

CITY OF WASHINGTON, MISSOURI  
Department of Planning and Engineering Services  
405 JEFFERSON STREET • WASHINGTON, MO 63090  
636.390.1010 phone • 636.239-4649 fax

**Applicant Information for Rezoning Land**

Please print:

Applicant Name Virginia Patterson Daytime phone 636-221-2349 (Personal Message)

Address of Applicant 1107, 1111 Becker Road

Name of Owner \_\_\_\_\_ Daytime phone \_\_\_\_\_

Address of Owner (if different from Applicant) \_\_\_\_\_

**Site Information**

Current Zoning R-2 Lot Size 12,770 Sq. Ft. 0.29 Acre(s)

Existing Land Use: Duplex

Proposed Zoning and Intended Use of Property: R-1C The use will remain the same. Looking for R-1C to utilize rear lot line, subdivide and be able to sell the lots separately

**Surrounding Land Use**

North SFR South SFR

East Duplex West Duplex

To the best of my knowledge and belief, the data in this application and all attachments thereto are true and correct.

Michelle Maynard P.O.A.  
Virginia Patterson  
Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Signature of Landowner (if different) \_\_\_\_\_ Date \_\_\_\_\_

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: May 9, 2016

Re: File # 16-0401 and 16-0402 – Hilltop Homes Rezoning and Plat 6

Synopsis: The applicant is requesting approval of a rezoning at 1107 and 1111 Bieker Road from R-2 Two Family Residential to R-1C Single Family Attached and a preliminary plat for Hilltop Homes Plat 6.

<b>Adjacent Land Use /Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Duplex	R-2
South	Duplex	R-2
East	Single Family Residence	R-1A
West	Single Family Residence	R-1A

**Analysis:**

16-0401

The applicant is first requesting to rezone the property from R-2 Two Family Residential to R-1C Single Family Attached. The subject property and the surrounding property are utilized as duplexes. The R-1C zone district is designed to accommodate single family attached structures and allows a zero lot line on one side of the structure. The current use matches the intent of the R-1C zone district and allowing the rezoning would not detriment the surrounding properties.

16-0402

In junction with the proposed rezoning, the applicant is requesting a preliminary plat to separate the lot into 2 separate parcels. This would allow the owner to sell the lot without creating a condominium plat. The proposed plat shows two lots that are larger than 6,000 square feet in size, meeting the minimum lot size for the R-1C zone district. All appropriate easements are shown and the plat meets minimum City requirements.

