

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING
405 JEFFERSON STREET, WASHINGTON, MISSOURI
COUNCIL CHAMBERS -- GROUND LEVEL
Monday, March 9, 2015 @ 7:00 P.M.**

- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of the Minutes from January 12, 2015.
- 3) File No. 15-0201, Mayall Properties LLC – Shawn Mayall. Rezone two parcels from Suburban Development (SD) to Residential Development 3 (RD3) on Pleasant Drive off Pottery Road in Franklin County.
- 4) File No. 15-0202, Kurt Unnerstall. Rezone 10.50 acres from Suburban Development (SD) to Commercial Activity 3 Community Business (CA3) on MPC Drive, 400 ft. west of South Point Rd. in Franklin County.
- 5) Adjournment

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.



March 3, 2015

Planning & Zoning Commission
405 Jefferson Street
Washington, MO 63090

RE: Mayall Rezoning

Dear Commission Members:

Find enclosed the following items:

1. February 5, 2015
Notification from Franklin County of a rezoning request. Request input before the February 17, 2015 Franklin County Planning & Zoning meeting. County Commission will hear... "at a later date..."
2. February 11, 2015
Additional information from Franklin County.
Note: Franklin County staff comment
"Community Development zoning does not seem to fit that area as it will open it up to most forms of commercial development. Planning and Zoning staff would recommend rezoning to a similar district to Suburban Development (SD) that is primarily residential in nature."
3. February 11, 2015
Dan Boyce comments to Franklin County.
4. February 16, 2015
Washington Fire Department letter to Dan Boyce.

Sincerely,

A handwritten signature in black ink that reads "Daniel E. Boyce". The signature is written in a cursive, flowing style.

Daniel E. Boyce, P.E.
City Engineer

*PLANNING & ENGINEERING SERVICES
405 JEFFERSON STREET
WASHINGTON, MO 63090*

Boyce, Dan

From: Scottie Eagan [seagan@franklinmo.net]
Sent: Thursday, February 05, 2015 11:34 AM
To: Boyce, Dan
Subject: Rezoning Notification 150013
Attachments: 150013 MAYALL REZONING.PDF

Mr. Boyce,

This letter will serve as notification of a submittal of a rezoning. This rezoning (file #150013) is a request to rezone two parcels totaling approximately 17.94 acres from Suburban Development (SD) to Community Development (CD). This property is located on Pleasant Drive, off of Potter Road, approximately 900 feet south of Highway 100 in St. John's Township.

The Planning and Zoning Commission has not yet made a recommendation for this development. The Planning and Zoning Commission is scheduled to hear this application on February 17, 2015, at 7:00 pm, at their monthly meeting. If you have any comments or questions that affect whether this rezoning should be approved, please submit them to our office prior to this meeting day. Your comments will be distributed to the Commissioners at or before the meeting. If you cannot get us comments by the Planning and Zoning meeting, the County Commission will hear this case at a later date and we will forward your comments to them. You may fax or e-mail your comments to this office in order to expedite our receipt of this information. Our fax number is 636-583-7911.

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

Thanks,

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

End March
Commission

8
to
9 units

RECEIVED

JAN 20 2015

Franklin County Planning and Zoning Department
General Application Form

FRANKLIN COUNTY MO
PLANNING & ZONING DE

Submit the following information:

- 1. Completed Application
- 3. Sketch Plan

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

Section A: Applicant Information

Applicant Name Mayall Properties LLC. - Shawn Mayall		
Mailing Address 23 Town and Country Drive		
City, State, Zip +4 Washington, Mo 63090		
Phone 636-239-4344	Fax	Email shawn@skcontractors.com

Section B: Property Location and Description

Township 44 North	Range 1 West	Section 21
Tax/Parcel ID Number (16 Digits) 10-5-21.0-0-000-075.200, 10-5-21.0-0-014-075.101		
Development Site Address Pleasant Drive, Washington, MO 63090		
Zoning District Existing "SD" Proposed "CD"	Political Township St. Johns	Total Acres 17.94
Subdivision Name N/A		

