meeting.

Please Print:

Location/Street Address: 311 West 5<sup>th</sup> St.; Washington, MO 63090

Owner: Brian & Tarah Riegel Phone: 314-602-2792

Owner's Address: 5115 Bethlehem Church Rd; Washington, MO 63090

Current Zoning of the Foregoing Property: C2-Overlay

It is proposed that the property be put to the following use: Vacation Rental Home

22 acres

Lot Size: <sup>45.7'</sup> 5<sup>th</sup> Frontage 45.7' (feet) Depth \_\_\_\_\_ (feet) Number of Stories 3

Number of Units: 2 Number of Off-Street Parking Spaces: 7

Include with this Special Use Permit Application:

1. Application Fee of \$150.00 (make check payable to the 'City of Washington')
2. Completed Special Use Permit Application
3. Plot Plan
4. Legal Description of Property
5. Building Elevation Plan (for new construction only)

Tarah Riegel  
Signature of Applicant

3/14/10  
Date

Tarah Riegel  
Applicant Name Printed

**SPECIAL USE PERMIT EVALUATION CRITERIA**

April 11 - P47  
April 25 - C.C.

The following criteria are used in evaluating a Special Use Permit Application. It is recommended these criteria be addressed as to their applicability to the proposed Special Use Permit request:

- 1. The compatibility of the proposal, in terms of both use and appearance, with the surrounding neighborhood.

We have a restaurant to the west, a convenient store to the east, and then residences to the north... I feel it "meshes" quite well!

- 2. The comparative size, floor area, and mass of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.

N/A, the structure is already existing

- 3. The frequency and duration of various indoor and outdoor activities and special events, and the impact of these activities on the surrounding area.

The house will be a vacation rental home and the guests may entertain themselves on the backyard patio but that is no different than a residence.

- 4. The capacity of adjacent streets to handle increased traffic in terms of traffic volume, including hourly and daily levels.

5th Street and Cedar Street are more than capable to handle the 1-5 cars that could be at the house.

- 5. The added noise level created by activities associated with the proposed use.

There shouldn't be any more noise coming from the house that would be more than the noise from Fischers.

- 6. The requirements for public services where the demands of the proposed use are in excess of the individual demands of the adjacent land uses, in terms of police and fire protection, and the presence of any potential or real fire hazards created by the proposed use.

No extra requirements or needs.

7. Whether the general appearance of the neighborhood will be adversely affected by the location of the proposed use on the parcel.

The area's appearance will be positively affected.

8. The impact of night lighting in terms of intensity, duration and frequency of use, as it impacts adjacent properties, and in terms of presence in the neighborhood.

There will be no more lighting on the property than what a standard residence would have.

9. The impact of the landscaping of the proposed use, in terms of maintained landscaped areas, versus areas to remain in a natural state, as well as the openness of landscape versus the use of buffers and screens.

We plan to landscape the entire lot, both front & back as well as put up a picket fence in the front and privacy in back.

10. The impact of a significant amount of hard-surfaced areas for buildings, sidewalks, drives, parking areas and service areas, in terms of noise transfer, water run-off, and heat generation.

There should only be a trace amount of impact since we are simply adding a driveway/ parking area.



ALLEY

CEDAR ST.

5TH ST

ELM ST.

ELM ST.



