

July 11 P92
August 1 G.C.
↳ notice in July 15 MO

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: 703 W. 9th St. Washington, MO 63090

Owner: Jennifer & Jason Godefroid Phone: (636) 399-0345

Owner's Address: 114 Ladera Ln. Washington, MO 63090

Current Zoning of the Foregoing Property: residential

It is proposed that the property be put to the following use: licensed home childcare

Lot Size: Frontage 50 (feet) Depth 50 (feet) Number of Stories 2

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

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)

Jennifer M. Godefroid
Signature of Applicant

6-4-16
Date

Jennifer M. Godefroid
Applicant Name Printed

jengodef@gmail.com

SPECIAL USE PERMIT EVALUATION CRITERIA

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 will be using our home that has been

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.

The house is similar in size and structure of surrounding properties.

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

No more than 10 children will be indoors?

outdoors during scheduled times throughout the day. Should not impact surrounding area.

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

Anticipated ~~approximately~~ ^{maximum} of 20 cars per day (pickup/drop-off) 10 kids). Stafford 9th St & High St. Should have plenty of capacity.

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

Outdoor play time for 10 children should not increase neighborhood noise levels.

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 anticipated additional need of police and fire protection in excess of neighboring properties. No anticipated real or potential fire hazards.

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: June 11, 2016

Re: File # 16-0602 – Jennifer Godefroid

Synopsis: The applicant is requesting approval of a Special Use Permit for a Daycare Center located at 703 W. 9th Street.

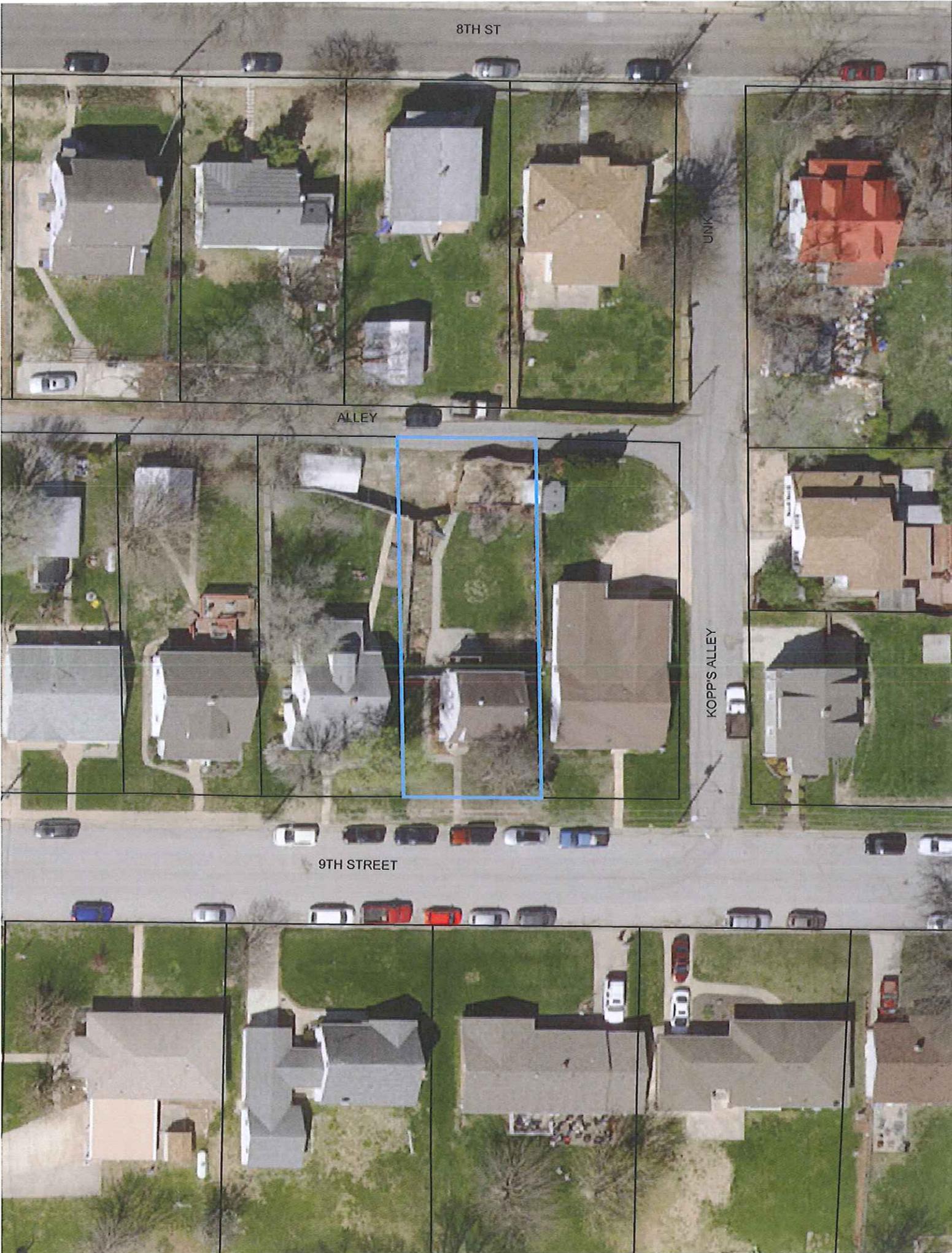
Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family Residence	R-1B
South	Single Family Residence	R-1B
East	Single Family Residence	R-1B
West	Single Family Residence	R-1B

