

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING
405 JEFFERSON STREET, WASHINGTON, MISSOURI
COUNCIL CHAMBERS -- GROUND LEVEL
Monday, February 8, 2016 @ 7:00 P.M.**

- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of the Minutes from January 11, 2015.
- 3) **File No. 16-0101-Rhine River Preliminary Plat Approval** – Applicant is requesting approval of the preliminary plat for Phase III of the Rhine River Development
- 4) **File No. 16-0202-Riverbend Estates Development Plan**-Applicant is requesting Development Plan Approval for the Riverbend Estates Senior Living Community located along High Street south of Highway 100.
- 5) **File No. 16-0203** -Discussion of a Franklin County Conditional Use Permit for a Reception/Event Venue located at 1775 Bieker Road, approximately 1 mile south of South Point Road
- 6) Discussion of timeline for approval of the Zoning Code revisions.

NOTE: ATTENDANCE AT THIS PLANNING AND ZONING COMMISSION MEETING BY A KNOWLEDGEABLE REPRESENTATIVE OF YOUR INTERESTS IS RECOMMENDED. ANY QUESTIONS CONCERNING YOUR REQUESTS THAT ARE NOT ANSWERED AT THIS MEETING MAY RESULT IN YOUR REQUEST BEING TABLED OR DENIED.

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

160127004

PRELIMINARY PLAT APPLICATION

Date: 01-22-16

Applicant Information:

Name: Mark R. Frankenberg Phone 636-231-4309

Address: 103 Elm Street, Washington, MO. 63090

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

Name: Andrew Unerstall, Phone: 636-239-7317

Address: 919 Jefferson Street, Washington, MO. 63090

Name of Proposed Subdivision: Rhine River Phase III

Number of Lots Proposed: 2; Zoning District: C-3

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:



LANDOWNER SIGNATURE(S):

APPLICANT/COMPANY NAME (Printed):



LANDOWNER NAME (Printed):

