

**CITY OF WASHINGTON, MISSOURI  
PLANNING & ZONING COMMISSION MEETING  
405 JEFFERSON STREET, WASHINGTON, MISSOURI  
COUNCIL CHAMBERS -- GROUND LEVEL  
Monday, November 14, 2016 @ 7:00 P.M.**

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- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of the Minutes from October 10, 2016.
- 3) **Case # 16-1001 – Rezoning-** Applicant is requesting to rezone 8 parcels in the Meriwether Estates subdivision from R-3 Multi-Family Residential to R-1C Single Family Attached
- 4) **Case # 16-1002 – Preliminary Plat-** Applicant is requesting a preliminary plat in Meriwether Estates to separate 4 duplexes into 8 single family lots.
- 5) **Case # 16-0801 (b): Development Plan Approval –** Applicant is requesting approval of a Development Plan for the Duncan Property located at 1000 Duncan Heights Drive.

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**  
PLANNING & ZONING COMMISSION MEETING MINUTES  
Monday, October 10, 2016 @ 7:00 P.M.

The regular meeting of the Planning & Zoning Commission was held on the aforementioned date and time in the Council Chambers of City Hall, located at 405 Jefferson Street in Washington, Missouri.

- 1) The meeting was called to order, Pledge of Allegiance, and the following roll call was taken:  
**Present:** Tony Gokenbach, Carolyn Witt, Greg Skornia, Mark Piontek, Tom Holdmeier, Sandy Lucy, John Borgmann, Chuck Watson, Samantha Cerutti Wacker, Sal Maniaci

**Absent:** Kevin Cundiff

**Also Present:** Ed Pruneau, Ray Frankenberg

- 2) Approval of the Minutes from August 8, 2016  
**Motion to approve made, seconded, and passed without dissent.**
- 3) **Case # 16-0802: Voluntary Annexation – Applicant is requesting approval of a voluntary annexation of 14.49 acres south of the Malvern Hill Subdivision described as a tract of land being part of U.S. Survey 1912 and part of the North Half of the Northeast Quarter of Section 35, Township 44 North, Range 1 West of the 5th P.M., being more fully described as follows:**

Beginning at an iron rod at the Southeast corner of Common Ground A of Washington Victorian Manor Plat 1 recorded in Doc. #1222297;  
Thence S 0° 50' 32" W on the property line 261.87 feet to the quarter section line;  
Thence N 89° 48' 56" W on the quarter section line 1527.06 feet;  
Thence N 0° 11' 04" E 841.44 feet;  
Thence S 59° 25' 45" E 485.84 feet to a point on the west line of Malvern Hill recorded in Doc. #1320141;  
Thence S 30° 34' 15" W on the west line of said Malvern Hill 113.66 feet to an iron rod;  
Thence S 63° 24' 54" E on the south line of Malvern Hill and the southwest line of the Washington I, LLC tract recorded in Doc. #1302189 for 529.87 feet to an iron rod;  
Thence S 89° 47' 59" E on the south and southwest lines of Washington I, LLC and the south line of Washington Victorian Manor Plat 1 recorded in Doc. #122297 693.84 feet to the POINT OF BEGINNING;  
SUBJECT TO easements, conditions, and restrictions of record.

**Sal Maniaci-**This property is not within the City limits. It is at the end of Rabbit Trail Drive just south of Malvern Hills. Applicant wants to annex 14.49 acres into the City. They are requesting R-1D Single Family Residential with a lot minimum of 7,500 ft. That is the existing zoning of Malvern Hill. Staff recommends approval of Annexation and zoning of R1D.

**Motion to approve made, seconded, and passed without dissent.**

- 4) **Case # 16- 0901: Preliminary Plat –Applicant is seeking approval of a preliminary plat for Malvern Hill Phase 2, a 31 lot single family residential development.**

**Sal Maniaci-**Proposed 31 lot single family residential homes. It does have three stubs, Rabbit Trail to the south, it does not extend to the property line. There is a creek that runs along the south end of this property. The user requirements are that the improvements to extend to the end of the property line. In this instance it would require off site grading. The first stub is at Rabbit Trail. The second stub is at Kuenzel Drive. There is an existing Kuenzel Drive in the Weber Estates Subdivision. They do show a temporary turn around for this phase. It will extend over to the Weber farm. The third stub is Hall's Green Road which extends north which will wrap around the existing Malvern Hill. There is one cul-de-sac proposed that will be permanent, Bethany Court. Half of the right-of-way is shown on the neighboring property to the north. We will need to see a revised plat for the Victorian Manor property to allow that right-of-way to be dedicated. The location of this cul-de-sac is important. Bethany Court has a cul-de-sac. This is part of the Comprehensive Plan does have this connection from Rabbit Trail to Stone Crest. When Victorian Manor first came in, there was a 25 ft. road dedication to the City of Washington for the purpose of a future east west connection from Rabbit Trail to future extension of Stone Crest. With the two options you can cross further south which the Comp Plan showed or you can extend to the north. Staff is recommending approval for the location of the cul-de-sac allowing that to remain. We do have a portion of the right-of-way dedicated; we would have to acquire 25 ft. of right-of-way needed to fit a bridge. The flood plain in this area further south off cul-de-sac is significantly

wider than up north. Further up north to Rabbit Trail the raven deeps and then gets narrower. The bridge would be shorter to cross farther north. The third reason, I would recommend, is pushing the connection further north. It would be a more direct connection to Phoenix Center. This connection further south would mean more traffic on Bieker Road, Malvern Hills, Weber Estates as well as Lake Washington. As Stone Crest continues to develop we would have a more direct connection diverting traffic a portion of this property onto Vernaci Drive. That is one of the reasons that this plan differs. Staff recommends approval with the following conditions be met:

1. Kuenzel Drive must terminate in a temporary turnaround that meets cul-de-sac requirements and constructed of a hard surface capable of supporting 75,000 lbs.
2. A 200 foot corridor must be recorded on the property to the west (Weber Farm) showing the general location of the connection between the existing and proposed Keunzel Drives.
3. No additional plats proposing access to Kuenzel Drive, Halls Green Drive, or Rabbit Trail Drive shall be approved until a second access point is constructed.
4. The plat does not show Rabbit Trail Drive improvements extending to the property line. A guarantee agreement with a letter of credit or some other type of financial insurance must be approved ensuring the connection will be made at a later date.
5. A revised plat for Victorian Manor showing the right of way dedication for Betony Court must be submitted.
6. A 12" waterline is required along Kuenzel Drive. The City will participate in paying for the difference of the upsizing provided that the water test shows the 10" line will meet the requirements of the proposed development.
7. A note must be added to the plat as follows "The owner of each lot within the subdivision shall maintain the stormwater management system serving this subdivision unless the stormwater management system has been accepted for maintenance by the City of Washington, Missouri. The maintenance costs shall be shared equally with each owner of any lot served by the stormwater management system.
8. "Future Development" signs must be posted at the end of each stub street.
9. Construction plans must be submitted and approved prior to any construction beginning.
10. A final plat will not be approved until improvements are completed or guarantee agreement has been submitted and approved consisting of some type of financial insurance that the improvements will be completed per approved plans.

**Chuck Watson**-What is the size of the current water line?

**Sal Maniaci**-Currently, 12 inches in Kuenzel Drive

**John Borgmann**-Is there a creek that is going to have to be span by bridge to make that extension?

**John Nilges**-This is not in the flood plain and a minor design item.

**Greg Skornia**-Would you have a box culvert?

**John Nilges**-It could be any kind of culvert. It would be up to the design engineer on the next phase.

**John Borgmann**-My concern is you have that many houses with only one way in and out. Not good for emergency services. You have two streets that are named Kuenzel Drive so you have to make sure that they have separate addresses for those services.

**Sal Maniaci**-We will separate the block numbers. We will have addressing approved by emergency services. Is there any timeline on when that might connect?

**Samantha Wacker**-Is there any issue about approving half a street at Bethany Court?

**Mark Piontek**-No, they will have to replat Victorian Manor.

**Samantha Wacker**-Would it help emergency services if Kuenzel Drive were called East Bethany Court?

**John Borgmann**-That would probably be confusing.

**Cameron Lueken-Wunderlich Surveying & Engineering**-There will no need for a small bridge.

Time frame is about two and half to three years. We have contacted Americare and they do know they need to dedicate the right-of-way. Western Kuenzel is an 8" line. There are two homes on the Weber Farm which we will work with on access on to the City Street.

**John Borgmann**-So Hall's Green Road is one that is planned to go into that?

**Cameron Lueken**-Yes. SO we will have 2 access points?

**Cameron Lueken**-Yes.

**Citizen**-Storm water issues. Did not talk into mike.

**John Nilges**-We are in the process of reviewing the plans and this will be addressed.

**Cameron Lueken**-There will be construction that will address the stormwater issue.

**Motion to approve made, seconded, and passed without dissent.**

- 5) **Case # 16-0902: Preliminary Plat – Applicant is seeking approval of a preliminary plat for Skyler's Place located at 355 McLean Avenue.**

**Sal Maniaci**-This is an existing duplex and a special instance. The applicant is seeking approval of a preliminary plat to split the lot into two parcels as well as a rezoning to R-1C Single Family Attached. The proposed subdivision shows one lot under the minimum lot size of 6,000 square feet, however, the applicant has had a variance approved by the Board of Zoning adjustment to allow the smaller lot size. All utilities are already in place so there is no need for additional utility easements. We are proposing to separate which will be one lot @ 2,450 ft. which the variance was approved. Existing easements are there. Staff recommends approval.

**Motion to approve made, seconded, and passed without dissent.**

- 6) **Case # 16-0904: Rezoning** – Applicant is requesting to rezone 355 McLean Avenue from R-2 Overlay to R-1C Single Family Attached.

**Sal Maniaci**-There are the same in the vicinity. Not out of character for neighborhood. Staff recommends approval.

**Motion to approve made, seconded, and passed without dissent.**

- 7) **Case # 16-0801 (a) : Rezoning.** – Applicant is requesting to rezone 2 parcels located at 1000 Duncan Heights Drive from R-1A Single Family Residential to C-4 Planned Commercial.

**Sal Maniaci**-One lot has access off Duncan Avenue and the other has driveway access. The zoning is R1-A Single Family Residential to the east, north and south. The use to the south is a church and to the east is a Single Family subdivision as well as off Rainbow Drive where the rezoning of the Wilson property is now C-4 Planned Commercial. There is continued commercial zoning down to Hwy 47 & Hwy 100. Commercial zoning is not out of character of the area. There is adequate ingress and egress onto Duncan Avenue which is not a residential street. There are no single family homes located there that have access on to Duncan Avenue. The property is in proximity of the stop light at 14<sup>th</sup> & Hwy 47. There is an increase in height going to the east and it is improbable that the property would be developed as residential. The C-2 zoning is an appropriate zoning for the area. The applicant is requesting the C-4 zoning which requires special conditions. We are recommending approval of the zoning.

## Analysis

- The property is fronted along the Highway 47 Commercial Corridor
- The property has adequate ingress and egress onto Duncan Avenue, which is not a residential street
- The adjoining property to the north was approved for a C-4 zoning in 2015
- The future land use map designates the property as commercial
- Given its proximity to the highway and its topographical issues, it is unlikely that the property will ever be developed residentially
- The C-4 zoning allows for extra requirements that can keep the development from being a detriment to the neighboring properties

## Conditions of Approval

1. The property may not be used as a gas station, an auto or equipment repair facility, or a retail lumber store.
2. The Right-of-way for Duncan Ave. must be recorded before the rezoning can take place.

**John Borgmann**-Do we know how many commercial properties that are occupied as opposed to vacant properties?  
**Sal Maniaci**-We do not have that information.

**Darren Lamb**-We would have to get that information.

**Tom Donlavy-8 Fieldstone Court**-Could it happen that if the approval of the zoning and development plan were approved that Mr. Duncan could go ahead with no more discussion between Planning and Zoning and the neighbors? It is the intent on the second vote on the Development Plan?

**Sal Maniaci**-It is two separate items. The Development Plan is contingent on the zoning. This is an advisory board and it will go to City Council on Monday, October 17<sup>th</sup>, 2016. If it approved at that time the developer would have two years to implement the plan.