Analysis:

According to Section 410.030 (G) – a daycare center is only permitted in the R-1B Single Family Residential zone district with a Special Use Permit. The applicant is proposing to operate a daycare on a property zoned R-1B located at 703 W. Ninth St. The applicant submitted a site plan that shows utilizing the existing home for the daycare. The rear yard and playground area are shown as enclosed with the wood privacy fence and the plan also shows 1 to 2 off-street parking spaces accessing the alley. The only new construction proposed is the replacement of the existing deck and adding stairs as a way of egress from the second story. The application states that there will be no more than 10 children on site at one time and that primary traffic would be from pick up and drop offs, eliminating the need for additional parking. A daycare center is not an intensive commercial use and should not significantly detriment the surrounding properties.

Recommendation:

Staff recommends approval of the Special Use Permit to operate 703 E. Ninth St. as a Daycare Center.



8TH ST

ALLEY

UNK

KOPP'S ALLEY

9TH STREET



8TH ST

ALLEY

UNIV

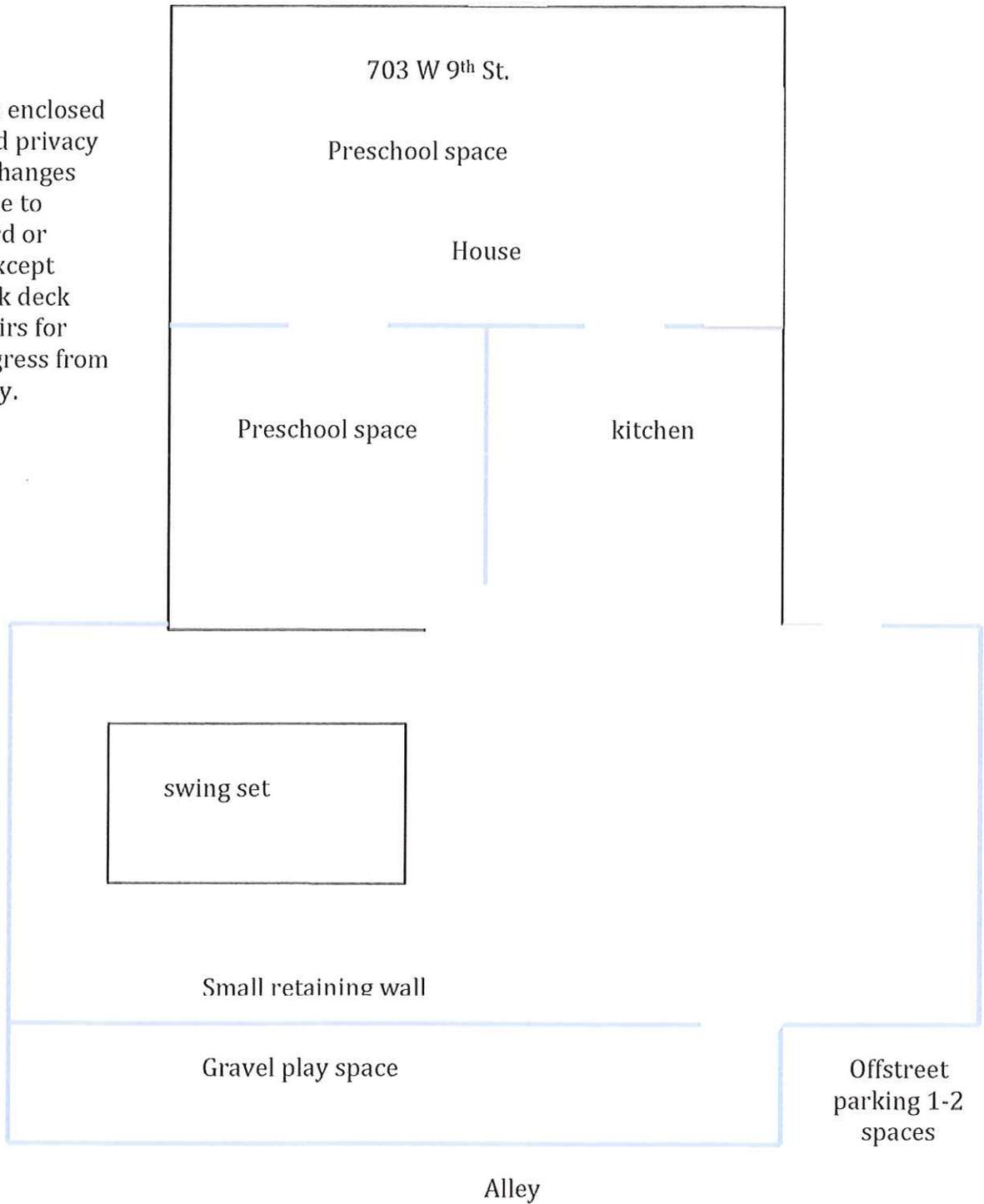
KOPP'S ALLEY

9TH STREET

GLENN AVENUE

West Ninth St

Backyard is enclosed with a wood privacy fence. No changes will be made to existing yard or structure except replace back deck and add stairs for means of egress from second story.



16-0601 160130003

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1310 phone • 636.287.4649 fax

PRELIMINARY PLAT APPLICATION

Date: 6/25/16

Applicant Information:

Name Wortman-Fortner LLC Phone (636) 234-6479

Address 40 E Fitzgerald, Gerald, MO 63037

Do you own the subject property? Yes No

If not, please provide ownership information here:

Name River City Center LLC Phone _____

Address 2276 Boy Scout Road Hermann, MO 65041

Name of Proposed Subdivision River City Center Plat I, Resubdivision of Lot 15

Number of Lots Proposed 2 Zoning District(s) C2

Two 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:

[Signature]

APPLICANT/COMPANY NAME (Printed):

James Fortner / Wortman-Fortner LLC

LANDOWNER SIGNATURE(S)

[Signature]

LANDOWNER NAME (Printed):

Jim Holland
River City Center LLC

To: Planning and Zoning Commission
From: Planning and Engineering Department Staff
Date: July 11, 2016
Re: File # 16-0601 – River City Plat 1 – Amendment
Synopsis: The applicant is requesting approval of a request to amend River City Plat 1.