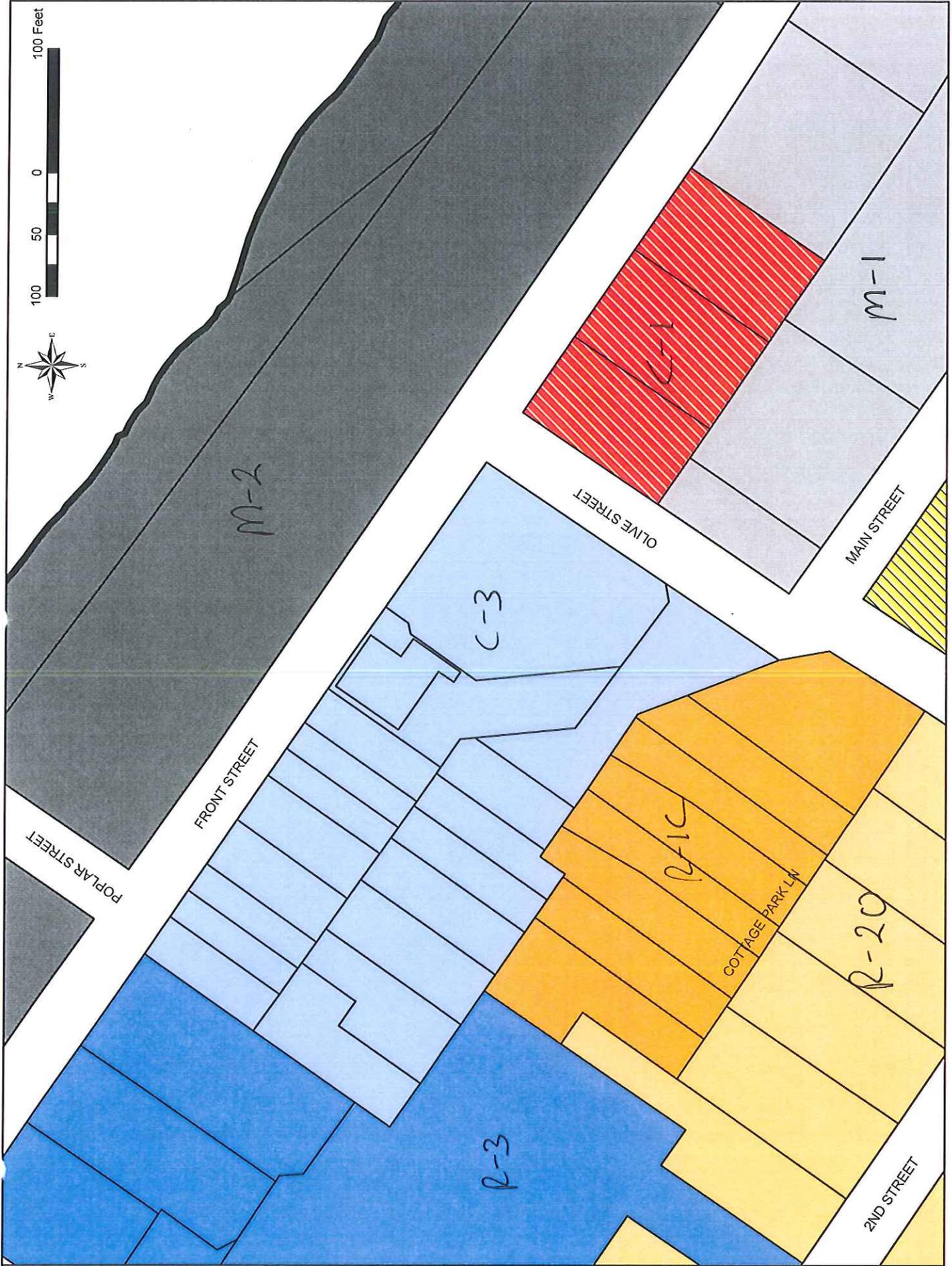
ANDREW UNERSTALL

*Aerial
Zoning*

To: Planning and Zoning Commission
From: Planning and Engineering Department
Date: February 8, 2016
Re: File # 16-0101–Rhine River Development – Preliminary Plat
Synopsis: The applicant is requesting approval of the preliminary plat for Phase III of the Rhine River Development

Adjacent Land Use / Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Parking Lot	M1
South	Single Family	C-3
East	Commercial Property	C-1
West	Single Family	C-3

The applicant is requesting approval of Phase III of the Rhine River Development which includes the subdivision of Lot 10 at the intersection of Olive and Front Street into lots 10A and 10B. The proposed plat meets the requirements set forth in the C3 Zone District and all existing and proposed easements are shown on the plat as required by the subdivision regulations. Staff recommends approval of the request.





To: Planning and Zoning Commission
From: Planning and Engineering Department
Date: February 8, 2016
Re: File # 16-0202–Riverbend Estates
Synopsis: The applicant is requesting Development Plan approval for Riverbend Estates

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Parking Lot	M1
South	Single Family	C-3
East	Commercial Property	C-1
West	Single Family	C-3

Analysis: Riverbend Estates is a proposed Senior Community residential development. The submitted development plan shows 2 phases. The first phase includes 7 residential buildings with 6 units in each totaling to 42 units. Phase 1 also includes a community building with laundry services, a fitness room, as well as some other amenities. Phase 2 shows an additional 42 units in one 3 story structure. The plan also proposes to access a newly extended High Street in two separate locations.

The first plan submitted to staff did not meet all of the requirements set forth in Section 470.015 (Development Plan Requirements). Attached to this report is a letter (Dated January 29, 2016) staff had sent to the project engineer listing all the items that still need to be addressed on the plans. Staff received a response from the project engineer on February 2, 2016 addressing each of the City's concerns and stated that revised sheets will be submitted for review. Staff will not grant any building permits until the revised sheets have been reviewed and approved in accordance with Section 470.150.

As plans are submitted and reviewed, staff will email updated reports to the Commission.

Recommendation: Staff recommends approval of the request for Development Plan Approval for Riverbend Estates under the condition that revised sheets are approved by staff.