**Tom Donlavy**-Given that the rezoning is in the hands of the Council we request that any pronouncement news reporting that the approval of the Development Plan was approved without neighboring property owners would be detrimental to our cause and that we were comfortable with the rezoning. This is a false perception. We would be at a serious disadvantage at the City Council meeting. This rezoning was requested about 18 months ago we are understanding that there has been no changes to the issue and why the vote tonight would be any different since that time. We request that this meeting refer to the C-4 request and not the Development Plan.

**Tom Holdmeier**-That will be decided by the Board.

**Tom Dunlavy**-We have some observations that Mr. Duncan has done some recent landscaping to the property but nothing has changed since the last vote. Regarding the analysis and on the future land use map, it was discussed extensively during the last years P&Z meeting that the zoning and Development Plan be tabled. Properties were purchased understanding the zoning of the surrounding properties which is residential. This property is not suitable for commercial development. Lack of suitability was the reason it was voted down last time. The neighborhood would be greatly affected.

**Lloyd Miesner-3 Fieldstone Court**-We currently about 200 ft. from the Duncan property. This is a residential area. We have pride in our neighborhood. It would devalue our property. In my opinion this is spot zoning and encroachment. Traffic is a major issue in the area. I have researched the responsibilities of the P&Z Board:

- The Board's responsibility is to represent the citizens. Including the affects the movement of traffic.
- To segregate business/residential districts.
- Safety of persons and property.

There are neighbors that are very close in proximity to this property and it devalues their property severely.

**John Hillermann-5 Fieldstone Court**-It has devalued our properties. This property was an eye soar to the community. The current plan shows a 27 ft. which would definitely devalue my home.

**Steve Ruether-3 Scenic Drive**-How much unoccupied commercial space is in town? I think it would be good to know. We are here to oppose the rezoning of the property. Traffic is an issue. The access to the property would increase the congestion on Duncan Avenue. As far as emergency services, I believe that with the development of this property it would be difficult for emergency services. The retaining wall is also a danger at the 27 ft.. Is the property suitable for residential if the appropriate actions are taken?

**Tom Holdmeier**- I think it would be difficult with the lay of the land and the rock.

**Steve Ruether**-Would it be difficult to develop as a commercial property?

**Tom Holdmeier**-No, residential would be more difficult.

**Steve Ruether**-It costs so much to move rock? So building a 27 ft. wall would not be detrimental to the surrounding property owners?

**Tom Holdmeier**-Commercial would warrant that investment where I believe that residential would not. It was done at several locations throughout town.

**Steve Ruether**-There is residential green space along Hwy 47 so de we need to line that with parking lots and office buildings. Perhaps the Comp Plan could be reviewed and updated. We did submit several pages of signatures in opposition of this development. The issues are the same as what they were when this all began. The only difference in the plans is that he has doubled in size of the development.

**Tom Holdmeier**-Do you think commercial property hurts residential?

**Steve Ruether**-In certain areas.

**Ray Frankenberg II-BFA, Inc.**-Representing the Duncan's. I do not believe you could build residential on this property. I understand why this was part of the Master Plan. It was well thought out. On the major artery in our town you don't want to have children, older people, and families trying to get out of there on a daily basis including all the employees from Patient's First. I feel that the zoning of this property is commercial. The property owners say that this development will devalue their properties. They bought those properties thinking that trees were going to surround it forever. You can't believe that you can buy a lot and never have anything developed on the side of it. There are people that would like to look out there back window and see their yard instead of the woods. There is also the possibility that with the buffer this development has to offer with

the C-4 zoning they could have buffered as well. We are going to offer the full buffer zone and landscape it appropriately. We want to set the property up for the value it has.

**Samantha Wacker**-What is the reason for looking at the plans tonight?

**Ray Frankenberg II**-Right now we are talking to tenants trying to find out if this is going to work. We are trying to set the conditions of this site early. There is a good chance that there are going to be changes to this plan. Further explanation of site plan.

**Samantha Wacker**-Are there certain types of tenants that you are looking at?

**Ray Frankenberg II**-I can tell you that it is not a big box commercial occupant on this site plan. Medical is an option. At this time there is no drive thru shown. It would have to be a modification to the plan.

**Sal Maniaci**-If the parking increases it would have to come back to the Board. They would not need a Special Use Permit.

**Sandy Lucy**-How much can you change without having to come back?

**Sal Maniaci**-Decreases, increases, no landscaping changes or parking spaces.

**Carolyn Witt**-When we discussed this before, there was no plan. He was looking to get the zoning so he could sell the property. Is the owner interested in building the building?

**Ray Frankenberg II**- I would say he is interested. With the tenants that may be built up he may look at a developer.

**Carolyn Witt**-That was the problem the last time. We didn't have anything to approve.

**Ray Frankenberg II**-That is what I am trying to do here, what isn't definite I am going to let you know. The zoning of C-4 makes sense. I believe that residential would be dangerous. With commercial you can afford to do what is needed to be done for this property. The next step is the site plan approval because if you know you can build something. With the site plan approval it will be more appealing to tenants and developers.

**Samantha Wacker**-Can hours of operations be restricted?

**Mark Piontek**-No, that usually is part of a Special Use Permit. You can't really restrict it depends on how it is going to be developed.

**Samantha Wacker**-Is the owner open to other uses besides those that are listed?

**Ray Frankenberg II**-Right now it is the ones that we are requesting. If there are others we would have to look at them.

**John Borgmann**-I am not comfortable approving C-4 zoning without the approval of the development plan. One question is the extension of the privacy fence that surrounds the property and abuts to the neighborhood properties. That is not shown on this development plan. Will that decrease the parking spots and building size to accommodate that space?

**Ray Frankenberg II**-We did not feel that the fence had to be at the buffer line.

**John Borgmann**-So you would put the fence on top of the retaining wall?

**Ray Frankenberg II**-Yes.

**John Borgmann**-Have you looked at the traffic counts?

**Sal Maniaci**-Without knowing what was going to be there it is difficult to do a traffic study at this time.

**Ray Frankenberg II**- Within a residential area I don't think that would be recommended.

**Steve Ruether**-Read from the code all the different establishments that are possible for the property.

**Tom Smith-4 Scenic Drive**-I still believe that residential zoning is still the best for this property. On the plan they have our house 30 ft. from the line and it is actually 13 ft. I believe that the moving of the rock on this development would be detrimental to my home. I believe with the amount of parking spaces would only cause more congestion on Duncan Avenue

**Charlie Hart-6 Fieldstone Court**-Opposed the zoning. When was the last traffic study done on this?

**John Nilges**-We are not sure at this time.

**Tom Holdmeier**-We look at what is good for the City. We are not just into developing without knowing it would be an asset to the City.

**Sandy Lucy**-Has anyone approached your neighborhood to develop this as residential?

**Charlie Hart**-No.

**Darren Lamb**-The last traffic study that was possible done was when the City wanted to make a four way intersection. We did work with MoDOT extensively on this project. It is part of the Comp Plan that Duncan Avenue was going to be used as a collector street.

**John Nilges**-Madison is not as a collector street in the Comp Plan. However, East West Gateway has just increased Madison Avenue to be a minor arterial. EWGW and MoDOT are recognizing that Madison Avenue is a heavy traffic load street.

**Pastor Amy Lapell-Pastor-Peace Lutheran Church-5 Scenic Drive**-Concerns about the traffic. The safety is a concern with the height of the drop off on the development. Another concern is the blasting and how it will affect their church.

**Rodney Stoyer-406 Cedar Street**-Support for the neighborhood in discussion.

**John Borgmann**-Pointing out distances on the site plan.

**Samantha Wacker**-Do you think this property is suitable for a retirement home?

**Ray Frankenberg II-** I believe you could.

**Samantha Wacker-**Is there a sidewalk proposed for this property? If not can you have one?

**Ray Frankenberg II-**No there is not and I would not recommend it.

**Tom Holdmeier-**Can you give us information on how much rock is there?

**Ray Frankenberg II-**We have not drilled to see how much rock is there at this time.

**Darren Lamb-**Is there any way this building could be shifted?

**Ray Frankenberg II-**Yes you could.

**John Nilges-**Does the Duncan home have a basement?

**Ray Frankenberg II-**Yes, it is a drive in garage.

**John Hillermann-**Comments on how much money being discussed.

**Rodney Stoyer-**Comments on price of property and zoning.

**Tom Holdmeier-**I don't know what the asking price for this property. Sometimes the development costs, if you develop property that is very expensive to start a house you could end up with worse residential property then a commercial.

**John Borgmann-**Still wanting to know how we can rezone without approving the site plan.

**Sal Maniaci-**You can approve the zoning and the owner will have two years to come back with a site plan.

**John Borgmann-**I believe that this plan is workable which makes me want to approve the C-4.

**Tom Holdmeier-**So we approve C-4 and they get a buyer/developer they will have to come back for approval of what they requesting.

**Samantha Wacker-**My concerns are what is going to go in there and if we can add further restrictions.

**Sal Maniaci-**Any changes to the property would have to come back for approval.

**John Borgmann-**Can this property be marketed without being zoned commercial? And is it being marketed as that at this time?

**Ray Frankenberg-**Yes to your first question and no to the second one.

**John Borgmann-**Do you know why the Duncan's are not present?

**Ray Frankenberg II-**We actually told him not to be here.

**John Borgmann-**Is the property marketed as commercial?

**Ray Frankenberg II-**They are marketing as a commercial.

**Tom Dunlavy-**Concerns on the vote being for both the zoning and development plan.

**Tony Gokenbach-** I have done some research into how commercial properties can affect residential property. Perhaps we could set up an action committee involving the neighbors and the City to do further research into this. We do need to hear from the Duncan's and I don't know where the Board stands on this.

**Tom Holdmeier-**That would be for the Commission to discuss. At this point I believe we would have to come back to the site plan at a future time. There are too many unknowns right now.

**Samantha Wacker-**I would have more restrictions to the plan.

**Sandy Lucy-**If we approve the zoning and get the Councils input we could come back after that and review the site plan.

**John Borgmann-**I think we should go ahead and approve the C4 zoning and hold off on the site plan and also get the City Council input on this.

**Tom Holdmeier-**Then at that time maybe the developer could meet with the neighbors.

**Ray Frankenberg II-**I believe that the property would be a C-2 zoning district but we have requested the C-4 to put more restrictions on the development.

**Carolyn Witt-**We talked about a senior development, not an institution. Perhaps villas like Homstead at Hickory View.

**John Borgmann-**I don't think this property would be appropriate for that sort of property.

**Carolyn Witt-**Not a communal establishment. More of a senior housing.

**Ray Frankenberg II-**We do development all over and food is always one option that seems to be a good fit.

**Darren Lamb-**You can table both or you can approve one and table the other.

**Motion made, seconded, roll call vote regarding C-4 Zoning:**

**Tony Gokenbach-**yes, **Carolyn Witt,** no, **Greg Skornia,** no, **Tom Holdmeier,** yes, **Sandy Lucy,** yes, **John Borgmann,** yes, **Chuck Watson,** yes, **Samantha Wacker,** yes, **Carolyn Witt,** no. Vote was six to two, passed without dissent.

**Sandy Lucy-**So by tabling this they can come back at a later date?

**Sal Maniaci-**We have received a petition that has been verified as 30% so it will need a super majority at City Council.

- 8) **Case # 16-0801 (b): Development Plan Approval** – Applicant is requesting approval of a Development Plan for the Duncan Property located at 1000 Duncan Heights Drive

**Motion made to table the Development Plan, seconded and passed without dissent.**

**Motion made to adjourn at 9:35 p.m., seconded and passed without dissent.**

**The next meeting of the Planning & Zoning Commission will be November 14<sup>th</sup>, at 7:00 p.m.**

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: November 14, 2016

Re: File # 16-1001 – Meriwether Estates – Rezoning

Synopsis: The applicant is requesting to rezone 325, 329, 317, 321, 300, and 304 Coulter Court and 1908 and 1912 Clark Drive in the Meriwether Estates Subdivision from R-3 Multi-Family Residential to R-1C Single Family Attached.

<b>Adjacent Land Use /Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Commercial Property	C-2
South	Single and Two Family Residences	R-1A, R-1C, and R-3
East	Commercial Property	C-2
West	Single and Two Family Residences	R-1A, R-1C, and R-3

**Analysis:**

The applicant is wishing to rezone the subject properties from R-3 Multi-Family Residential to R-1C Single Family attached. The request includes 4 duplexes along Coulter Court and Clark Drive in the Meriwether Estates Subdivision. The neighborhood was constructed prior to the existence of the R-1C Single Family Attached zone district and the owners would like to rezone the properties in order to subdivide them for individual sale. The surrounding properties are all either single family or two family structures, and a number of duplexes in Meriwether Estates have already had R-1C rezoning approved. Granting the request would not detriment the surrounding properties and would place the properties in the correct district.