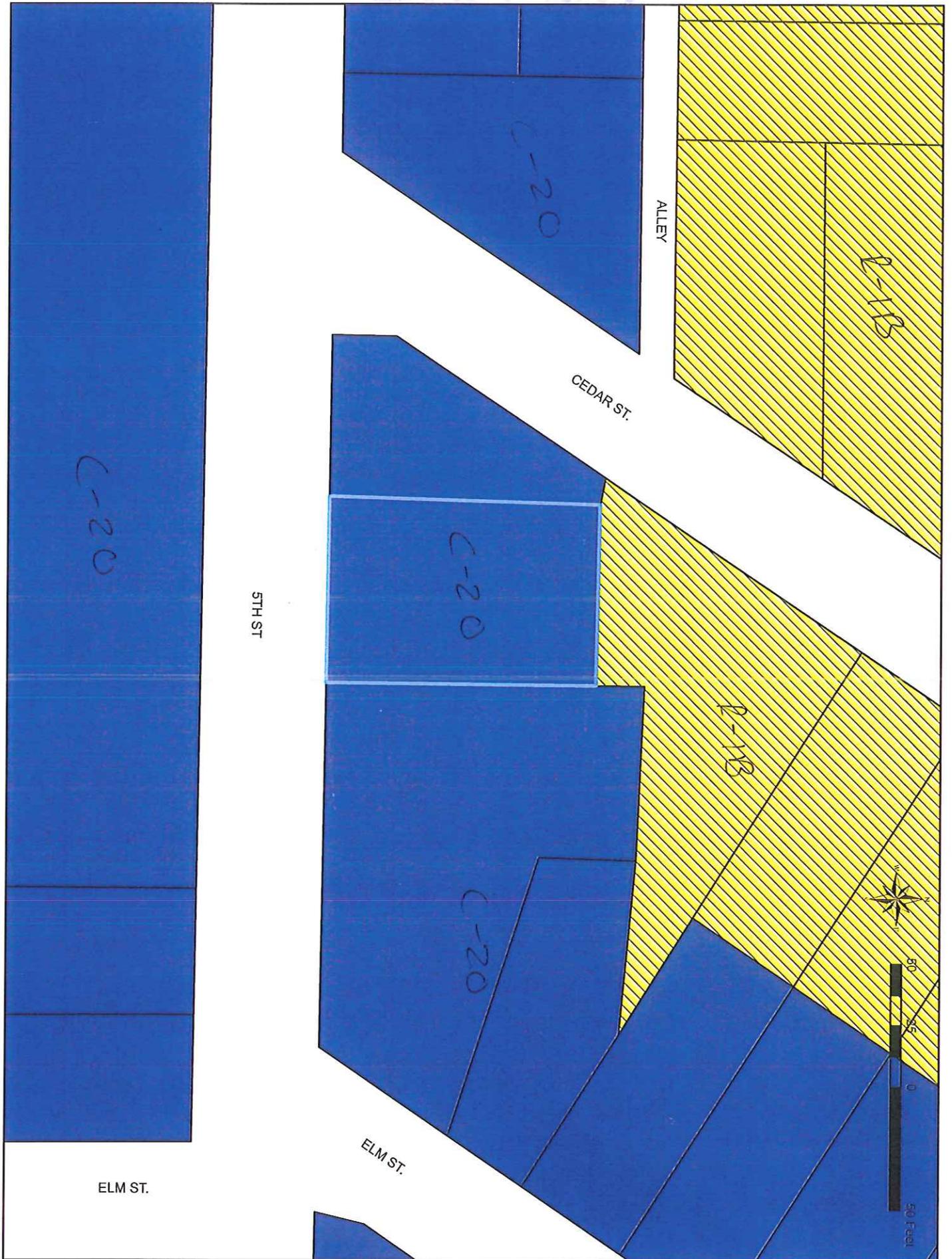
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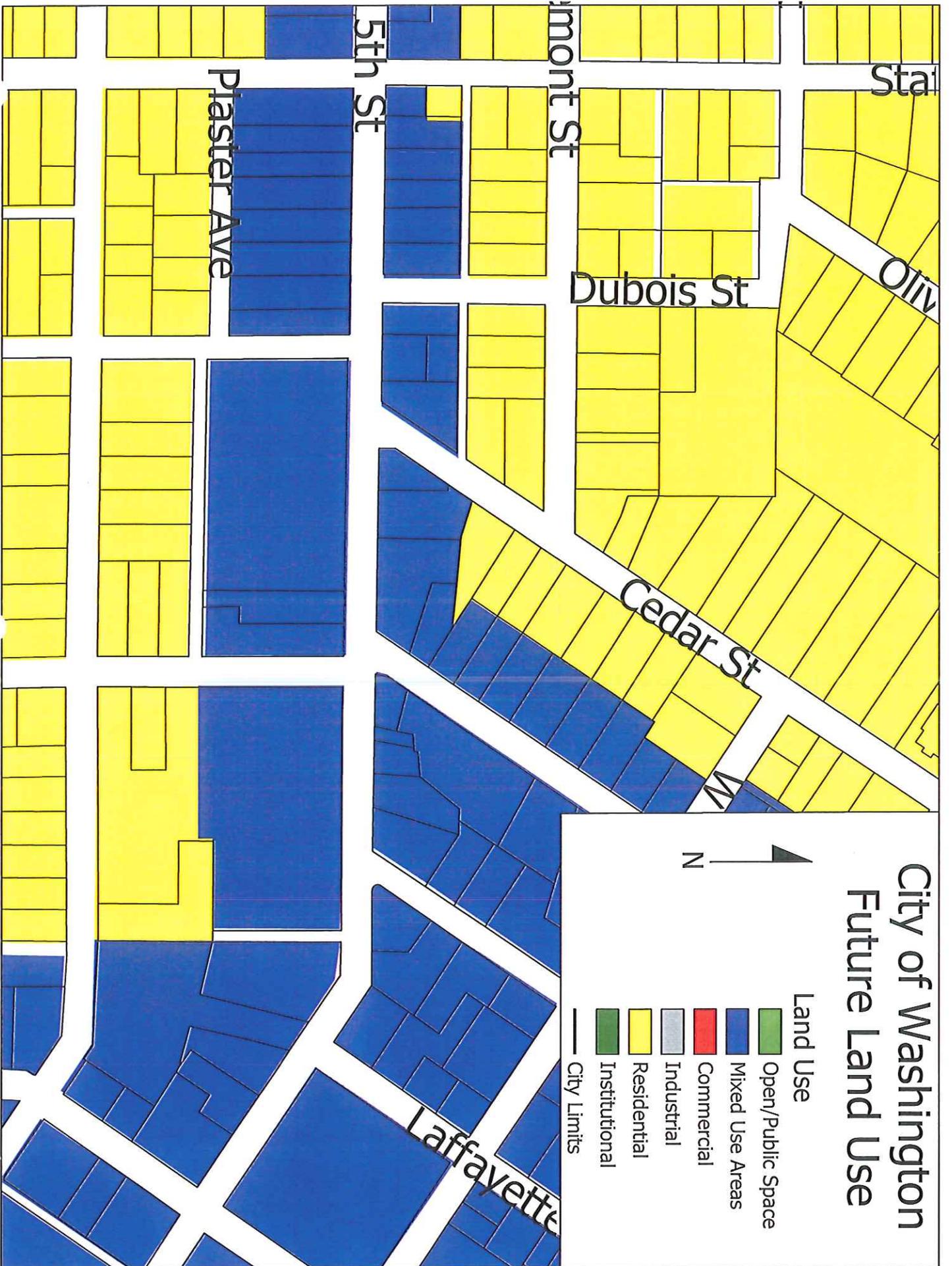
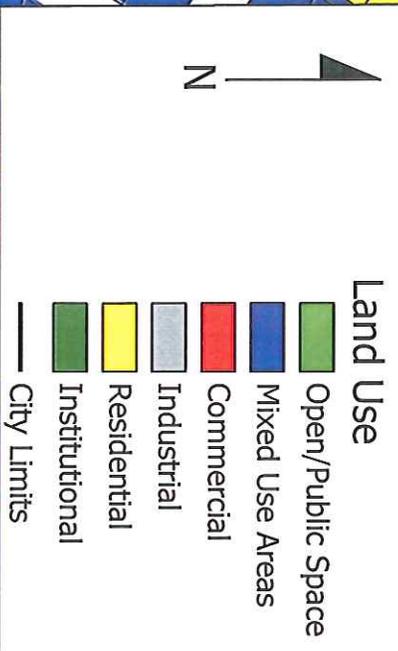
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50 Feet