January 29, 2016

Matthew Kriete, P.E.
Engineering Surveys and Services
1113 Fay Street
Columbia, MO 65201

Re: Riverbend Estates
Development Plan Submittal – City of Washington Review

Mr. Kriete,

The City of Washington held an internal development plan meeting on January 28th, 2016. This meeting was held to review development plans, received on January 26th, 2016, for Riverbend Estates. Development plans must meet the criteria set forth in the City of Washington's Code of Ordinances Section 470.015 Development Plan Requirements.

In your request, you have asked that we review the development plans for Phase 1 and Phase 2 of the project.

The following is a list of items and details needed in order for the City of Washington to approve the development plans.

1. Please reference item number 4 within Section 470.015.
 - a. On Sheet C1.01, the "Community Building" is shown encroaching on the 25' building setback line.
2. Please reference item number 6 within Section 470.015.
 - a. Additional information is necessary for the 3-story residential building shown in Phase 2. Elevations, height information, and description of proposed building materials have not been provided for this structure.
3. Please reference item number 7 within Section 470.015.
 - a. Sheet C4.01, Landscape Plan, does not meet minimum landscape requirements. Please provide an updated Landscape Plan meeting code section 460.050 Bufferyard and Landscape Requirements.

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4. Please reference item number 9 within Section 470.015.
 - a. According to Fire Chief Halmich, fire lane access does not meet current the city fire code. As discussed, one option would be to provide a granular 26 foot fire lane around the rear of the Phase 1 southern buildings. This lane would be located on Lot 3 (Phase 2) property. If this option is pursued, a permanent easement/agreement would be required to be established on Lot 3 (Phase 2) ensuring the preservation of this access for the use of Lot 2 (Phase 1). In addition, the High Street extension would need to be completed to the Phase 2 entrance as part of the Phase 1 construction.
5. Please reference item number 9 within Section 470.015.
 - a. According to Fire Chief Halmich, phase 2 shows a 3-story building. This would require a 26' wide fire lane extending 360° around the building. This would affect the location of the retaining wall located on Lot 3 (Phase 2).
6. Please reference item number 12 within Section 470.015.
 - a. The curb on the western side of High Street appears convey water into the site. Please ensure High Street stormwater is contained with High Street.
 - b. The swale on the north side of the property collects a significant drainage area. This swale appears to be 1' deep at the western side of Building 3. I have concern with this ditch not being able to have the capacity to properly convey stormwater past Building 3.
 - c. I have concern about the north hillside sloping to the northern buildings. All grades are required to positively slope away from the buildings to ensure flooding of the buildings cannot occur.
7. Please reference item number 13 within Section 470.015.
 - a. Various storm sewer inlets are shown to have acute angle junctions. Acute angle junctions reduce the hydraulic capacity of storm sewers. Please revise the layout.
8. Please reference item number 14 within Section 470.015.
 - a. Only one dumpster location is shown. Please provide information showing this dumpster will provide adequate capacity for this facility.
9. Please reference item number 15 within Section 470.015.
 - a. Please provide a size of the monument sign.
10. Please reference item number 17 within Section 470.015.
 - a. Preliminary detention calculations have been provided. According to the plans, detention will be handled offsite in a regional basin serving other portions of the site. Stormwater easements shall be provided.
 - b. In addition, the calculations were completed using the Rational Method. This is an approved calculation method for developments less than 10 acres. However, since this development's stormwater

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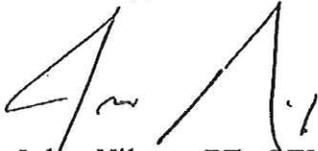
will be contributing runoff into a larger, regional basin, please provide information showing the regional basin will not exceed a drainage area greater than 10 acres at full build out. If this cannot be provided, calculations will need to be completed using the NRCS TR-55 method using a 24-hour Type-II storm event.

The above list is not considered all encompassing. Additional comments may be issued depending on the completeness of the comments shown above. Additional details are required as per the subdivision code before a building permit can be issued. All development must meet the City of Washington's code of ordinances.

Revised plans must be received by the City of Washington no later than 3 pm on Tuesday, February 2nd, 2016 in order to meet the schedule for the next Planning and Zoning meeting.