\*\* Four of the lots are smaller than permitted in the R-1C Zone District requiring approval of a variance.

**Recommendation:**

Staff recommends approval to rezone 325, 329, 317, 321, 300, and 304 Coulter Court and 1908 and 1912 Clark Drive in the Meriwether Estates Subdivision from R-3 to R-1C Single Family Attached.

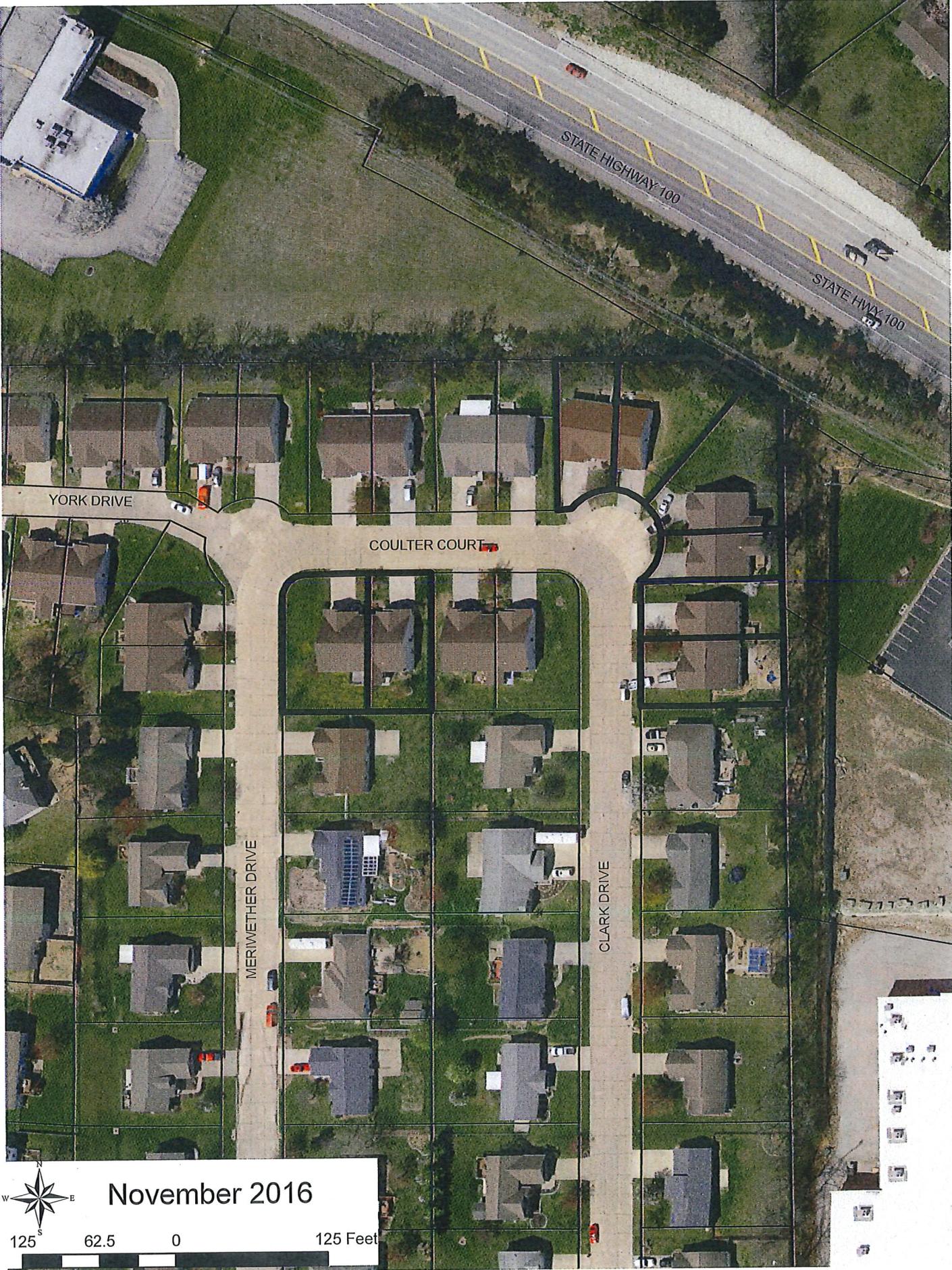
# Meriwether Estates Rezoning - Existing Zoning Map



November 2016

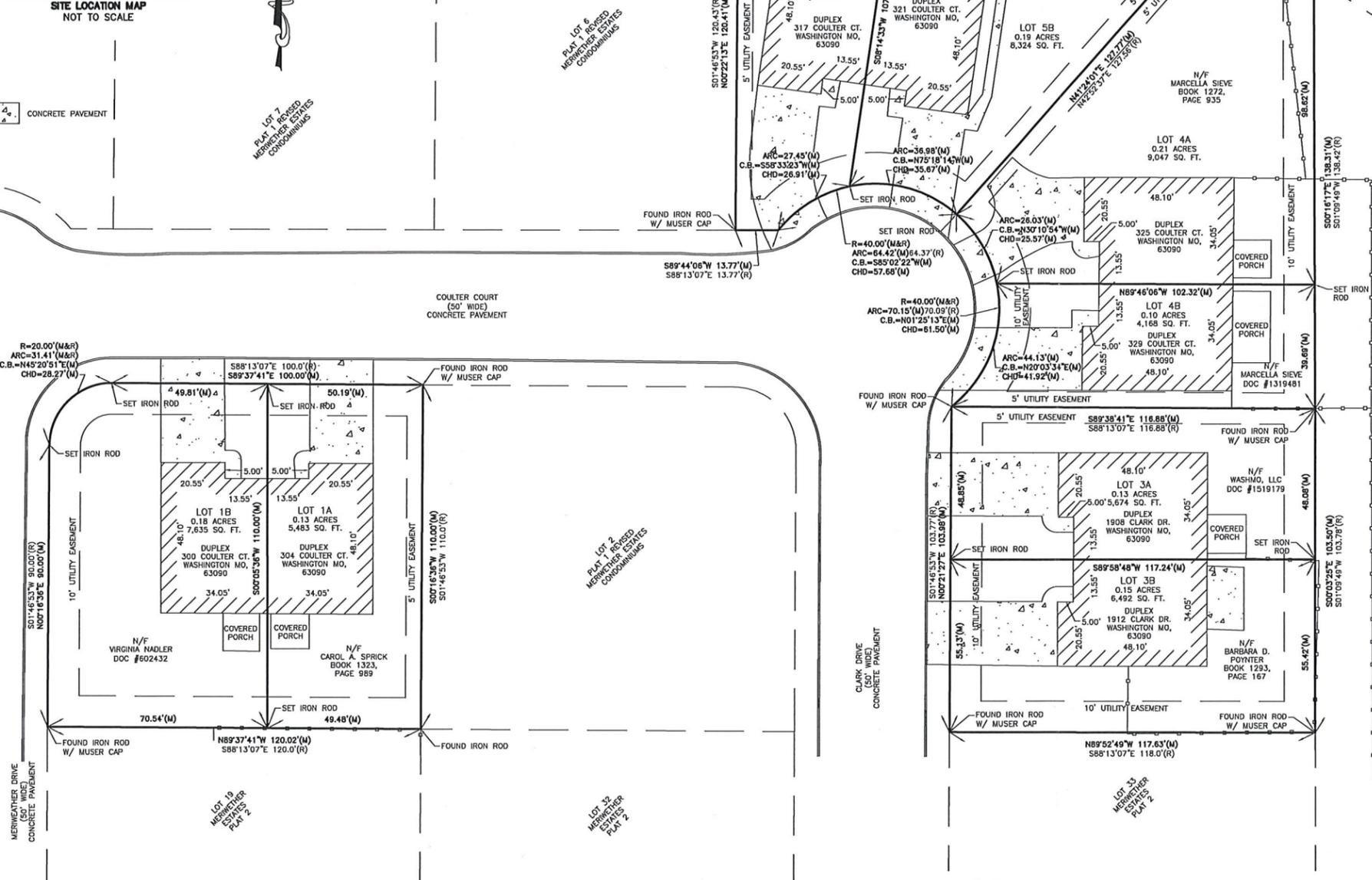
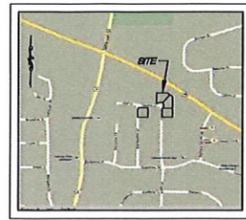
190 95 0 190 Feet

# Meriwether Estates Rezoning and Preliminary Plat - Aerial Map



# BOUNDARY ADJUSTMENT PLAT

## ALL OF LOTS 1, 3, 4, AND 5 OF "PLAT 1 REVISED MERIWETHER ESTATES CONDOMINIUMS", BEING PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 1 WEST, OF THE 5TH P.M., CITY OF WASHINGTON FRANKLIN COUNTY, MISSOURI



**CERTIFICATE OF OWNERSHIP:**

We hereby certify that Virginia Nadler, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 1A of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

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

Virginia Nadler,

STATE OF MISSOURI }  
COUNTY OF FRANKLIN } SS

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Virginia Nadler, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

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

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**

We hereby certify that Carol Sprick, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 1B of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

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

Carol Sprick,

STATE OF MISSOURI }  
COUNTY OF FRANKLIN } SS

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Carol Sprick, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

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

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**

We hereby certify that Michael E. Stelzer, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 3A of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

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

Michael E. Stelzer,

STATE OF MISSOURI }  
COUNTY OF FRANKLIN } SS

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Michael E. Stelzer, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

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

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**

We hereby certify that Barbara D. Poynter, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 3B of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

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

Barbara D. Poynter,

STATE OF MISSOURI }  
COUNTY OF FRANKLIN } SS

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Barbara D. Poynter, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

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

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**

We hereby certify that Marcello Sieve, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 4A of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

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

Marcello Sieve,

STATE OF MISSOURI }  
COUNTY OF FRANKLIN } SS

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Marcello Sieve, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

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

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**

We hereby certify that Marcello Sieve, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 4B of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

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

Marcello Sieve,

STATE OF MISSOURI }  
COUNTY OF FRANKLIN } SS

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Marcello Sieve, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

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

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**

We hereby certify that Noreen Wayne, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 5A of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

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

Noreen Wayne,

STATE OF MISSOURI }  
COUNTY OF FRANKLIN } SS

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Noreen Wayne, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

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

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**

We hereby certify that Cheryl Westhoff, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 5B of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

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

Cheryl Westhoff,

STATE OF MISSOURI }  
COUNTY OF FRANKLIN } SS

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Cheryl Westhoff, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

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

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**CITY CLERK'S CERTIFICATE**

I, Mary Trentmann, City Clerk for and within the City of Washington, Missouri, do hereby certify that the above Boundary Adjustment Plat was approved by the City Council of Washington, Missouri,

by Ordinance No. \_\_\_\_\_ passed and approved the \_\_\_\_ day of \_\_\_\_\_, 2016.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal of the City of Washington, Missouri, this \_\_\_\_ day of \_\_\_\_\_, 2016.

Mary Trentmann  
City Clerk, Washington, MO

**RECORDER OF DEEDS CERTIFICATE:**

STATE OF MISSOURI }  
COUNTY OF FRANKLIN } SS

I, Jennifer L. Metcalf, 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 \_\_\_\_\_, and duly recorded in 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. Metcalf, Recorder of Deeds  
By \_\_\_\_\_ Deputy

**Surveyor's Certificate:**

This is to certify to Mike Stelzer, that during the month of October, 2016 we executed a Property Boundary Survey on a tract of land being all of Lots 1, 3, 4, and 5 of "Plat 1 Revised Meriwether Estates Condominiums", being part of the Northwest Quarter of Section 27, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County, Missouri. To the best of my knowledge and belief, this map or plat and the survey on which it is based were made in accordance with the current "Minimum Standards for Property Boundary Surveys" of the Missouri Department of Agriculture, Division of Land Survey and meets the accuracy requirement of a "Suburban Property" as defined therein.