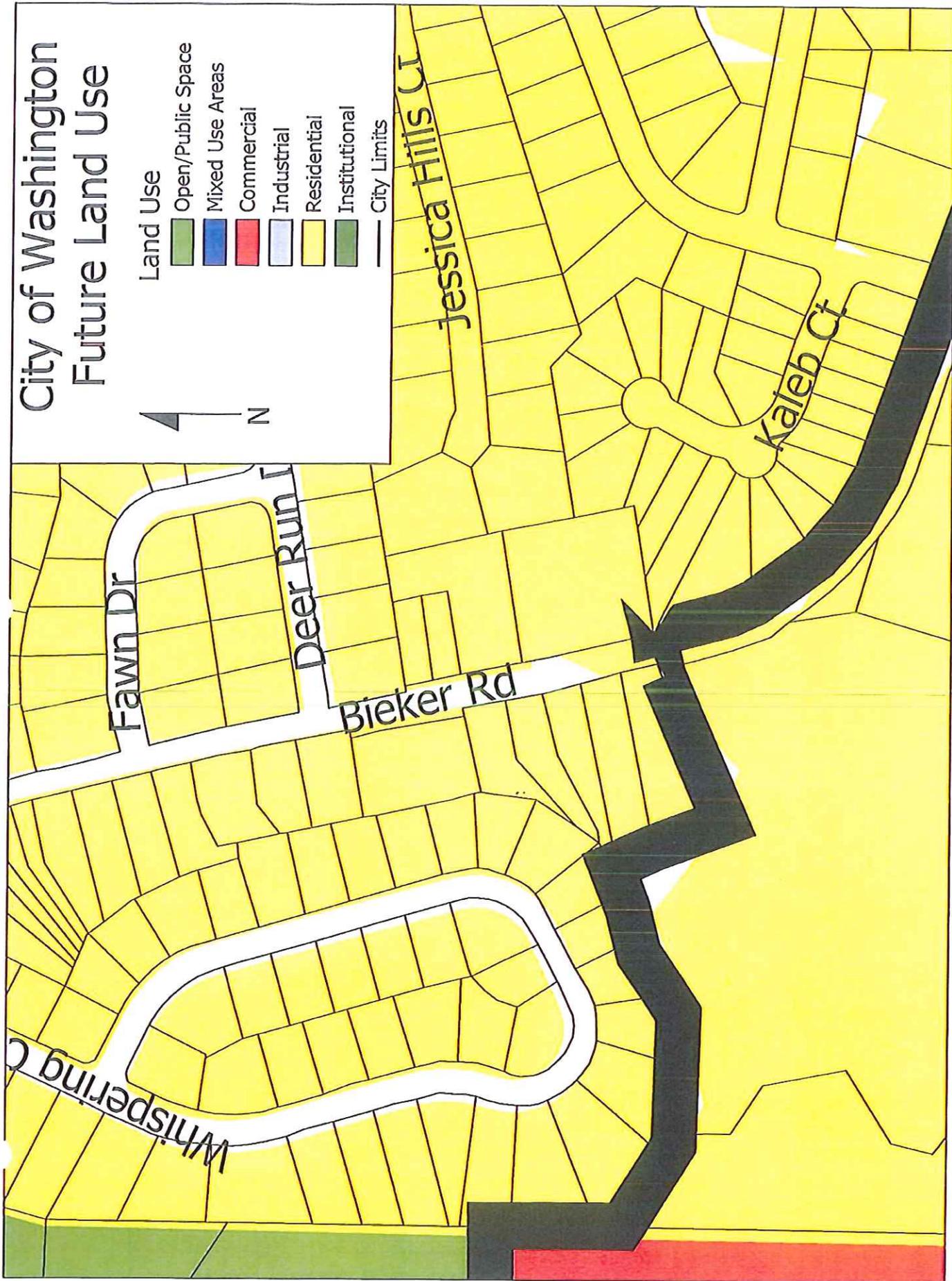
**Recommendation:**

Staff recommends approval of both the rezoning from R-2 to R-1C and the Preliminary Plat of Hilltop Plat 6

# City of Washington Future Land Use

## Land Use

- Open/Public Space
- Mixed Use Areas
- Commercial
- Industrial
- Residential
- Institutional
- City Limits