# City of Washington Future Land Use



To: The Planning and Zoning Commission  
From: Planning and Engineering Staff  
Date: April 11, 2016

### Background

The City adopted what is now known as the Zoning Code in July of 1988. Although it has seen a handful of amendments, it has not been comprehensively updated in almost 30 years. In April of 2013 the City adopted a new Comprehensive Plan. In preparing the plan, a large amount of citizen input was gathered and analyzed to gauge how the public preferred/anticipated the City's growth. The Comprehensive Plan included a number of objectives for the City to achieve as it grows based on the citizen input. Although Washington had adopted a new comprehensive plan, the development codes had not been updated/modernized to accommodate the plan. In July of 2014, Washington retained PGAV to help revise the code. This included primarily a reorganization of the layout but also included revising individual sections as well.

### Reorganization of the existing code

What was previously referred to as the Zoning Code will now be known as the Development Code. The change is to clarify that the reorganized code includes regulations that pertain to items that are not specifically zoning related. The new chapter layout will be as follows:

- Chapter 400 – Zoning
- Chapter 405 – Sign Regulations
- Chapter 410 – Subdivision Regulations
- Chapter 415 – Flood Damage Prevention
- Chapter 420 – Stormwater Management Standards
- Chapter 425 – Fire Hydrants and Connections
- Chapter 430 – Urban Redevelopment

The original code consisted of 28 chapters that all were designated under the "Zoning" umbrella. Previously, for example, each zone district was its own chapter. Now Chapter 400 will consist of articles that define each zone district. Also, stormwater guidelines and fire hydrant requirements were part of the Subdivision regulations previously. Now they will be freestanding chapters as they should have been originally since regulations on stormwater retention and fire hydrant locations were enforced whether a subdivision was being done or not.

### Newly Defined Planned Zoning Districts

Some changes to the zoning code will clean up how Planned Districts are requested and reviewed. Currently, the City offers certain residential, commercial, and industrial districts that require a development plan to be approved as well. The revised code will eliminate these districts and replace them with "PD's" or "Planned Districts". The planned districts will be renamed as follows:

<b>Old Zoning District</b>	<b>New PD District</b>
<b>R-4</b>	PD-R Planned Residential
<b>C-4</b>	PD-C Planned Commercial
<b>M-3</b>	PD-I Planned Industrial
<b>PUD</b>	PD-MXD – Planned Mixed Use
<b>Senior Community</b>	PD-R Planned Residential

A Planned District will have minimum acreage requirements depending on use and are meant to allow developers the chance to design a larger development that may not conform to our standard zoning/subdivision regulations in non-planned districts. Density of a planned district will be determined by the existing underlying district or determined by staff if it is newly annexed property. A planned district will be reviewed as a development plan and a rezoning in one single request. The review and approval will be very similar to the preliminary and final plat review, requiring the following steps.

1. Sketch Plan review - in-house with staff, informal
2. Preliminary Development Plan Approval – reviewed by P&Z and City Council
3. Final Development Plan Approval – Reviewed by City Council, must be final development plan to be recorded

### Zoning Matrix

The new zoning code will incorporate a zoning matrix that lists uses and what zone district they are permitted in. The uses are pulled from the NAICS which is a comprehensive list and will help business owners know exactly what zone district their proposed use requires.

### Miscellaneous Revisions to the Supplemental Zoning Regulations

A table has been added detailing all off street parking requirements for use. We have amended the regulations for some larger-scale developments including high schools, nursing homes, and hospitals.

A parking diagram has also been added displaying the requirements for parking drive isles, stall widths, etc. for different parking lot layouts. We were previously using St. Louis County standards for parking lot design because our code does not specify parking lot layout. The new code will incorporate uniform parking lot design standards.

We will be implementing a formal Site Plan application and review process for commercial and industrial development. The requirements have not changed, but there will now be an application with a checklist of items that need to be noted on a site plan to reduce the chance of staff rejecting plans based on missing info. This application will be required for all non-residential development that isn't a special use permit or part of a planned district. Small non-residential expansions of existing facilities will be exempt from this process as well.

Other items in Chapter 400 Article IV have been updated to add clarity as well. For example, we have specified setbacks for decks in residential areas, language has been added defining a certified solar panel installer, performance standards have been added regarding order/noise/heat/lighting in commercial and industrial areas as well as other miscellaneous language clean ups.