Mark R. Frankenber, PLS #2365  
State of Missouri  
Registered Land Surveyor for  
Buescher Frankenber Associates, Inc  
Corporate # 00095

**Notes:**

- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RIK Network.
- (M) - Denotes measured survey information gathered by Buescher Frankenber and Associates on October 19, 2016.  
(R) - Denotes recorded plot information as per "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864 of the Franklin County Recorder of Deeds Office.
- See Current Planning and Zoning regulations for building setback information.
- Easements and building line information as per "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864 of the Franklin County Recorder of Deeds Office.

**Recorded Description:**

All that part of Lots 1, 3, 4, and 5 of "Plat 1 Revised Meriwether Estates Condominiums", recorded on September 8, 1999 in Book "P", Page 864 of the Franklin County Recorder of Deeds, being part of the Northwest Quarter of Section 27, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County Missouri.

DRAWN C.R.H.	E-Mail: <a href="mailto:ml@bfaeng.com">ml@bfaeng.com</a>	TELEPHONE: (636) 239-4751
DATE 10/24/16	 <p><b>BFA</b> CONSULTANTS-ENGINEERS-SURVEYORS <a href="http://www.bfaeng.com">www.bfaeng.com</a></p>	
JOB No. 4387		
SHEET NAME BOUNDARY ADJUSTMENT PLAT	103 ELM STREET	WASHINGTON, MISSOURI 63090

#4

CITY OF WASHINGTON, MISSOURI  
Department of Planning and Engineering Services  
405 JEFFERSON STREET • WASHINGTON, MO 63090  
636.390.1010 phone • 636.390.1069 fax

**Applicant Information for Rezoning Land**

Please print:

Applicant Name Virginia Nadler / Carol Sprick Daytime phone 314-803-3492  
Mite Stelzer

Address of Applicant 300/304 Coulter St.

Name of Owner V. Nadler / C. Sprick Daytime phone \_\_\_\_\_

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

**Site Information**

Current Zoning Duplex / Residential Lot Size 13, 118 Sq. Ft. 0.30 Acre(s)

Existing Land Use: Duplex / Residential

Proposed Zoning and Intended Use of Property: Zero Set Back

R-1C Single Family Attached

**Surrounding Land Use**

North Duplex South Single Family

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.

Carol Sprick / Virginia Nadler / 4/27/15 / 7-27-15  
Signature of Applicant Date

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

CITY OF WASHINGTON, MISSOURI  
Department of Planning and Engineering Services  
405 JEFFERSON STREET • WASHINGTON, MO 63090  
636.390.1010 phone • 636.390.1069 fax

Applicant Information for Rezoning Land

Please print: CHERYL WESTHOFF 636-221-1232  
Applicant Name Noreen Wayne Daytime phone \_\_\_\_\_  
321 COULTER CT. WASHINGTON MO 63090  
Address of Applicant 317 Coulter, Sta Washington, Mo. 63090  
CHERYL WESTHOFF 636-221-1232  
Name of Owner Noreen Wayne Daytime phone 636-390-4514  
Address of Owner (if different from Applicant) \_\_\_\_\_

Site Information

Current Zoning Duplex/Residential Lot Size 13,315 Sq. Ft. 0.30 Acre(s)  
Existing Land Use: Duplex/Residential

Proposed Zoning and Intended Use of Property: Zero Set Back  
AT-C Single Family Attached

Surrounding Land Use

North Commercial South Duplex  
East Highway / Duplex West Duplex

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

Signature of Applicant Cheryl Westhoff Date 10-12-16  
Noreen Wayne 10-12-16  
Signature of Landowner (if different) \_\_\_\_\_ Date \_\_\_\_\_

CITY OF WASHINGTON, MISSOURI  
Department of Planning and Engineering Services  
405 JEFFERSON STREET • WASHINGTON, MO 63090  
636.390.1010 phone • 636.390.1069 fax

Applicant Information for Rezoning Land

Please print:

Applicant Name Marcella Sieve Daytime phone \_\_\_\_\_

Address of Applicant 325 Coulter Ct.  
329 Coulter Ct.

Name of Owner Marcella Sieve, Trustee Daytime phone \_\_\_\_\_  
329 = Marcella Sieve, Trustee, I/O/T of Marcella Sieve, dated 1/19/91  
U/I/T Marcella Sieve dated 1/17/91

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

Site Information

Current Zoning Duplex/Residential Lot Size 13,215 Sq. Ft. 0.31 Acre(s)

Existing Land Use: Duplex/Residential

Proposed Zoning and Intended Use of Property: Zero Set Back

A-1C - Single Family Attached

Surrounding Land Use

North Highway South Duplex

East Commercial West Duplex

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

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

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

CITY OF WASHINGTON, MISSOURI  
Department of Planning and Engineering Services  
405 JEFFERSON STREET • WASHINGTON, MO 63090  
636.390.1010 phone • 636.390.1069 fax

#2  
I will pay  
for the  
Building  
Michael Stelzer

**Applicant Information for Rezoning Land**

Please print:

Applicant Name Michael Stelzer Daytime phone 314-803-3492

Address of Applicant 1908 / 1912 Clark Dr

Name of Owner Barbara D. Poynter Daytime phone \_\_\_\_\_

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

**Site Information**

Current Zoning Duplex/Residential Lot Size 12,166 Sq. Ft. 0.28 Acre(s)

Existing Land Use: Duplex / Residential

\_\_\_\_\_  
\_\_\_\_\_

Proposed Zoning and Intended Use of Property: Zero Set Back

A-1C Single Family Attached

\_\_\_\_\_

**Surrounding Land Use**

North Duplex South Single Family

East Commercial West Duplex

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

Barbara Poynter / Michael E. Stelzer  
Signature of Applicant

10-5-16 10-8-16  
Date

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

\_\_\_\_\_  
Date

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: November 14, 2016

Re: File # 16-1002 – Preliminary Plat Approval, Meriwether Estates

Synopsis: The applicant is requesting approval of a preliminary plat to subdivide 4 lots into 8 parcels

<b>Adjacent Land Use /Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Commercial Property	C-2
South	Single and Two Family Residences	R-1A, R-1C, and R-3
East	Commercial Property	C-2
West	Single and Two Family Residences	R-1A, R-1C, and R-3

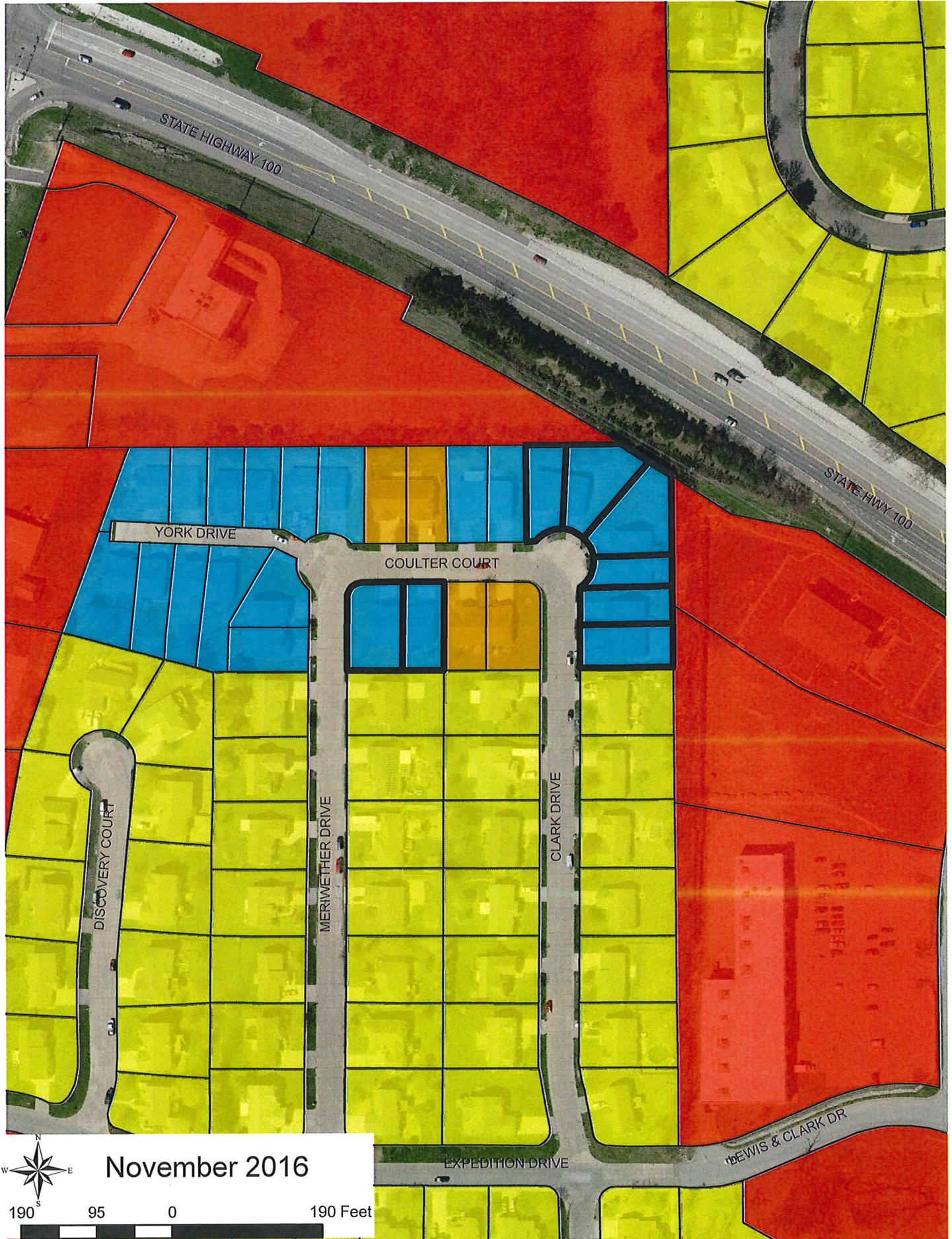
**Analysis:**

The applicant is seeking approval of a preliminary plat to subdivide 4 lots (1, 3, 4, and 5 of Meriwether Estates) that currently have duplexes on them into 8 different parcels. The applicant has also requested approval to rezone the properties to R-1C Single Family attached in order to have a zero lot line between the duplexes. The plat does show 4 lots that are smaller than the minimum lot size of 6,000 square feet required for the proposed zone district, however, a variance has already been submitted for approval to the Board of Adjustment. All public utilities and infrastructure are in place so there is no need for additional improvements.