R-1A

BIEKER ROAD

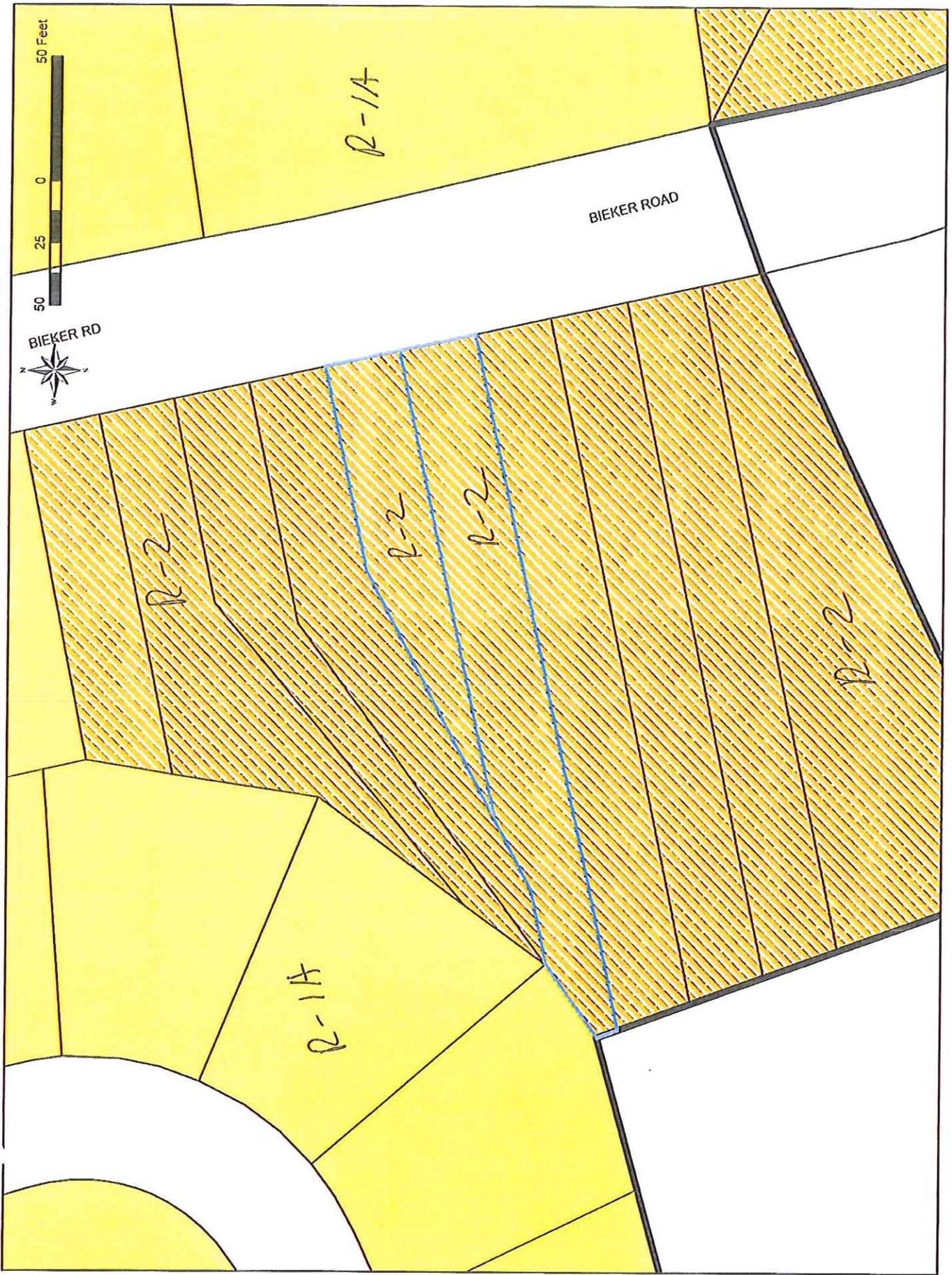
R-2

R-2

R-2

R-2

R-1A



Pg 2 : May 7 @ 7 pm  
C.C. : May 16 @ 7 pm

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

4-22

**PRELIMINARY PLAT APPLICATION**

Date: 4/14/2016

**Applicant Information:**

Name Virginia Patterson Phone 636-221-2349  
Address 1107 Bieker Rd Washington MO

Do you own the subject property?  Yes  No  
If not, please provide ownership information here:

Name Leonard Marquart Phone 636-221-2349  
Address \_\_\_\_\_

Name of Proposed Subdivision Hilltop Homes Plat 6

Number of Lots Proposed 2 Zoning District(s) R-1 C (rezoning from R2)

**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:  
Virginia Patterson  
by Michelle Marquart P.O.D.

APPLICANT/COMPANY NAME (Printed):  
\_\_\_\_\_

LANDOWNER SIGNATURE(s):  
\_\_\_\_\_

LANDOWNER NAME (Printed):  
\_\_\_\_\_

To: Planning and Zoning Commission

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16-0402

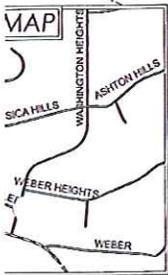
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**Recommendation:**