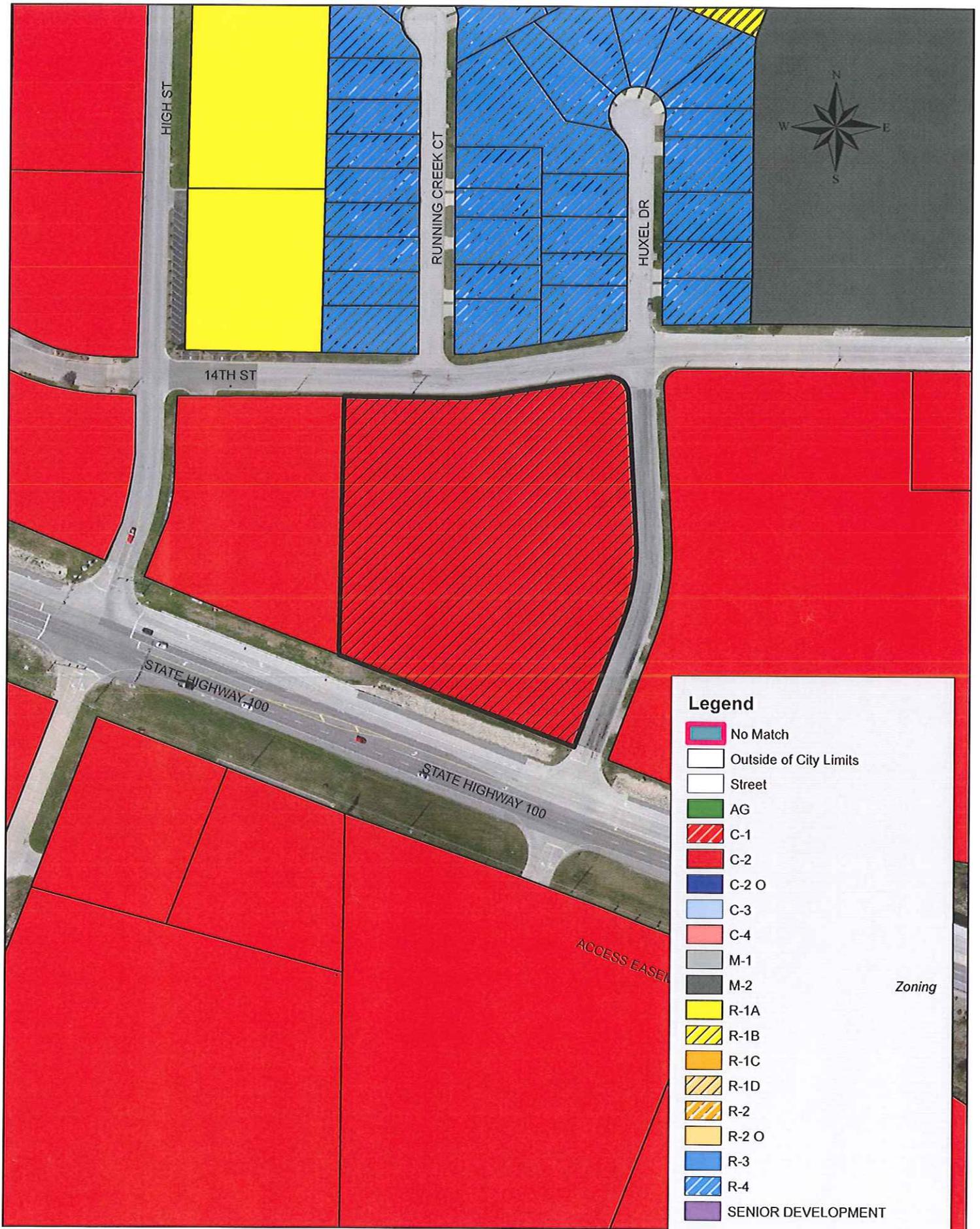
Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Duplexes	R-4
South	Modern Auto	C-2
East	Vacant Lot	C-2
West	Iron Spike Museum	C-2

Analysis:

The applicant has submitted a preliminary plat to amend River City Center Plat 1. The amended plat proposes subdividing lot 15, a 4 acre lot, into two separate parcels. The plat shows lot 15A and 15B, both approximately 2 acres in size. Each of the proposed lots has access along a public right-of-way and the appropriate easements are shown on the plat. Fire hydrant placement will be determined when a site plan is approved. Any future building permits will be contingent on hydrant location.

Recommendation:

Staff recommends approval of the preliminary plat for River City Plat 1.