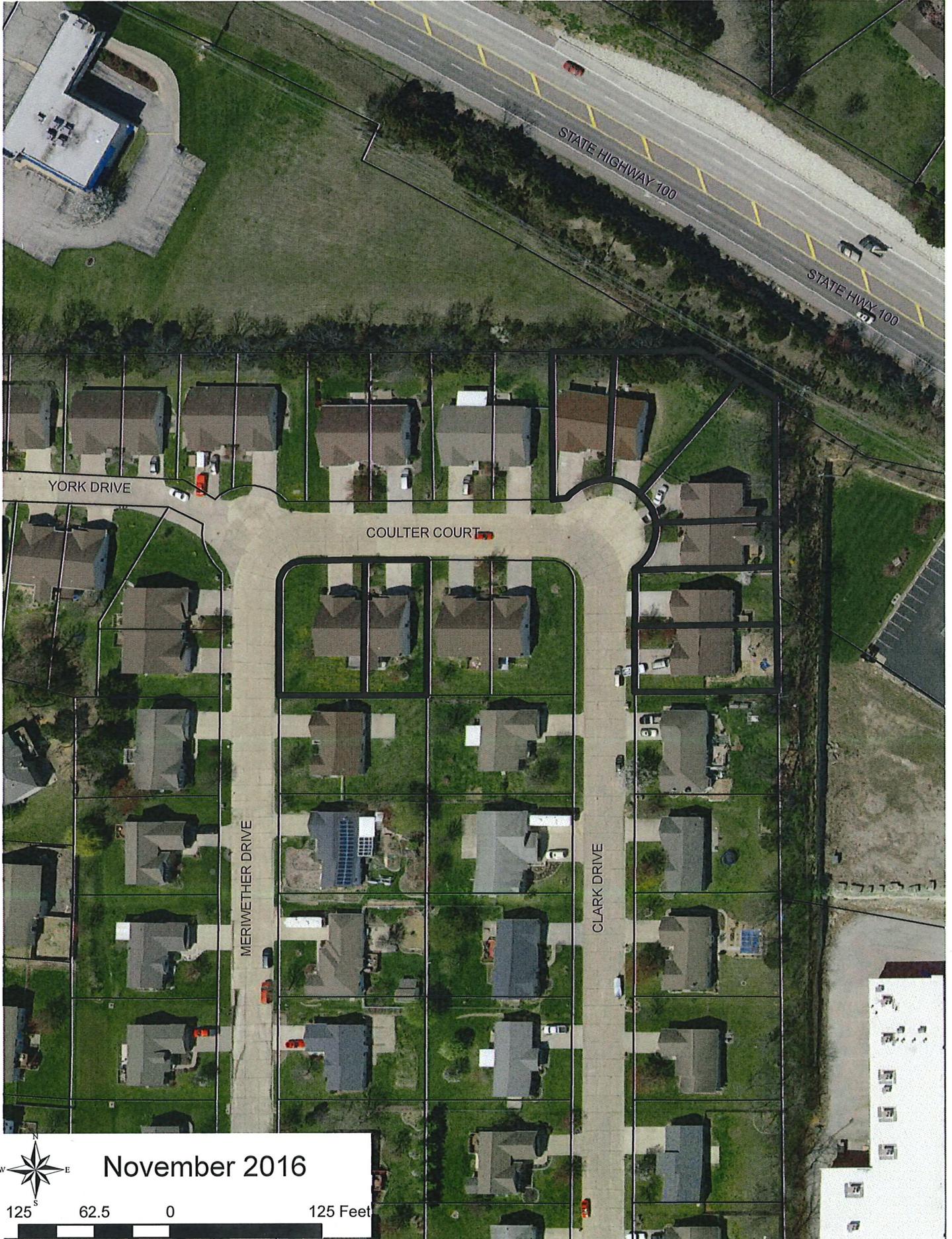
**Recommendation:**

Staff recommends approval of the preliminary plat for Meriwether Estates to subdivide lots 1, 3, 4, and 5 into lots 1A and 1B, 3A and 3B, 4A and 4B, and 5A and 5B.

# Meriwether Estates Rezoning - Existing Zoning Map

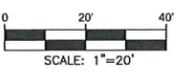
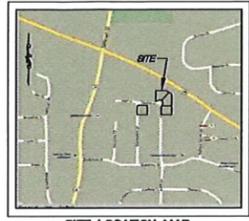


# Meriwether Estates Rezoning and Preliminary Plat - Aerial Map



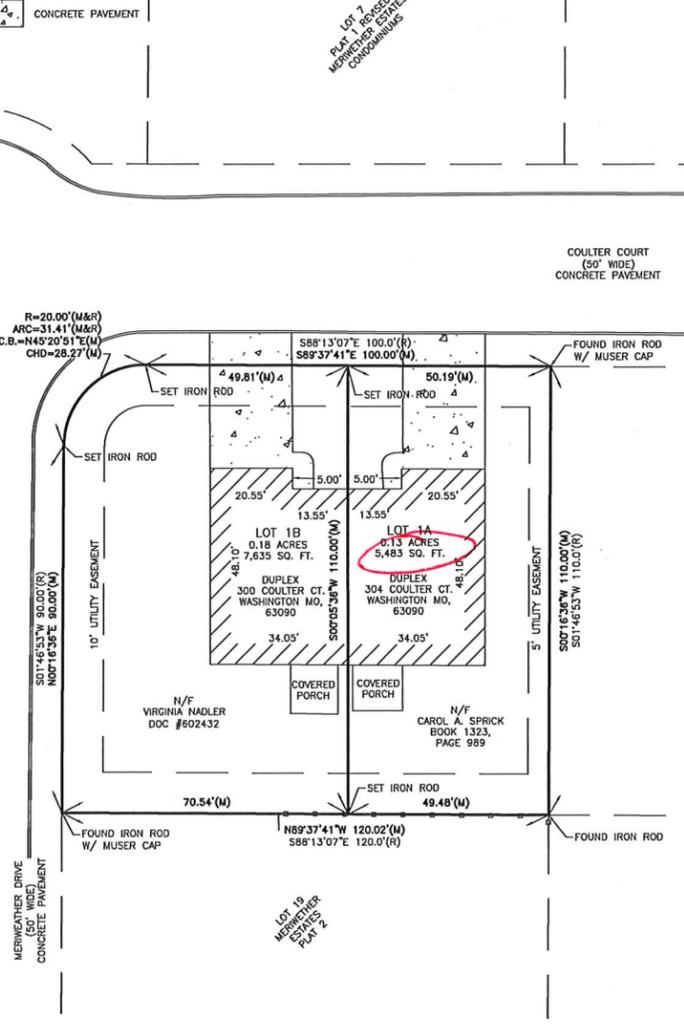
# BOUNDARY ADJUSTMENT PLAT

## ALL OF LOTS 1, 3, 4, AND 5 OF "PLAT 1 REVISED MERIWETHER ESTATES CONDOMINIUMS", BEING PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 1 WEST, OF THE 5TH P.M., CITY OF WASHINGTON FRANKLIN COUNTY, MISSOURI



**SITE LOCATION MAP**  
NOT TO SCALE

CONCRETE PAVEMENT



LOT 6  
REVISED  
MERIWETHER ESTATES  
CONDOMINIUMS

LOT 2  
REVISED  
MERIWETHER ESTATES  
CONDOMINIUMS

LOT 3  
REVISED  
MERIWETHER ESTATES  
CONDOMINIUMS

- Notes:**
- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
  - (M) - Denotes measured survey information gathered by Buescher Frankenberg and Associates on October 19, 2016.
  - (R) - Denotes recorded plat information as per "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864 of the Franklin County Recorder of Deeds Office.
  - See Current Planning and Zoning regulations for building setback information.
  - Easements and building line information as per "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864 of the Franklin County Recorder of Deeds Office.

**Recorded Description:**  
All that part of Lots 1, 3, 4, and 5 of "Plat 1 Revised Meriwether Estates Condominiums", recorded on September 8, 1999 in Book "P", Page 864 of the Franklin County Recorder of Deeds, being part of the Northwest Quarter of Section 27, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County Missouri.

**Surveyor's Certificate:**  
This is to certify to Mike Stelzer, that during the month of October, 2016 we executed a Property Boundary Survey on a tract of land being all of Lots 1, 3, 4, and 5 of "Plat 1 Revised Meriwether Estates Condominiums", being part of the Northwest Quarter of Section 27, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County, Missouri. To the best of my knowledge and belief, this map or plat and the survey on which it is based were made in accordance with the current "Minimum Standards for Property Boundary Surveys" of the Missouri Department of Agriculture, Division of Land Survey and meets the accuracy requirement of a "Suburban Property" as defined therein.

Mark R. Frankenberg, PLS #2365  
State of Missouri  
Registered Land Surveyor for  
Buescher Frankenberg Associates, Inc  
Corporate # 00096

**CITY CLERK'S CERTIFICATE**  
I, Mary Trentmann, City Clerk for and within the City of Washington, Missouri, do hereby certify that the above Boundary Adjustment Plat was approved by the City Council of Washington, Missouri,

by Ordinance No. \_\_\_\_\_, passed and approved the \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
IN TESTIMONY WHEREOF, I, have hereunto set my hand and affixed my official seal of the City of Washington, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Mary Trentmann  
City Clerk, Washington, MO

**RECORDER OF DEEDS CERTIFICATE:**  
STATE OF MISSOURI  
COUNTY OF FRANKLIN] SS

I, Jennifer L. Metcalf, 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 \_\_\_\_\_, and duly recorded in 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. Metcalf, Recorder of Deeds  
By \_\_\_\_\_ Deputy

**CERTIFICATE OF OWNERSHIP:**  
We hereby certify that Virginia Nadler, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 1A of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

IN WITNESS WHEREOF, we have executed this plat as of this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Virginia Nadler,

STATE OF MISSOURI ]  
COUNTY OF FRANKLIN] SS  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Virginia Nadler, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.  
Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**  
We hereby certify that Carol Sprick, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 1B of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

IN WITNESS WHEREOF, we have executed this plat as of this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Carol Sprick,

STATE OF MISSOURI ]  
COUNTY OF FRANKLIN] SS  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Carol Sprick, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.  
Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**  
We hereby certify that Michael E. Stelzer, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 3A of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

IN WITNESS WHEREOF, we have executed this plat as of this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Michael E. Stelzer,

STATE OF MISSOURI ]  
COUNTY OF FRANKLIN] SS  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Michael E. Stelzer, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.  
Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**  
We hereby certify that Barbara D. Poynter, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 3B of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

IN WITNESS WHEREOF, we have executed this plat as of this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Barbara D. Stelzer,

STATE OF MISSOURI ]  
COUNTY OF FRANKLIN] SS  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Barbara D. Poynter, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.  
Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**  
We hereby certify that Marcello Sieve, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 4A of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

IN WITNESS WHEREOF, we have executed this plat as of this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Marcello Sieve,

STATE OF MISSOURI ]  
COUNTY OF FRANKLIN] SS  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Marcello Sieve, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.  
Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**  
We hereby certify that Marcello Sieve, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 4B of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

IN WITNESS WHEREOF, we have executed this plat as of this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Marcello Sieve,

STATE OF MISSOURI ]  
COUNTY OF FRANKLIN] SS  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Marcello Sieve, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.  
Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**  
We hereby certify that Noreen Wayne, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 5A of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

IN WITNESS WHEREOF, we have executed this plat as of this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Noreen Wayne,

STATE OF MISSOURI ]  
COUNTY OF FRANKLIN] SS  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Noreen Wayne, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.  
Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**  
We hereby certify that Cheryl Westhoff, are the owners of the property shown and described hereon, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as Lot 5B of "Plat 1 Revised Meriwether Estates Condominiums" recorded on September 8, 1999 in Plat Book "P", Page 864, and I hereby freely adopt this plan of subdivision.

IN WITNESS WHEREOF, we have executed this plat as of this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Cheryl Westhoff,

STATE OF MISSOURI ]  
COUNTY OF FRANKLIN] SS  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Cheryl Westhoff, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.  
Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

DRAWN C.R.H.	E-Mail: <a href="mailto:mail@bfaeng.com">mail@bfaeng.com</a>	TELEPHONE: (636) 239-4751
DATE 10/24/16	<b>BFA</b> CONSULTANTS-ENGINEERS-SURVEYORS <a href="http://www.bfaeng.com">www.bfaeng.com</a>	
JOB No. 4387		
SHEET NAME BOUNDARY ADJUSTMENT PLAT	103 ELM STREET WASHINGTON, MISSOURI 63090	

**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: \_\_\_\_\_

**Applicant Information:**

Name Virginia Nadler/Carol Sprick Phone 314-803-3492  
(Mike Stelzer)  
Address 300/304 Coulter Ct

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

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_

Name of Proposed Subdivision Merweather Estates

Number of Lots Proposed 2 Zoning District R-1C

**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:

APPLICANT/COMPANY NAME (Printed):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

LANDOWNER SIGNATURE(s):

LANDOWNER NAME (Printed):

See Rezoning app.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CITY OF WASHINGTON, MISSOURI**

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

\* See zoning App.

**PRELIMINARY PLAT APPLICATION**

Date: \_\_\_\_\_

**Applicant Information:**

*CHERYL WESTHOFF*

*636-221-1232*

Name *Noreen Wayne* Phone *636-390-4514*

*321 COULTER CT., WASHINGTON MO. 63090*

Address *317 COULTER CT. Washington, Mo. -63090*

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

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Name of Proposed Subdivision *Whisper Estates*

Number of Lots Proposed *2* Zoning District *B-1C (proposed)*

**Two Mylar and two 8 1/2 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:

APPLICANT/COMPANY NAME (Printed):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

LANDOWNER SIGNATURE(s):

LANDOWNER NAME (Printed):

*Cheryl Westhoff*

*CHERYL WESTHOFF*

*Noreen Wayne*

*Noreen Wayne*

**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: \_\_\_\_\_

**Applicant Information:**

Name Michael Stelzer Phone 314-803-3492

Address \_\_\_\_\_

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

Name Barbara D. Poynter Phone \_\_\_\_\_

Address 1908/1912 Clark Dr.