Staff recommends approval of both the rezoning from R-2 to R-1C and the Preliminary Plat of Hilltop Plat 6

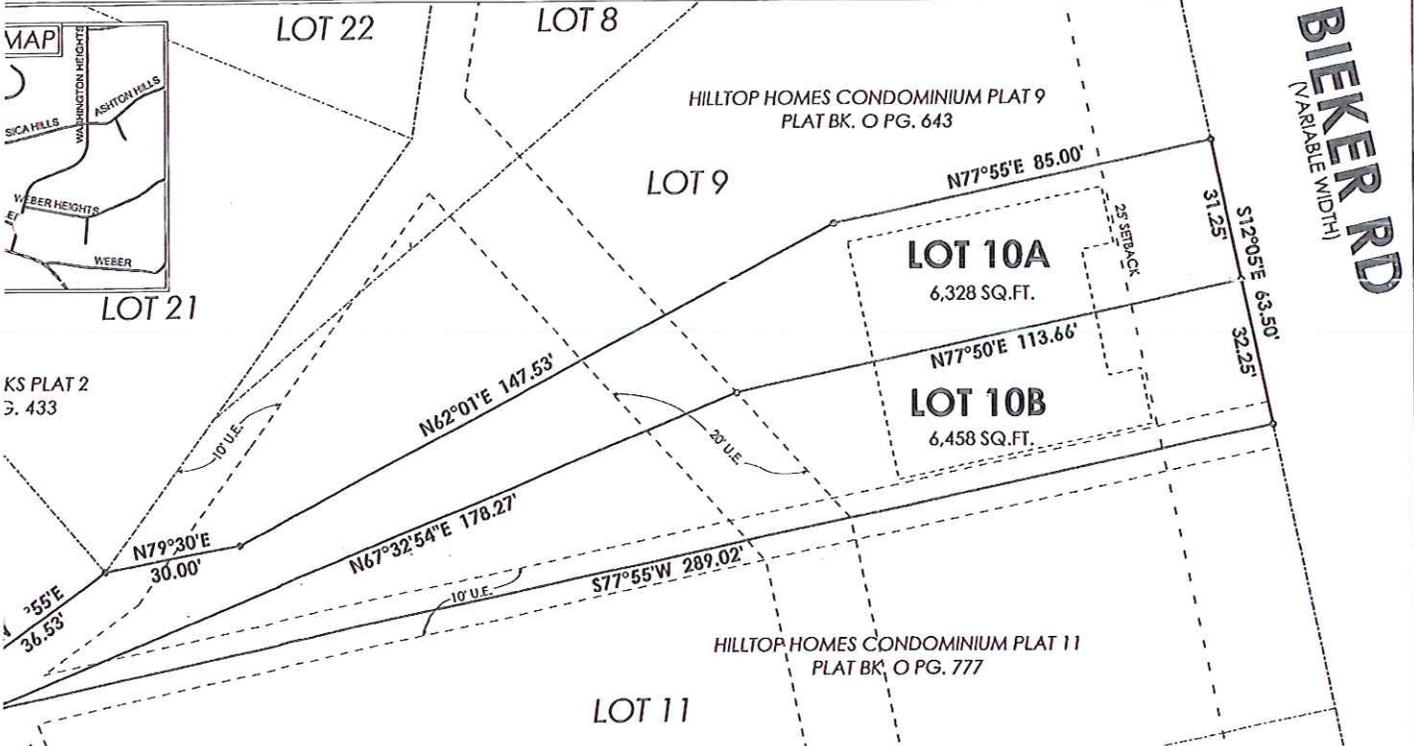
# HILLTOP HOMES PLAT 6

BEING A RESUBDIVISION LOT 10 OF HILLTOP HOMES PLAT 2 AND HILLTOP HOMES CONDOMINIUM PT NW 1/4 OF THE NW 1/4 OF SEC. 35, T 44N, R1W OF THE 5TH P.M. IN THE CITY OF WASHINGTON, A