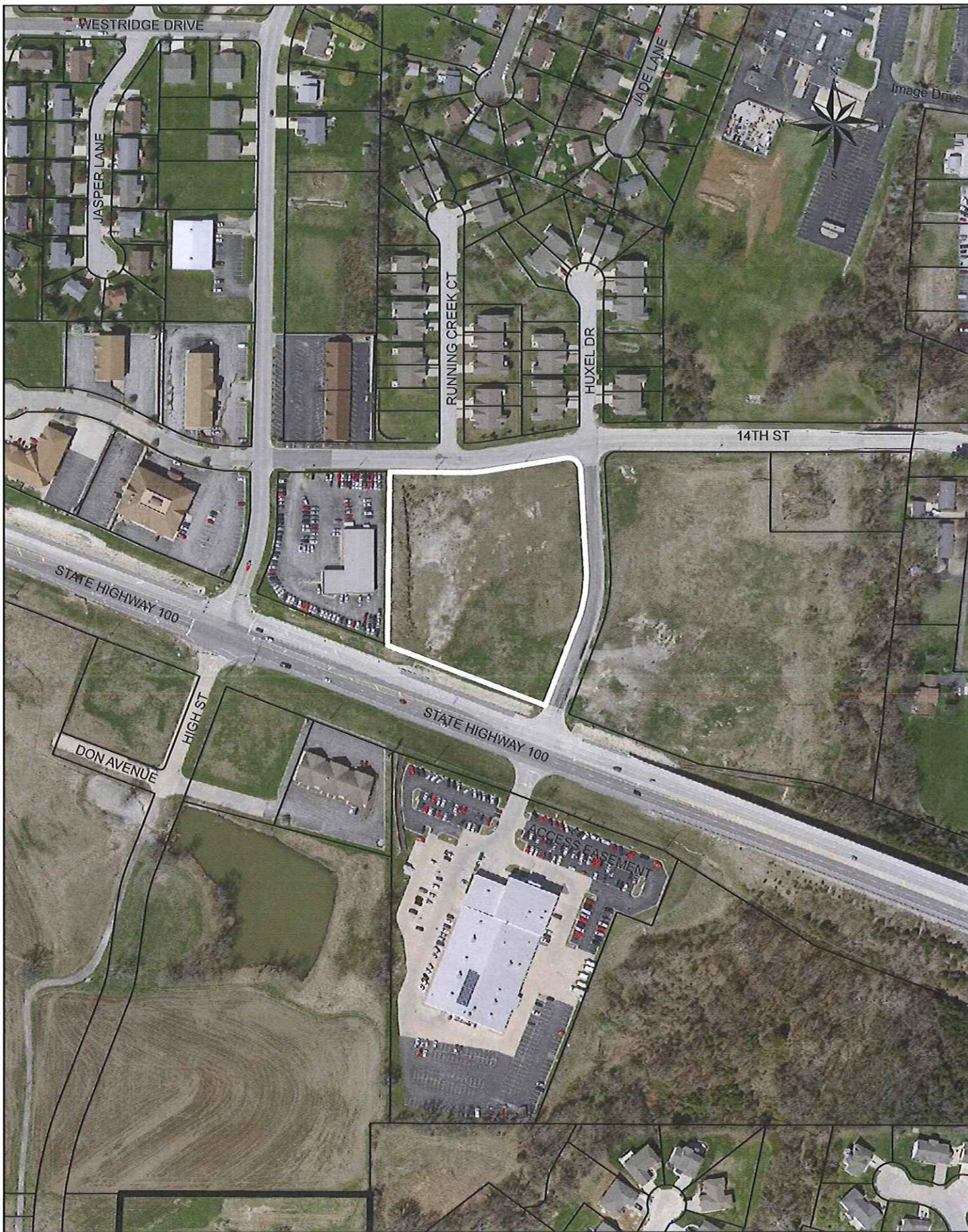
Legend

- No Match
- Outside of City Limits
- Street
- AG
- C-1
- C-2
- C-2 O
- C-3
- C-4
- M-1
- M-2
- R-1A
- R-1B
- R-1C
- R-1D
- R-2
- R-2 O
- R-3
- R-4
- SENIOR DEVELOPMENT

Zoning



OBJECTID 12398
LEASE N
Shape Polygon
PID_1 10-8-27.0-2-029-013.000
PID 10-8-27.0-2-029-013.000
ENS
DeedAc 0
CalcAc 3.8
OInstru WD
OwAdd1 2276 BOY SCOUT RD
OwAdd2 <null>
OwCity HERMANN
OwState MO
OwZip 65041
Lot PT 15
Block_1
Subd RIVER CITY CENTER
Phase PLAT 1
SBook 2005-15034
SPage <null>
OSection 27
Township 44
Range 1W
Owner1 RIVER CITY CENTER LLC
Owner2 <null>
Situs HUXEL DR WASHINGTON 63090
OWAttn <null>
Legal PT NW NW N OF HWY 100
DocNum 0822841
SHAPE_Length 1627.217407
SHAPE_Area 171063.774199
MAPID 388
SMAPID 175
DCity 11
DRoad 0W
DSchool 00W
DFire 0
DAmbul W
DHosp 0
DNurs 0
DColl E
DLib L
DLevee 0
DSewer 0
DWater 1
DHand H
MasterTaxCode 145
ACREAGE 3.8
DTIF 0
Zoning C-2