Name of Proposed Subdivision Meruweather Estates

Number of Lots Proposed 2 Zoning District A-1C (proposed)

**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:

Michael E. Stelzer

Barbara D. Poynter

APPLICANT/COMPANY NAME (Printed):

Barbara D. Poynter

LANDOWNER SIGNATURE(S):

Michael E. Stelzer

Barbara D. Poynter

LANDOWNER NAME (Printed):

Barbara D. Poynter

**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: \_\_\_\_\_

**Applicant Information:**

Name Marcella Sieve Phone \_\_\_\_\_

Address 325 Coulter Ct.  
329 Coulter Ct.

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

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Name of Proposed Subdivision Meriwether Estates

Number of Lots Proposed 2 Zoning District R-1C (proposed)

**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:

APPLICANT/COMPANY NAME (Printed):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

LANDOWNER SIGNATURE(s):

LANDOWNER NAME (Printed):

Marcella Sieve

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

To: Planning and Zoning Commission  
 From: Planning and Engineering Department  
 Date: September 12, 2016  
 Re: File # 16-0801–Duncan Property

Synopsis: The applicant is requesting approval of a rezoning of 2 parcels from R-1A Single Family Residential to C-4 Planned Commercial and approval of a Development Plan for the Duncan Property.

<b>Adjacent Land Use /Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Vacant Property, Single Family Home	C-4 and R-1A
South	Peace Lutheran Church	R-1A
East	Single Family Home	R-1A
West	Commercial Property and Washington School District	C-2 and R-1A

**Analysis:**

Zoning

The applicant is requesting approval of a rezoning from R-1A Single Family Residential to C-4 Planned Commercial. The C-4 zone district allows for general commercial uses typically permitted in a C-2 zone district, however, requires a development plan approved by City Council prior to any use occupying the site. The applicant has not specified what uses will utilize the site; however, they have stated that a gas station will be specifically prohibited. The property is located along Duncan Avenue just southeast of the Duncan Avenue and Highway 47 intersection. The property is mainly fronted along the Highway 47 commercial corridor, since there is not any developable land on the west side of Duncan Avenue. The future land use map set forth as part of the Comprehensive Plan designates this property as commercial as it develops and in 2015, the adjoining property to the north was approved for C-4 zoning; however it has not been developed.

Given its proximity to the highway, the neighboring commercial zoning, and its topographical layout, the subject property would be suitable for a commercial development. If appropriate measures are taken during the implementation of the development plan, staff believes that

approving this rezoning from a residential to a commercial designation would not significantly impact the surrounding properties.

#### Development Plan

The applicant has submitted a development plan for approval that displays a 32,300 square foot commercial structure. The only proposed point of ingress and egress is shown off of Duncan Avenue with a 35 ft. wide driveway. The plan also shows a possible future access to the Wilson property to the north that went through a C-4 zoning in 2015. The plan shows a parking lot with approximately 140 parking spaces and demonstrates adequate landscaping requirements for the parking area. The number of parking spaces proposed is based on the 3 primary uses that could possibly occupy the building; business office, general retail, and furniture/appliance sales/ wholesales. Staff recommends approving this parking plan as long as the final product provides 1 parking space per every 250 square ft. of retail space (aprx. 137 spaces)

The plan also proposes a buffer area between the development and the neighboring properties zoned residentially. The plan shows a six foot sight proof fence along the church property, and then proposes a 25 foot landscape buffer along the remaining adjoining properties. The proposed buffer and landscape plan does meet the requirements set forth in Section 460.050 however; staff does recommend that some additional screening be implemented to lessen any possible nuisance to the neighboring properties. Staff is recommending that the 6 foot sight-proof fence be extended around the perimeter of the development that adjoins residential property and that landscaping is placed according to the proposed plan on the outside of the fence.

Some of remaining development plan notes are as follows: The proposed development plan will meet all stormwater needs and all designs will be submitted for approval by the City Engineer. A preliminary plat combining the parcels and designating the Duncan Avenue right-of-way will need to be submitted and approved by City Council. A boundary survey will be required and the proposed building materials must be either split face masonry, vinyl, or a combination thereof.

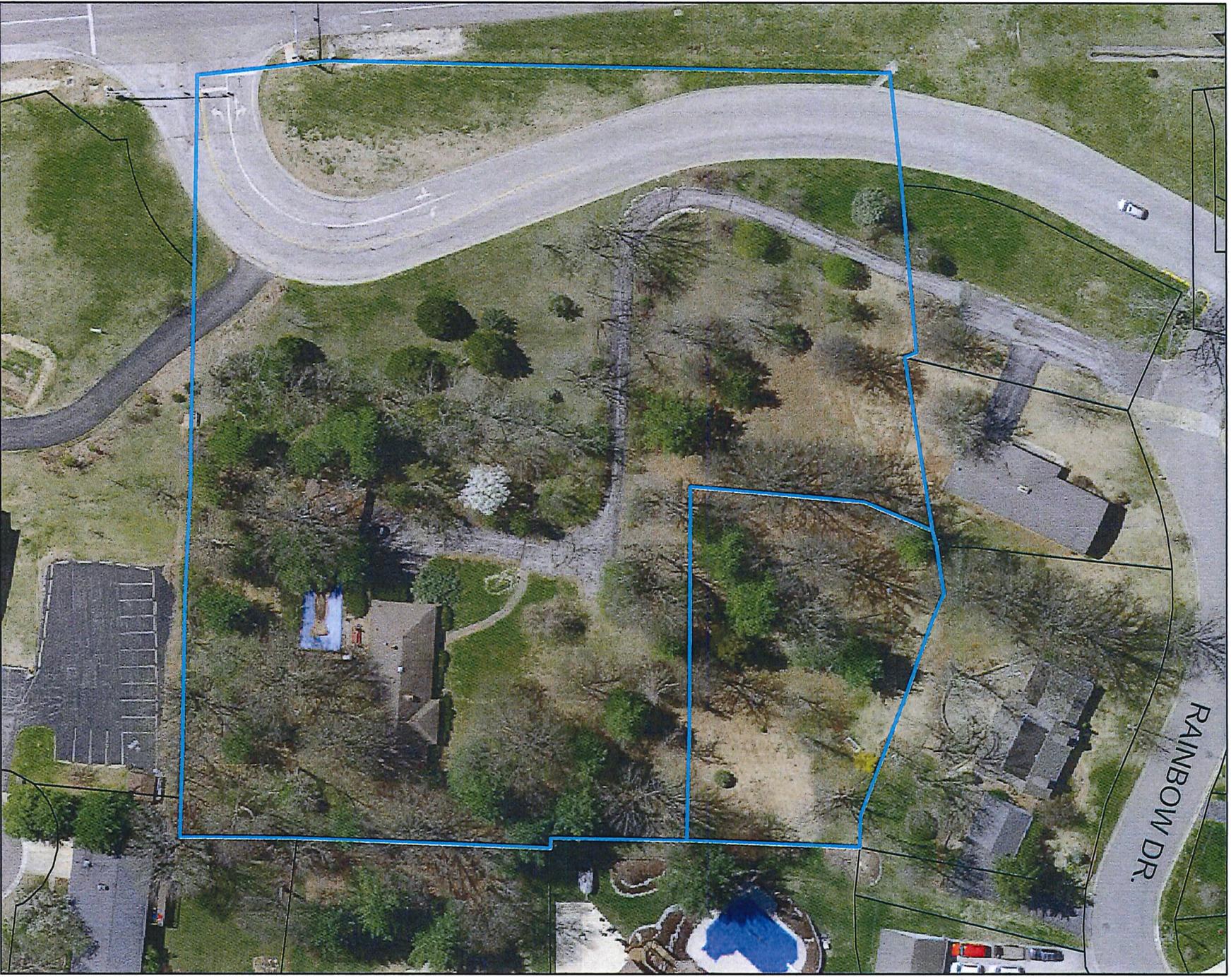
#### **Recommendation:**

Given the above analysis, staff believes that the proposed rezoning from R-1A to C-4 Planned Commercial and a development plan approval for the Duncan Property are suitable for the subject property and would not significantly detriment the surrounding area given the following conditions of approval are imposed:

1. Onsite storm sewer system including detention must be provided as per city code and approved by the City Engineer
2. The property may not be used a gas station, an auto or equipment repair facility, or a retail lumber store.
3. Fire hydrant locations must meet the International Fire Code and approved during site review.
4. The dumpster location and screening must be approved during site review.

5. The parking requirements must meet the revised City of Washington Development Code of 1 parking space per 250 square feet of retail space.
6. The turning radius of any turn along the fire lane must be at least 30 ft.
7. The landscape buffer must be at least 25 feet in depth where adjoining residential uses.
8. The proposed 6 foot sight-proof fence must extend around the rear of the development along any adjoining property that is used residentially.
9. A boundary survey as well as a topographical survey must be completed as part of site plan approval.
10. The right-of-way for Duncan Avenue must be recorded prior to a building permit being issued.
11. A final plat must be approved combining the two effected parcels demonstrating the appropriate easements for public utilities.
12. The portion of land west of Duncan Ave. where signage is proposed must be part of the subject property. If dedicated to MODOT or the City of Washington, signage will not be permitted.
13. The development must be substantially completed within 2 years of the approval of the ordinance. A one year extension may be granted by Council if requested within 30 days of the expiration date.