### Changes to Chapter 410 – Subdivision Regulations

There have been some changes to the subdivision regulations. They are as follows:

1. Update minimum cul-de-sac width to 96 ft. of pavement within 100 ft. of ROW. Our current code was contradicting the International Fire Code and staff felt it was important to be consistent with the fire code that has already been adopted by the City.
2. Sidewalks required on newly constructed major and collector streets. The Comprehensive Code lists "expanding the City's pedestrian and bike network" as an important objective. Incorporating sidewalks into these new streets will help the City achieve this objective.
3. The revised code allows a developer to ask for a private street under certain conditions. They are as follows:

1. Subdivisions for commercial and industrial development must meet the street standards as provided for herein and are not subject to variance even if the street is proposed to be private.
2. In residential subdivisions, no private street shall have pavement width less than thirty (30) feet between the opposite curb faces (unless roll curbs are proposed in which case the measurement is between the opposite curb backs).
3. For single-family developments, at least two off-street parking spaces (not including a garage or carport) must be provided for each platted lot. For other types of residential development, compliance with the parking requirements as stipulated under the various zoning district requirements of **Chapter 400, Article III or Off-Street Parking and Loading Requirements of Article VI** is required.
4. For residential development with one or more private streets built to the standard of **Section 410.065, D, 2** above, on-street parking shall be prohibited at all times and posted in accord with City street sign standards.
5. The maximum density for any proposed residential subdivision or development shall be eight (8) units.
6. Except for the pavement width reduction as stipulated above, all private street construction shall comply with the standards of **Section 410.050, B** of this Chapter.
7. When streets are proposed as private, the developer shall be required to have either a trust indenture or statement on the record plat establishing the method for providing continuous maintenance of streets, as well as storm sewers.
8. All private streets shall terminate meeting the turnaround requirements set forth in the International Fire Code or shall connect to another public street.

Our review process for subdivisions will not change, however we will be updating our applications to include comprehensive checklists of what needs to be submitted with each application. We will also be adding a new application for the Final Plat Process. This will help us separate the preliminary and final platting processes as they are in the current code.

### Misc. Changes

The remaining updates consists of language clean-up to stormwater regulations, defining new items throughout the code, and updating the various chapters to match any relevant revised state statutes.

For additional information please contact Sal Maniaci at 636-390-1016 or by email at [smaniaci@ci.washington.mo.us](mailto:smaniaci@ci.washington.mo.us)

To: Planning and Zoning Commission  
From: Planning and Engineering Department Staff  
Date: April 11, 2016  
Re: File # 16-0308 – Phoenix Center II Plat 9  
Synopsis: The applicant is requesting approval of the preliminary plat for Phoenix Center II Plat 9

<b>Adjacent Land Use /Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Commercial Building	C-2
South	Vacant Lot	C-2
East	Commercial Building	C-2
West	Commercial Building	C-2

**Analysis:**

The applicant has submitted a preliminary plat for Phoenix Center II Plat 9 to create lots 11A-1 and 11A-2. The plat meets all of the zoning requirements for the C-2 zone district, each lot has frontage along a public right-of-way and the plat notes the appropriate easements.

**Recommendation:**

Staff recommends approval of the preliminary plat for Phoenix Center II Plat 9.

**CITY OF WASHINGTON, MISSOURI**

Department of Planning and Engineering Services  
405 JEFFERSON STREET • WASHINGTON, MO 63090  
636.390.1010 phone • 636.239.4649 fax

**PRELIMINARY PLAT APPLICATION**

Date: April 1, 2016

**Applicant Information:**

Name: Buescher Frankenberg Associates, Inc

Phone: 636-239-4751

Address : 103 Elm Street Washington, MO., 63090

**Do you own the subject property? If not, please provide ownership information here:**

Name Phoenix Center II Development Company, L.L.C

Address: 2028 Phoenix Center Drive, Washington, MO. 63090

Name of Proposed Subdivision: Phoenix Center II Plat IX

Number of Lots Proposed: 2                      Zoning District: C-2

**Two Mylar and two 8 ½ by 11 size copies of a detailed plat of the subject property must accompany this request.**

*Fee: Seventy-five dollars (\$75.00) for the first two lots, plus seven dollars (\$7.00) for each lot in excess of two. This fee must be paid to the City of Washington at the time this application is filed.*

APPLICANT'S SIGNATURE:  
(Printed):

Mark R. Frankenberg

APPLICANT/COMPANY NAME

Buescher Frankenberg Associates, Inc.

LANDOWNER SIGNATURE(S):

Mark R. Frankenberg  
authorized agent

LANDOWNER NAME (Printed):

Phoenix Center II Development Co., LLC.