LOT 21

KS PLAT 2  
3. 433



Sci  
Ky  
636  
RCS  
Start  
off

Beginning at a  
S77°55'W 289.1  
NS3°55'W 36.55  
NS2°01'E 147.2  
West 1/4 of SE  
Containing 12.  
Subject to any

NOTES:  
1. North dat  
Hilltop Hc  
2. Parent Tr  
3. Subject h

20  
6



May 2, 2016

Planning and Zoning Commission  
405 Jefferson Street  
Washington, Mo 63090

Re: Zoning Code Reorganization / Revisions  
Cul-de-sac Radii / Street Width Cost Estimate

Dear Commission,

At our previous Zoning Code Workshop there was discussion about the cost to developers if the following street design standards were continued / implemented:

1. Local Access Street Width: 35' measured from back of curb to back of curb
  - a. This is our current standard.
2. Minimum Cul-de-sac diameter: 96'
  - a. Our current standard is 60' diameter.

In an effort to provide the commission with cost information, we have completed cost estimates for the following *cul-de-sac street designs*:

1. Option 1: (35' wide street, 60' diameter Cul-de-sac) *Current Standard*
2. Option 2: (30' wide street, 96' diameter Cul-de-sac)
3. Option 3: (35' wide street, 96' diameter Cul-de-sac) *Proposed Standard*

Cost Summary\*

	Option 1	Option 2	Option 3
Infrastructure Cost	\$108,469.42	\$109,549.10	\$122,013.14
Land Cost	\$83,332.00	\$85,352.00	\$92,522.00
TOTAL	\$191,801.42	\$194,549.10	\$214,535.14

\*This estimate only applies to cul-de-sac streets with the maximum length, 770', as per City Code.

The following exhibit shows the design information for each scenario, as well as, an itemized cost estimate.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Nilges".

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

Attachments

PLANNING & ENGINEERING SERVICES  
405 JEFFERSON STREET  
WASHINGTON, MO 63090

Street Cost Comparison - Widths and Cul-de-Sac Diameters

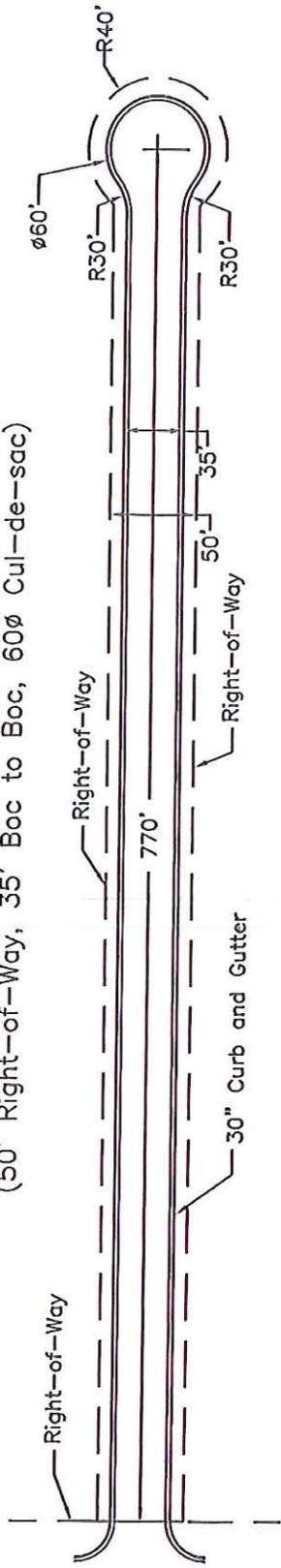
OPTION 1 - 35' BOC-BOC, 60' Ø CUL-DE-SAC						
Item	Description	Quantity	Unit	Unit Cost	Total	
1	Curb and Gutter, 30"	1,639.8	Ln. Ft.	\$12.00	\$19,677.60	
2	Asphalt - 4.5" Bit base, 2" BP-1	2,748.1	Sq. Yd.	\$24.15	\$66,366.62	
4	Fabric	3,203.6	Sq. Yd.	\$2.00	\$6,407.20	
5	Rock	3,203.6	Sq. Yd.	\$5.00	\$16,018.00	
	<b>SUBTOTAL</b>				<b>\$108,469.42</b>	
6	Land, 50' Right-of-Way	41,666.0	Sq. Ft.	\$2.00	\$83,332.00	
	<b>OPTION 1 TOTAL</b>				<b>\$191,801.42</b>	