250 125 0 250 Feet



CERTIFICATE OF OWNERSHIP:

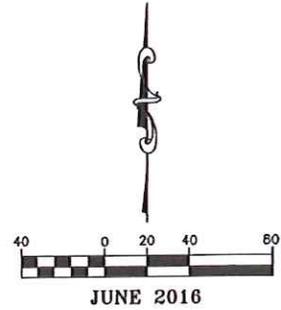
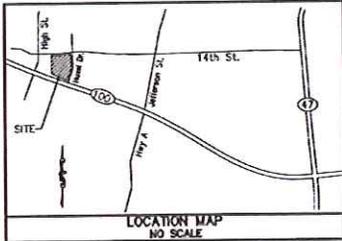
We hereby certify that we are the owners of the property shown and described hereon, have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "RIVER CITY CENTER PLAT 1 RESUBDIVISION OF LOT 15", and we hereby freely adopt this plan of subdivision.

Utility easements as shown on this plat are hereby granted to City of Washington, Southwestern Bell Telephone Company, AmerenUE, Loosda Gas Company, and to such other utilities as may be approved by the undersigned from time to time, for the purposes of construction, maintenance and repair of underground public utilities.

IN WITNESS WHEREOF, we have executed this plat as of this _____ day of _____, 2016.

RIVER CITY CENTER, L.L.C.

_____, Member



Notes:

1. Basis of Bearings: River City Center Plot 1 as recorded in DOC# 2005-15034
2. This survey meets the accuracy requirements for "Urban" property as defined by the Missouri Minimum Standards.
3. No investigation has been performed by Cochran regarding flood zones, hazardous waste, underground conditions or utilities affecting the tract shown hereon.
4. This survey was executed without a title commitment and is subject to any and all easements, restrictions, conditions, etc. of record.
5. This survey does not constitute a title search by the Land Surveyor.
6. ○ - Denotes set 5/8" diameter 24" long iron rod with cap stamped Cochran LS-380.
7. Source of deed - Document # 0822841
8. (R)-Denotes recorded survey information
(S)-Denotes survey information gathered by Cochran
9. This property lies within "Zone X"(unshaded), area determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map for Franklin County, Missouri and incorporated areas, panel 145 of 650, Map Number: 29371001450, effective date October 18, 2011.
10. This property is zoned C2 by the City of Washington. Setbacks for C2 "General Commercial"
Front 25'
Rear 25'
Side 5'

HIGH STREET

FOUND IRON
S89°15'48"E

FOUND IRON ROD
S43°54'36"E - 1.47'

TO
RIVER CITY CENTER
PLAT 1
SUBD-15034

NOTARY PUBLIC CERTIFICATION:

STATE OF MISSOURI
COUNTY OF FRANKLIN] SS

On this _____ day of _____, 2016, before me personally appeared _____ to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that they executed said instrument as owners.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public

COLLECTOR OF REVENUE'S

I, Linda Emmons, Collector of Revenue, do hereby certify that the land belonging to River City Center Plot 1 Resubdivision, Franklin County, Missouri, is as shown on the attached plat.

Linda Emmons, Collector
Franklin County, Missouri

CITY CLERK'S CERTIFICATE

I, Mary Trentmann, City Clerk of Washington, Missouri, do hereby certify that the foregoing instrument was filed for record on the _____ day of _____, 2016, at _____ o'clock _____ M., and duly recorded as Document Number _____ on said date.

Branda Mitchell, City Clerk

RECORDER OF DEEDS CERTIFICATE:

STATE OF MISSOURI
COUNTY OF FRANKLIN] SS

I, Jennifer L. Melcoff, Recorder of Deeds, within and for said County and State, do hereby certify that the foregoing instrument of writing was filed for record on the _____ day of _____, 2016, at _____ o'clock _____ M., and duly recorded as Document Number _____ on said date.

IN TESTIMONY WHEREOF, I hereunto set my hand and affixed my official seal, at my office in Union, the date aforesaid.

Jennifer L. Melcoff, Recorder of Deeds

By _____ Deputy

SURVEYOR'S CERTIFICATE:

At the request of James Fortner, we have during the month of June 2016 executed a Property Boundary Survey and Subdivision from actual field data and record information on a tract of land being part of Sections 22 & 27, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County, Missouri and has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys and the results are shown hereon.