# Duncan Property



OK

# City of Washington Future Land Use

## Land Use

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



Highway 47

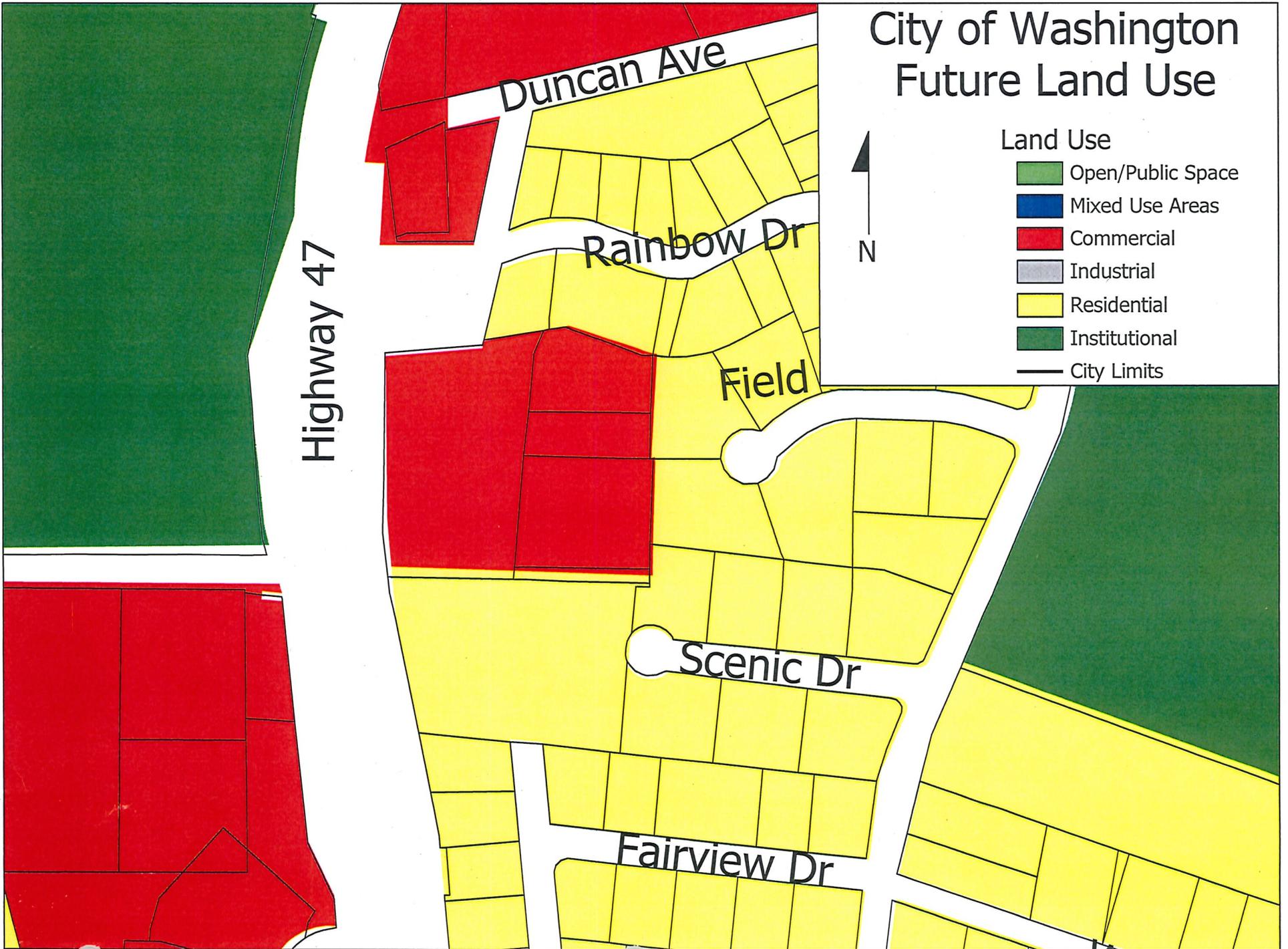
Duncan Ave

Rainbow Dr

Field

Scenic Dr

Fairview Dr

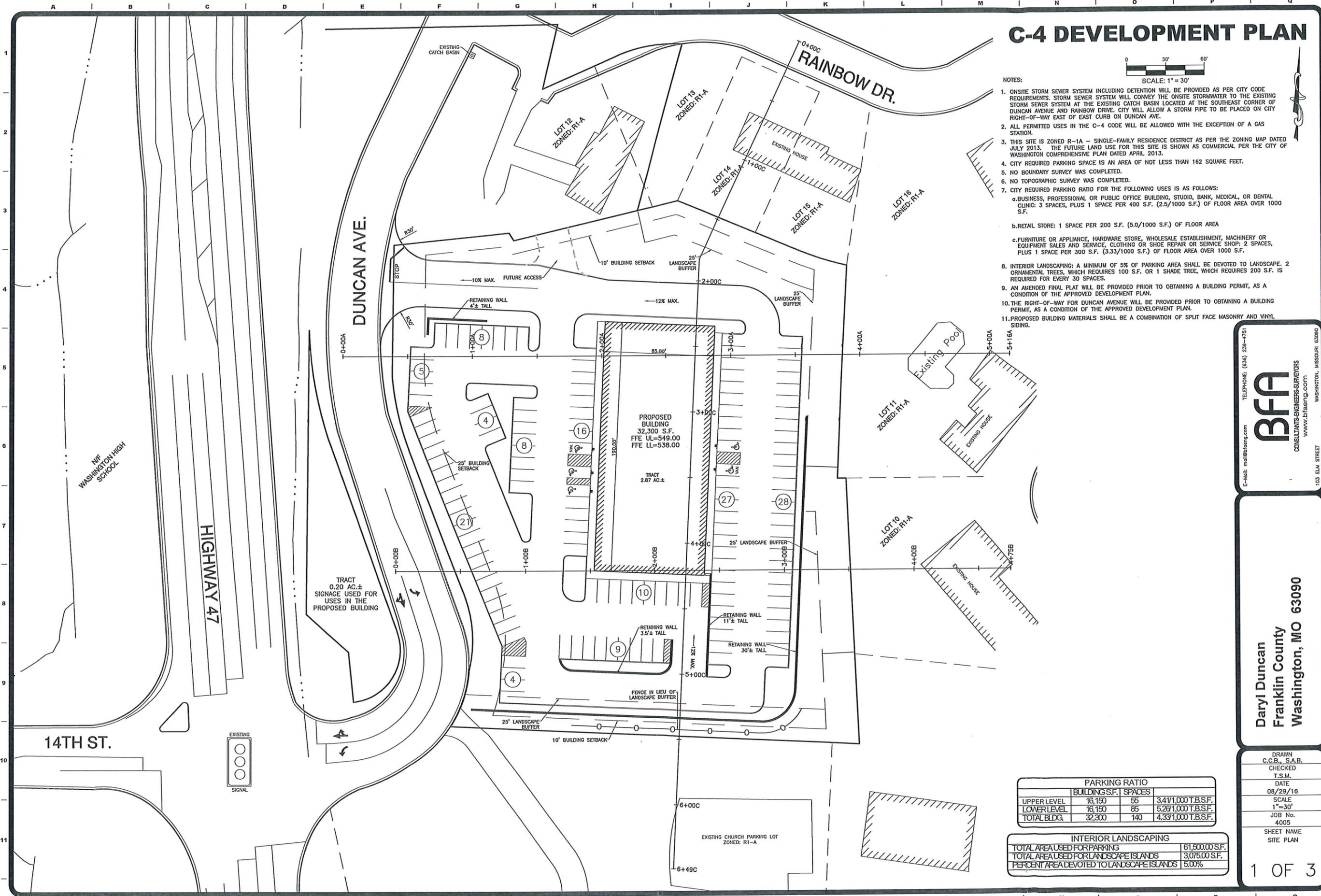


# C-4 DEVELOPMENT PLAN



**NOTES:**

- ON-SITE STORM SEWER SYSTEM INCLUDING DETENTION WILL BE PROVIDED AS PER CITY CODE REQUIREMENTS. STORM SEWER SYSTEM WILL CONVEY THE ON-SITE STORMWATER TO THE EXISTING STORM SEWER SYSTEM AT THE EXISTING CATCH BASIN LOCATED AT THE SOUTHEAST CORNER OF DUNCAN AVENUE AND RAINBOW DRIVE. CITY WILL ALLOW A STORM PIPE TO BE PLACED ON CITY RIGHT-OF-WAY EAST OF EAST CURB ON DUNCAN AVE.
- ALL PERMITTED USES IN THE C-4 CODE WILL BE ALLOWED WITH THE EXCEPTION OF A GAS STATION.
- THIS SITE IS ZONED R-1A - SINGLE-FAMILY RESIDENCE DISTRICT AS PER THE ZONING MAP DATED JULY 2013. THE FUTURE LAND USE FOR THIS SITE IS SHOWN AS COMMERCIAL PER THE CITY OF WASHINGTON COMPREHENSIVE PLAN DATED APRIL 2013.
- CITY REQUIRED PARKING SPACE IS AN AREA OF NOT LESS THAN 162 SQUARE FEET.
- NO BOUNDARY SURVEY WAS COMPLETED.
- NO TOPOGRAPHIC SURVEY WAS COMPLETED.
- CITY REQUIRED PARKING RATIO FOR THE FOLLOWING USES IS AS FOLLOWS:
  - a. BUSINESS, PROFESSIONAL OR PUBLIC OFFICE BUILDING, STUDIO, BANK, MEDICAL, OR DENTAL CLINIC: 3 SPACES, PLUS 1 SPACE PER 400 S.F. (2.5/1000 S.F.) OF FLOOR AREA OVER 1000 S.F.
  - b. RETAIL STORE: 1 SPACE PER 200 S.F. (5.0/1000 S.F.) OF FLOOR AREA
  - c. FURNITURE OR APPLIANCE, HARDWARE STORE, WHOLESALE ESTABLISHMENT, MACHINERY OR EQUIPMENT SALES AND SERVICE, CLOTHING OR SHOE REPAIR OR SERVICE SHOP: 2 SPACES, PLUS 1 SPACE PER 300 S.F. (3.33/1000 S.F.) OF FLOOR AREA OVER 1000 S.F.
- INTERIOR LANDSCAPING: A MINIMUM OF 5% OF PARKING AREA SHALL BE DEVOTED TO LANDSCAPE. 2 ORNAMENTAL TREES, WHICH REQUIRES 100 S.F. OR 1 SHADE TREE, WHICH REQUIRES 200 S.F. IS REQUIRED FOR EVERY 30 SPACES.
- AN AMENDED FINAL PLAT WILL BE PROVIDED PRIOR TO OBTAINING A BUILDING PERMIT, AS A CONDITION OF THE APPROVED DEVELOPMENT PLAN.
- THE RIGHT-OF-WAY FOR DUNCAN AVENUE WILL BE PROVIDED PRIOR TO OBTAINING A BUILDING PERMIT, AS A CONDITION OF THE APPROVED DEVELOPMENT PLAN.
- PROPOSED BUILDING MATERIALS SHALL BE A COMBINATION OF SPLIT FACE MASONRY AND VINYL SIDING.



PARKING RATIO			
	BUILDING S.F.	SPACES	
UPPER LEVEL	16,150	55	3.41/1,000 T.B.S.F.
LOWER LEVEL	16,150	85	5.28/1,000 T.B.S.F.
TOTAL BLDG.	32,300	140	4.33/1,000 T.B.S.F.

INTERIOR LANDSCAPING	
TOTAL AREA USED FOR PARKING	61,500.00 S.F.
TOTAL AREA USED FOR LANDSCAPE ISLANDS	3,075.00 S.F.
PERCENT AREA DEVOTED TO LANDSCAPE ISLANDS	5.00%

E-Mail: mail@bfaeng.com  
 TELEPHONE: (636) 239-4751  
**BFA**  
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 www.bfaeng.com  
 WASHINGTON, MISSOURI 63090  
 103 ELM STREET

**Daryl Duncan**  
 Franklin County  
 Washington, MO 63090

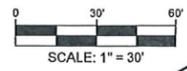
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 08/29/16  
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 JOB No.  
 4005  
 SHEET NAME  
 SITE PLAN

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# C-4 DEVELOPMENT PLAN (LANDSCAPING PLAN)

**NOTES:**

1. ONSITE STORM SEWER SYSTEM INCLUDING DETENTION WILL BE PROVIDED AS PER CITY CODE REQUIREMENTS. STORM SEWER SYSTEM WILL CONVEY THE ONSITE STORMWATER TO THE EXISTING STORM SEWER SYSTEM AT THE EXISTING CATCH BASIN LOCATED AT THE SOUTHEAST CORNER OF DUNCAN AVENUE AND RAINBOW DRIVE. CITY WILL ALLOW A STORM PIPE TO BE PLACED ON CITY RIGHT-OF-WAY EAST OF EAST CURB ON DUNCAN AVE.
2. ALL PERMITTED USES IN THE C-4 CODE WILL BE ALLOWED WITH THE EXCEPTION OF A GAS STATION.
3. THIS SITE IS ZONED R-1A - SINGLE-FAMILY RESIDENCE DISTRICT AS PER THE ZONING MAP DATED JULY 2013. THE FUTURE LAND USE FOR THIS SITE IS SHOWN AS COMMERCIAL PER THE CITY OF WASHINGTON COMPREHENSIVE PLAN DATED APRIL 2013.
4. CITY REQUIRED PARKING SPACE IS AN AREA OF NOT LESS THAN 162 SQUARE FEET.
5. NO BOUNDARY SURVEY WAS COMPLETED.
6. NO TOPOGRAPHIC SURVEY WAS COMPLETED.
7. CITY REQUIRED PARKING RATIO FOR THE FOLLOWING USES IS AS FOLLOWS:
  - a. BUSINESS, PROFESSIONAL OR PUBLIC OFFICE BUILDING, STUDIO, BANK, MEDICAL, OR DENTAL CLINIC: 3 SPACES, PLUS 1 SPACE PER 400 S.F. (2.5/1000 S.F.) OF FLOOR AREA OVER 1000 S.F.
  - b. RETAIL STORE: 1 SPACE PER 200 S.F. (5.0/1000 S.F.) OF FLOOR AREA
  - c. FURNITURE OR APPLIANCE, HARDWARE STORE, WHOLESALE ESTABLISHMENT, MACHINERY OR EQUIPMENT SALES AND SERVICE, CLOTHING OR SHOE REPAIR OR SERVICE SHOP: 2 SPACES, PLUS 1 SPACE PER 300 S.F. (3.33/1000 S.F.) OF FLOOR AREA OVER 1000 S.F.
8. INTERIOR LANDSCAPING: A MINIMUM OF 5% OF PARKING AREA SHALL BE DEVOTED TO LANDSCAPE. 2 ORNAMENTAL TREES, WHICH REQUIRES 100 S.F. OR 1 SHADE TREE, WHICH REQUIRES 200 S.F. IS REQUIRED FOR EVERY 30 SPACES.
9. AN AMENDED FINAL PLAT WILL BE PROVIDED PRIOR TO OBTAINING A BUILDING PERMIT, AS A CONDITION OF THE APPROVED DEVELOPMENT PLAN.
10. THE RIGHT-OF-WAY FOR DUNCAN AVENUE WILL BE PROVIDED PRIOR TO OBTAINING A BUILDING PERMIT, AS A CONDITION OF THE APPROVED DEVELOPMENT PLAN.
11. PROPOSED BUILDING MATERIALS SHALL BE A COMBINATION OF SPLIT FACE MASONRY AND VINYL SIDING.