OPTION 2 - 30' BOC-BOC, 96' Ø CUL-DE-SAC						
Item	Description	Quantity	Unit	Unit Cost	Total	
1	Curb and Gutter, 30"	1,713.0	Ln. Ft.	\$12.00	\$20,556.00	
2	Asphalt - 4.5" Bit base, 2" BP-1	2,750.0	Sq. Yd.	\$24.15	\$66,412.50	
4	Fabric	3,225.8	Sq. Yd.	\$2.00	\$6,451.60	
5	Rock	3,225.8	Sq. Yd.	\$5.00	\$16,129.00	
	<b>SUBTOTAL</b>				<b>\$109,549.10</b>	
6	Land, 45' Right-of-Way	42,676.0	Sq. Ft.	\$2.00	\$85,352.00	
	<b>OPTION 2 TOTAL</b>				<b>\$194,901.10</b>	

OPTION 3 - 35' BOC-BOC, 96' Ø CUL-DE-SAC						
Item	Description	Quantity	Unit	Unit Cost	Total	
1	Curb and Gutter, 30"	1,710.0	Ln. Ft.	\$12.00	\$20,520.00	
2	Asphalt - 4.5" Bit base, 2" BP-1	3,151.6	Sq. Yd.	\$24.15	\$76,111.14	
4	Fabric	3,626.0	Sq. Yd.	\$2.00	\$7,252.00	
5	Rock	3,626.0	Sq. Yd.	\$5.00	\$18,130.00	
	<b>SUBTOTAL</b>				<b>\$122,013.14</b>	
6	Land, 50' Right-of-Way	46,261.0	Sq. Ft.	\$2.00	\$92,522.00	
	<b>OPTION 3 TOTAL</b>				<b>\$214,535.14</b>	

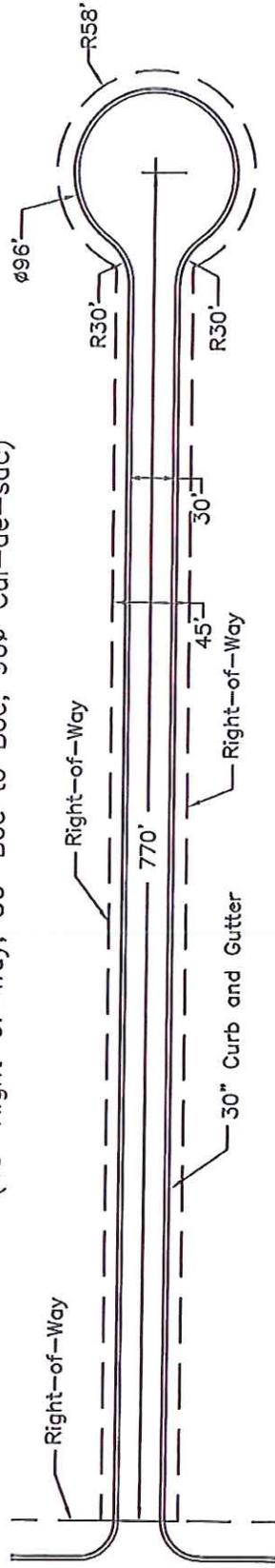
### Option 1

(50' Right-of-Way, 35' Boc to Boc, 60 $\phi$  Cul-de-sac)



### Option 2

(45' Right-of-Way, 30' Boc to Boc, 96 $\phi$  Cul-de-sac)



### Option 3

(50' Right-of-Way, 35' Boc to Boc, 96 $\phi$  Cul-de-sac)