CB Engineering Inc.
DBA Cochran
LS-380

James R. Chervenak 6-27-16
By: James R. Chervenak, P.L.S. #2211
State of Missouri
Professional Land Surveyor
For Cochran

SUBDIVISION PLAT RIVER CITY CENTER LOT 15 RESUB CITY OF WASHINGTON FRANKLIN COUNTY, MISSOURI			
		<ul style="list-style-type: none"> • Civil Engineering • Land Surveying • Architecture • Site Development • General Consulting • Master Planning 	
		COCHRAN <small>5304 E. Independence Dr. Union, Missouri 65064 620-566-0160 (Mo.) 620-564-0162 (Toll) mitch@cochran.com</small>	
DRAWN BY S.A.L.	DATE 6-22-16	PROJECT NO. 16-6556	SHEET NO. 1 OF 1
AREA S22/27,T44N,R1W	SCALE 1" = 40'		



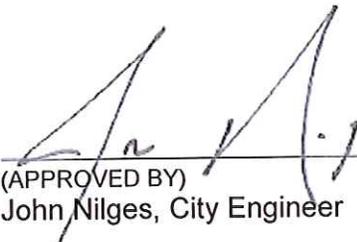
CITY OF WASHINGTON

405 Jefferson Street
Washington, Missouri 63090
636-390-1010 FAX 636-239-4649

PRELIMINARY PLAT PERMIT

PERMIT #:	160630003	DATE ISSUED:	6/30/2016
JOB ADDRESS:	RIVER CITY CTR PLAT	LOT #:	
PROPERTY ID:		BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	RIVER CITY LLC	CONTRACTOR:	RIVER CITY LLC
ADDRESS:	40 E FITZGERALD	ADDRESS:	40 E FITZGERALD
CITY, STATE ZIP:	GERALD MO 63037	CITY, STATE ZIP:	GERALD MO 63037
PHONE:	636-234-6479	PHONE:	
OCCUPANT:		ARCHITECT:	
PROP. USE:	PRELIMINARY PLAT	OCCP TYPE:	B - BUSINESS
VALUATION:	\$ 0.00	CNST TYPE:	IA
SQ FT:	0.00	ESTIMATED COST:	
NOTES:			

FEE CODE	DESCRIPTION	AMOUNT
PREP	APPLICATION FEE	\$ 75.00
ESCROW AMOUNT: \$ 0.00		TOTAL FEES \$ 75.00



(APPROVED BY)
John Nilges, City Engineer

DATE PAID: _____

6/30/2016
DATE



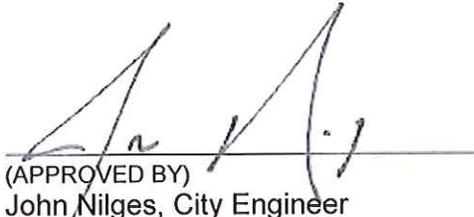
CITY OF WASHINGTON

405 Jefferson Street
Washington, Missouri 63090
636-390-1010 FAX 636-239-4649

PRELIMINARY PLAT PERMIT

PERMIT #:	160630003	DATE ISSUED:	6/30/2016
JOB ADDRESS:	RIVER CITY CTR PLAT	LOT #:	
PROPERTY ID:		BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	RIVER CITY LLC	CONTRACTOR:	RIVER CITY LLC
ADDRESS:	40 E FITZGERALD	ADDRESS:	40 E FITZGERALD
CITY, STATE ZIP:	GERALD MO 63037	CITY, STATE ZIP:	GERALD MO 63037
PHONE:	636-234-6479	PHONE:	
OCCUPANT:		ARCHITECT:	
PROP. USE:	PRELIMINARY PLAT	OCCP TYPE:	B - BUSINESS
VALUATION:	\$ 0.00	CNST TYPE:	IA
SQ FT:	0.00	ESTIMATED COST:	
NOTES:			

FEE CODE	DESCRIPTION	AMOUNT
PREP	APPLICATION FEE	\$ 75.00
ESCROW AMOUNT: \$ 0.00		TOTAL FEES \$ 75.00


(APPROVED BY)
John Nilges, City Engineer

DATE PAID: _____

6/30/2016
DATE