**LANDSCAPING LEGEND**

- SHADE TREE
- ORNAMENTAL TREE
- CANOPY TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- SHRUB
- EXISTING TREE

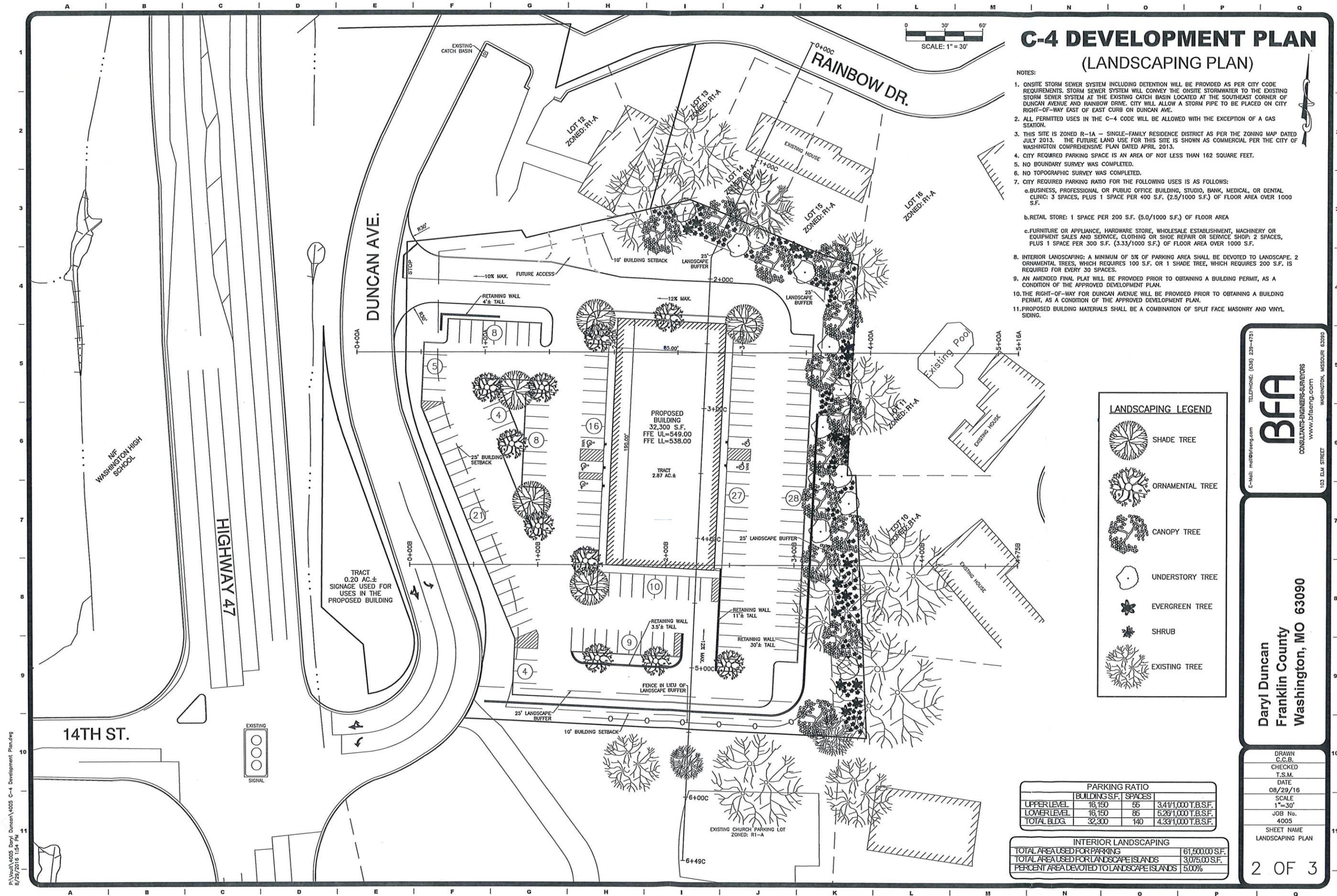
PARKING RATIO			
	BUILDINGS S.F.	SPACES	
UPPER LEVEL	16,150	55	3.41/1,000 T.B.S.F.
LOWER LEVEL	16,150	85	5.26/1,000 T.B.S.F.
TOTAL BLDG.	32,300	140	4.33/1,000 T.B.S.F.

INTERIOR LANDSCAPING	
TOTAL AREA USED FOR PARKING	61,500.00 S.F.
TOTAL AREA USED FOR LANDSCAPE ISLANDS	3,075.00 S.F.
PERCENT AREA DEVOTED TO LANDSCAPE ISLANDS	5.00%

TELEPHONE: (636) 238-4751  
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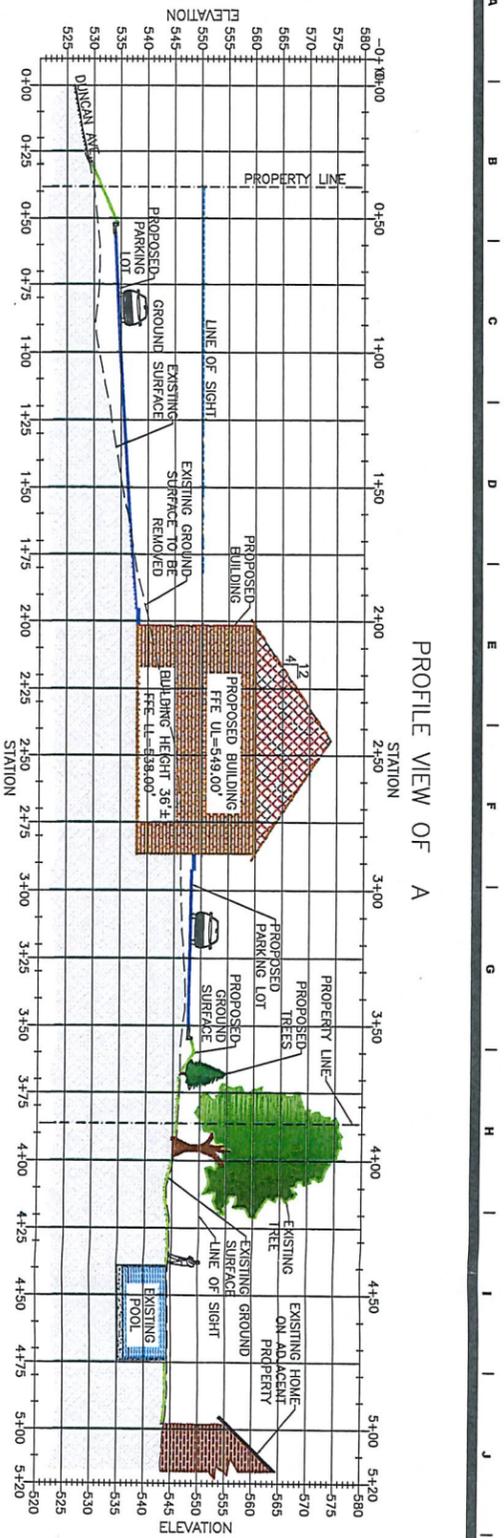
**Daryl Duncan**  
**Franklin County**  
**Washington, MO 63090**

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4005  
 SHEET NAME  
LANDSCAPING PLAN

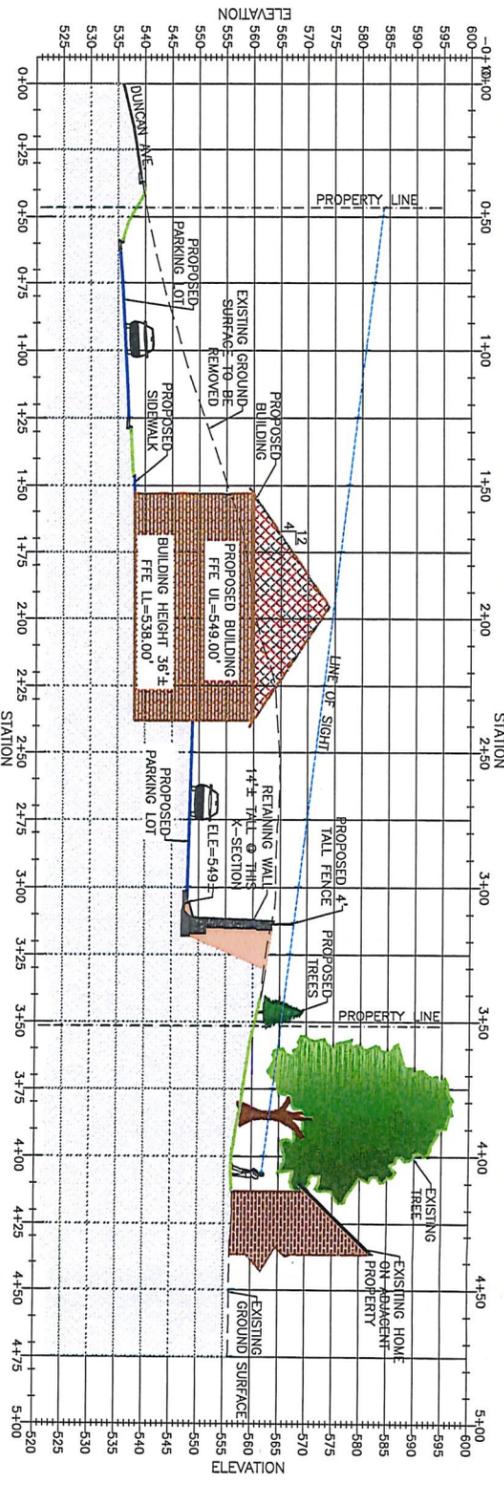


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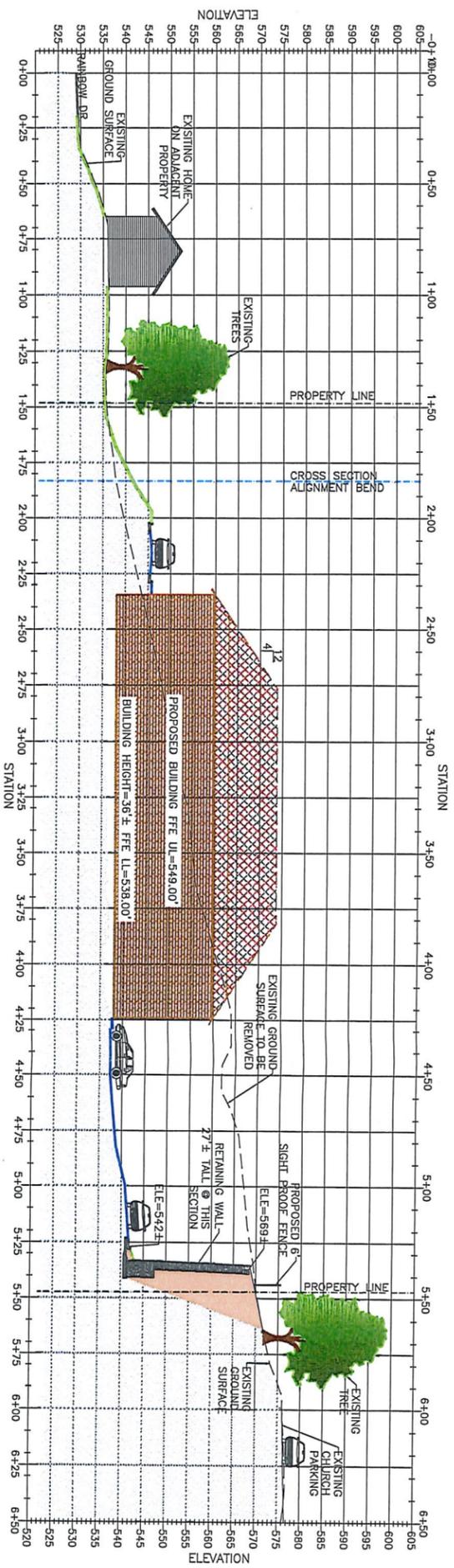
# PROFILES A,B,C



PROFILE VIEW OF B



PROFILE VIEW OF C



DRAWN	J.J.M.
CHECKED	T.S.M.
DATE	08/29/16
SCALE	1" = 30'
JOB No.	4005
SHEET NAME	PROFILES

**Daryl Duncan**  
Franklin County  
Washington, MO 63090

E-Mail: mail@bfaeng.com TELEPHONE: (636) 239-4751

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103 ELM STREET WASHINGTON, MISSOURI 63090