Should you have any questions, please contact me at phone: 636-390-1015 or by email: jnilges@ci.washington.mo.us.

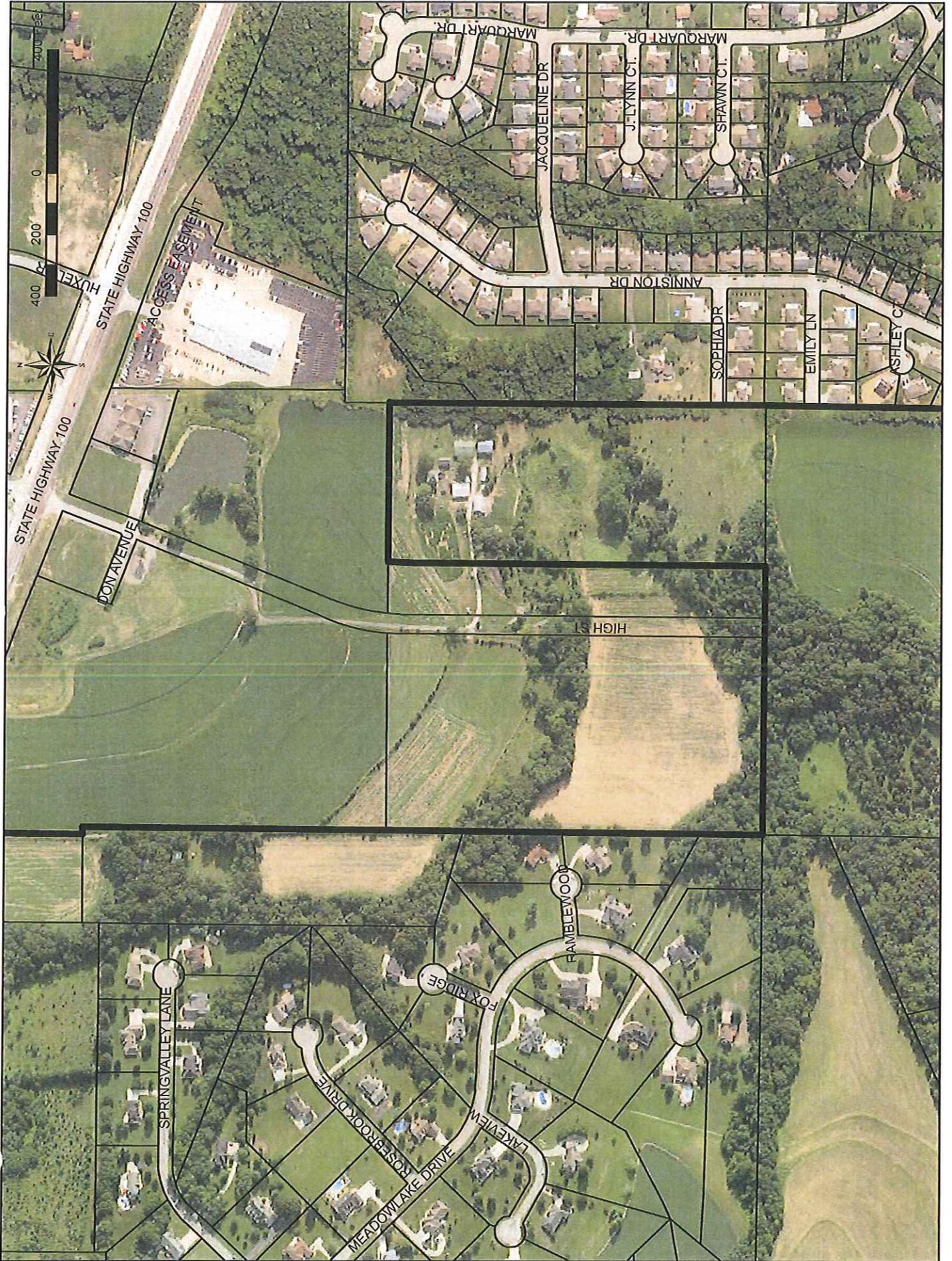
Sincerely,

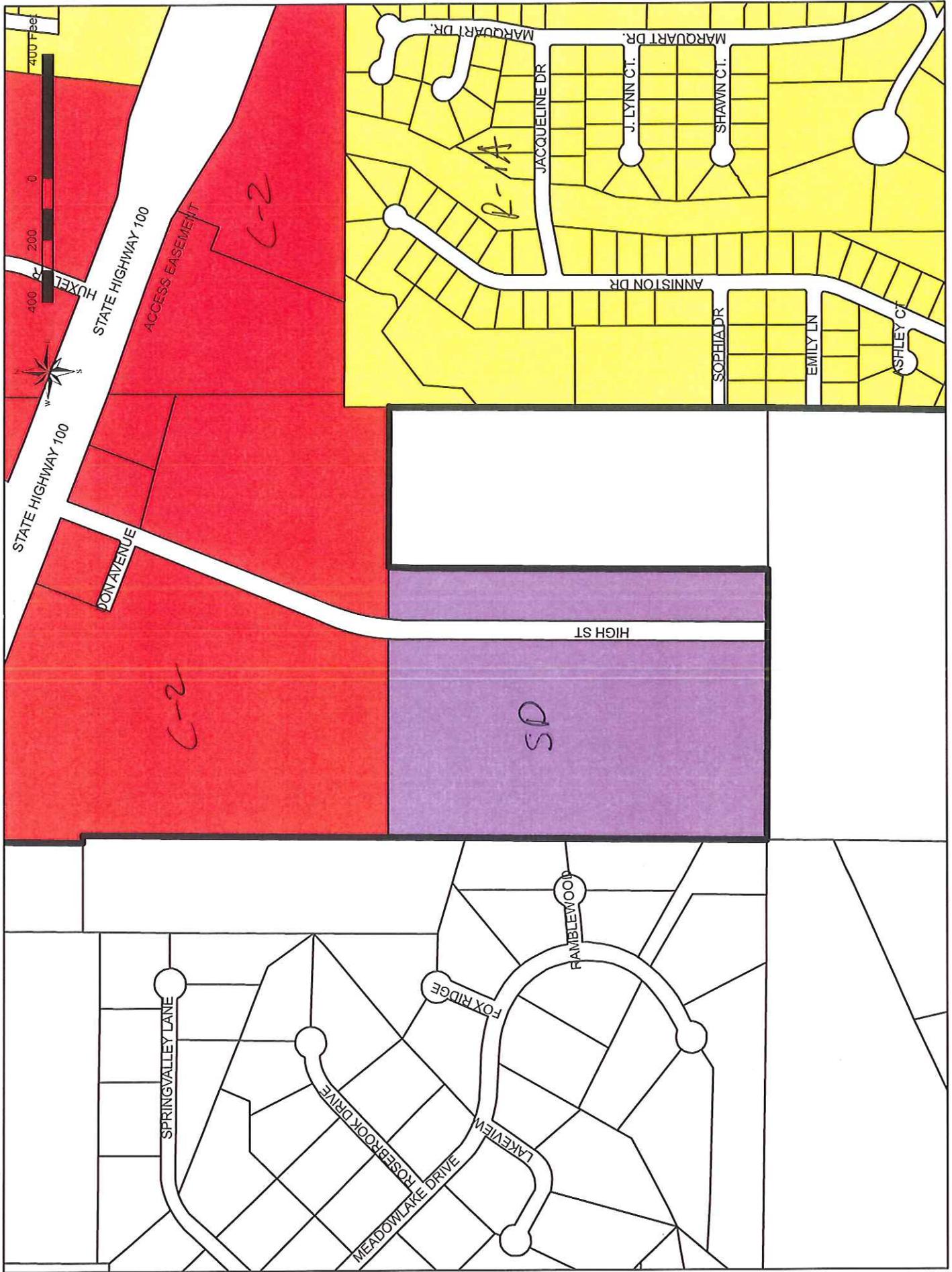


John Nilges, PE, CPM, CPESC
City Engineer, City of Washington

Cc: Jacob Novak, ESS **VIA EMAIL**
Darren Lamb, City of Washington **VIA EMAIL**
Chief Bill Halmich, City of Washington **VIA EMAIL**
John McCreery, City of Washington **VIA EMAIL**

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Maniaci, Sal

From: Scottie Eagan <seagan@franklinmo.net>
Sent: Tuesday, February 02, 2016 2:41 PM
To: Lamb, Darren; Maniaci, Sal
Subject: CUP Notification
Attachments: 160014 LONG CUP.pdf

Darren and Sal,

This email will serve as notification of a submittal of a Conditional Use Permit. This Conditional Use Permit (#160014) is a request to operate special events, periodic in the Non-Urban and Agricultural (NUA) zoning district. This property is located at 1775 Bieker Road, approximately 1 mile south of South Point Road in St. John's Township.

The Planning and Zoning Commission has not yet granted permission for this development. The Commission is scheduled to hear this application on February 16, 2016, at 7:00 pm, at their monthly meeting. If you have any comments or questions that affect whether this Conditional Use Permit should be approved, please submit them to our office prior to this meeting day. Your comments will be distributed to the Commissioners at or before the meeting. You may fax or e-mail your comments to this office in order to expedite our receipt of this information. Our fax number is 636-583-7911.

If I can be of any additional service to you or you need additional information please do not hesitate to contact me at 636-583-6369.

Also, if this is not Sal's e-mail, could you please send me his contact information?

Thanks,

Mrs. Scottie C. Eagan
Franklin County Planning and Zoning
Planning Director
seagan@franklinmo.net
p - (636) 583-6369
f - (636) 583-7911

Franklin County Planning and Zoning Department

General Application Form

RECEIVED

JAN 19 2016

FRANKLIN COUNTY MO
PLANNING & ZONING DEPT

Submit the following information:

- 1. Completed Application
- 3. Sketch Plan

- 2. General Warranty Deed
- 4. Review Fee (Refer to Section C)

Section A: Applicant Information			
Applicant Name <i>Fredrick D. Long II</i>			
Mailing Address <i>1775 Bieker Rd</i>			
City, State, Zip +4 <i>Washington, Mo 63090</i>			
Phone <i>(314) 660-2210</i>	Fax	Email <i>sunsetbluffsvenue@gmail.com</i>	
Section B: Property Location and Description			
Township(s) <i>43 West North</i>	Range(s) <i>1 West</i>	Section(s) <i>02</i>	
Tax/Parcel ID Number(s) (16 Digits) <i>17-1-02.0-0-000-038.000</i>			
Development Site Address(es) <i>1775 Bieker Rd Washington Mo 63090</i>			
Zoning District(s) <i>N/A</i>	Political Township(s) <i>ST JOHN'S</i>	Total Acres <i>20</i>	
Subdivision Name(s) <i>_____</i>			
Section C: Type of Action Requested (Please 'x' the appropriate box)			
<input checked="" type="checkbox"/> Conditional Use Permit	\$650.00	<input checked="" type="checkbox"/> Zoning Permit	\$35.00
<input type="checkbox"/> Rezoning/Amendment Request	\$750.00	<input type="checkbox"/> Medical Hardship	\$60.00*
<input type="checkbox"/> Second Dwelling Agreement	\$60.00*	<input type="checkbox"/> Zoning Permit (Tower)	\$150.00
<input type="checkbox"/> Administrative Permit I (Tower)	\$250.00	<input type="checkbox"/> Administrative Permit II (Tower)	\$1,500.00
<input type="checkbox"/> Conditional Use Permit (Tower)	\$2,500.00 (deposit)	<input type="checkbox"/> Temporary Plant (per Article 10)	\$400.00
<i>*This amount does not include the recording fee charged by the Recorder of Deeds</i>			
Purpose of Request. Additional documentation may be required to support the application. <i>Special Events Periodical</i>			
Signature of Applicant (If a business, please provide documentation of authorization to sign) <i>X [Signature]</i>			Date <i>1-19-2015</i>

Office Use Only

Paid Date <i>01/19/16</i>	Amount Paid <i>\$650.00</i>	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit Card
		<input checked="" type="checkbox"/> Check # <i>900</i>	