Section C: Type of Action Requested (Please 'x' the appropriate box)

<input type="checkbox"/>	Conditional Use Permit	\$650.00	<input type="checkbox"/>	Zoning Permit	\$35.00
<input checked="" type="checkbox"/>	Rezoning/Amendment Request	\$750.00	<input type="checkbox"/>	Medical Hardship	\$60.00*
<input type="checkbox"/>	Second Dwelling Agreement	\$60.00*	<input type="checkbox"/>	Zoning Permit (Tower)	\$150.00
<input type="checkbox"/>	Administrative Permit I (Tower)	\$250.00	<input type="checkbox"/>	Administrative Permit II (Tower)	\$7,500.00
<input type="checkbox"/>	Conditional Use Permit (Tower)	\$2,500.00 (deposit)	<input type="checkbox"/>	Temporary Plant (per Article 10)	\$400.00

*This amount does not include the recording fee charged by the Recorder of Deeds

Purpose of Request. Additional documentation may be required to support the application.
We would like to rezone this property from zoning district "SD" to zoning district "CD". There are 8 existing multifamily structures on the property already.

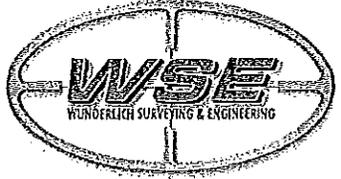
Signature of Applicant X 	Date 1-19-15
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Paid Date 01/20/15	Check # 1125	Fee 750 -	Cash
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HWY 100



SCALE 1" = 150'



WUNDERLICH
SURVEYING & ENGINEERING INC.
20 SOUTH CHURCH STREET
UNION, MO 63084 (636) 583-8400

**PLEASANT VIEW APARTMENTS
SKETCH PLAN**

A TRACT OF LAND BEING PART OF
SECTION 21, T44N, R1W OF THE 5TH P.M.
IN FRANKLIN COUNTY, MO.

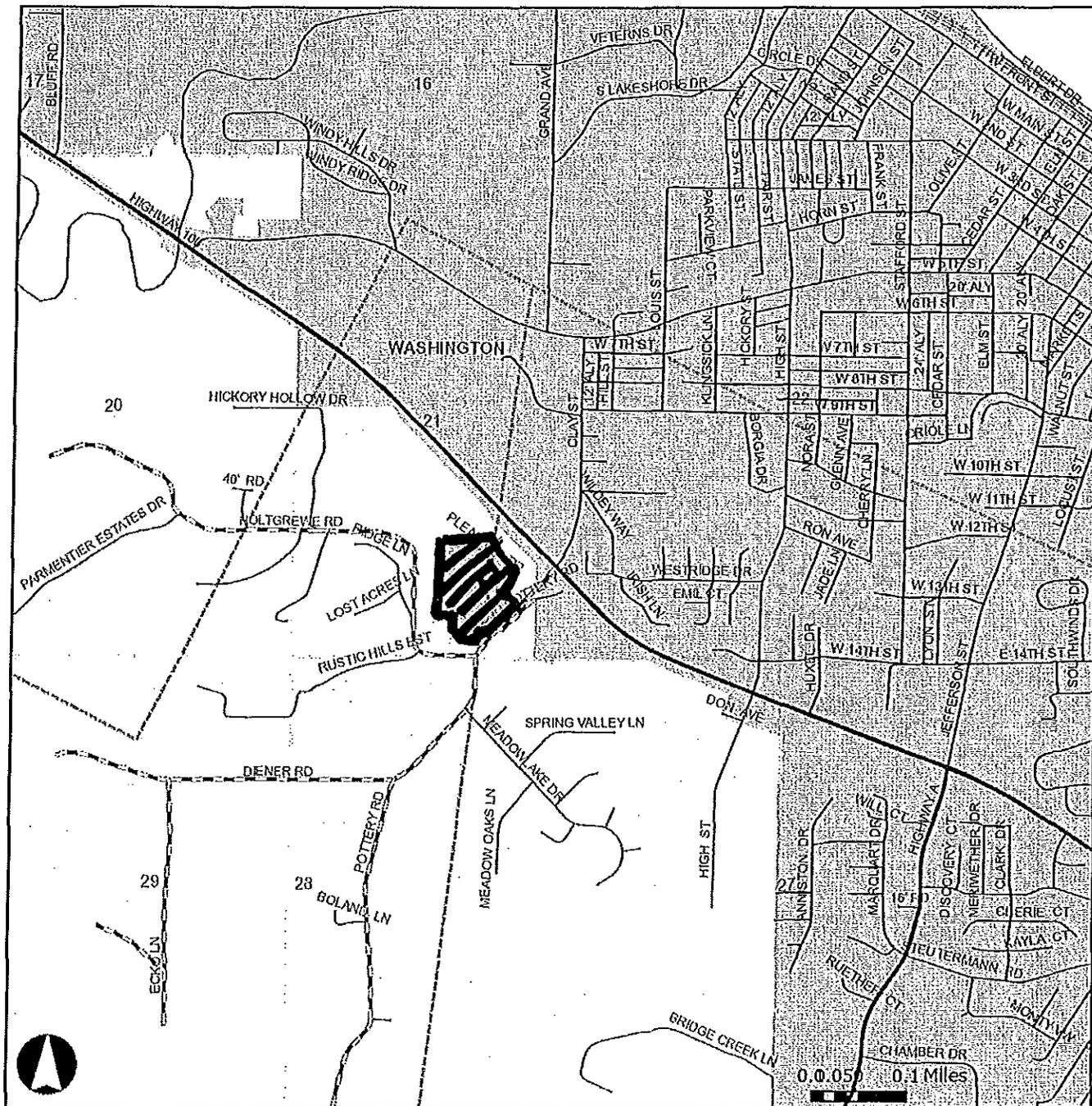
SCALE: 1"=150'
JOB: 6303
DATE: 1-2015
SC: RC & KL
REV:

PRELIMINARY
NOT FOR
CONSTRUCTION

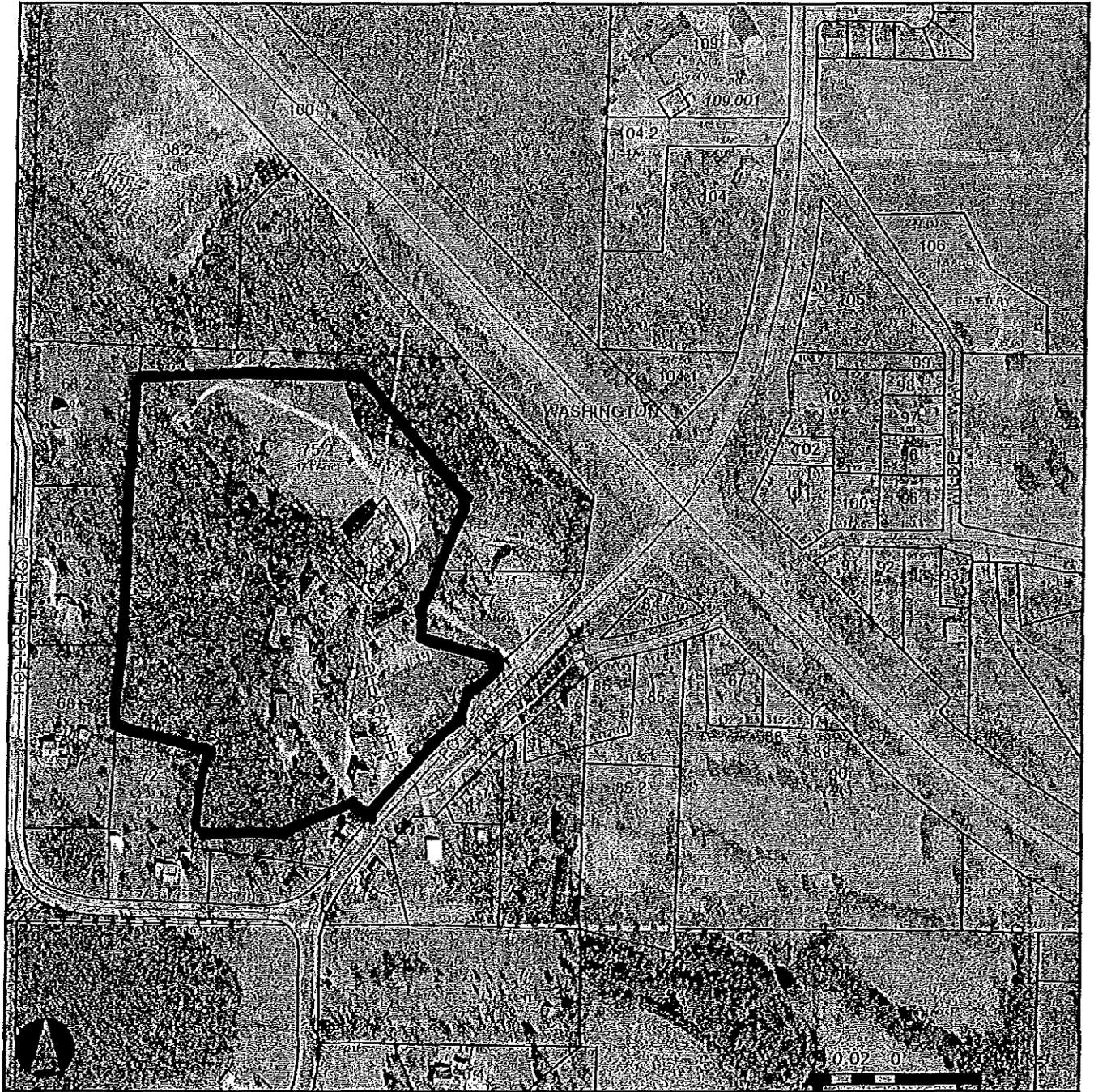
SHEET
1 OF 1

750013

150013 Mayall Properties Rezoning (Map Provided by P&Z)



150013 Mayall Properties Rezoning (Aerial Provided by P&Z)



Boyce, Dan

From: Scottie Eagan [seagan@franklinmo.net]
Sent: Wednesday, February 11, 2015 9:58 AM
To: Boyce, Dan
Subject: More info For Mayall
Attachments: Article 7 final.pdf; 150013-Mayall.doc; 150013 Mayall Prop Rezoning (Current Surrounding Zoning).pdf

Dan,

I have attached for you my staff report, Article 7: Zoning Districts and a map that shows the current zoning of the County. In the staff report we don't specify a zoning district we just recommend rezoning it to something similar to Suburban Development. We don't usually recommend to people what they should rezone too because they tend to put blame on our department if it doesn't work out for them in the end. If you have any questions, please let me know.

Thanks,

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

File # 150013 – Rezoning

Applicant: Mayall Properties, LLC c/o Shawn Mayall

Request: Applicant requests to rezone two parcels from Suburban Development (SD) to Community Development (CD)

Location: The property is located on Pleasant Drive, off of Pottery Road, approximately 900 feet south of Highway 100, in St. John’s Township

Facts:

1. The total area for the rezoning is approximately 17.94 acres and encompasses two separate parcels.
2. The zoning of this property is Suburban Development (SD). Applicant would like to rezone to Community Development (CD).
3. Community Development (CD) zoning provides a district that brings shopping, the workplace and home closer together by allowing a mixed use of all type of residential density and most forms of commercial development.
4. The properties around the proposed site are primarily zoned Suburban Development (SD).
5. This property is surrounded by low density residential land and the City of Washington to the north (at Highway 100) and to the east.
6. One of these parcels is a part of a subdivision, “Pleasant View Condominium.”
7. These parcels currently house eight (8) apartment complexes.
8. Previous owner received a Conditional Use Permit in 1997 to build an additional apartment building making the total buildings at 8.

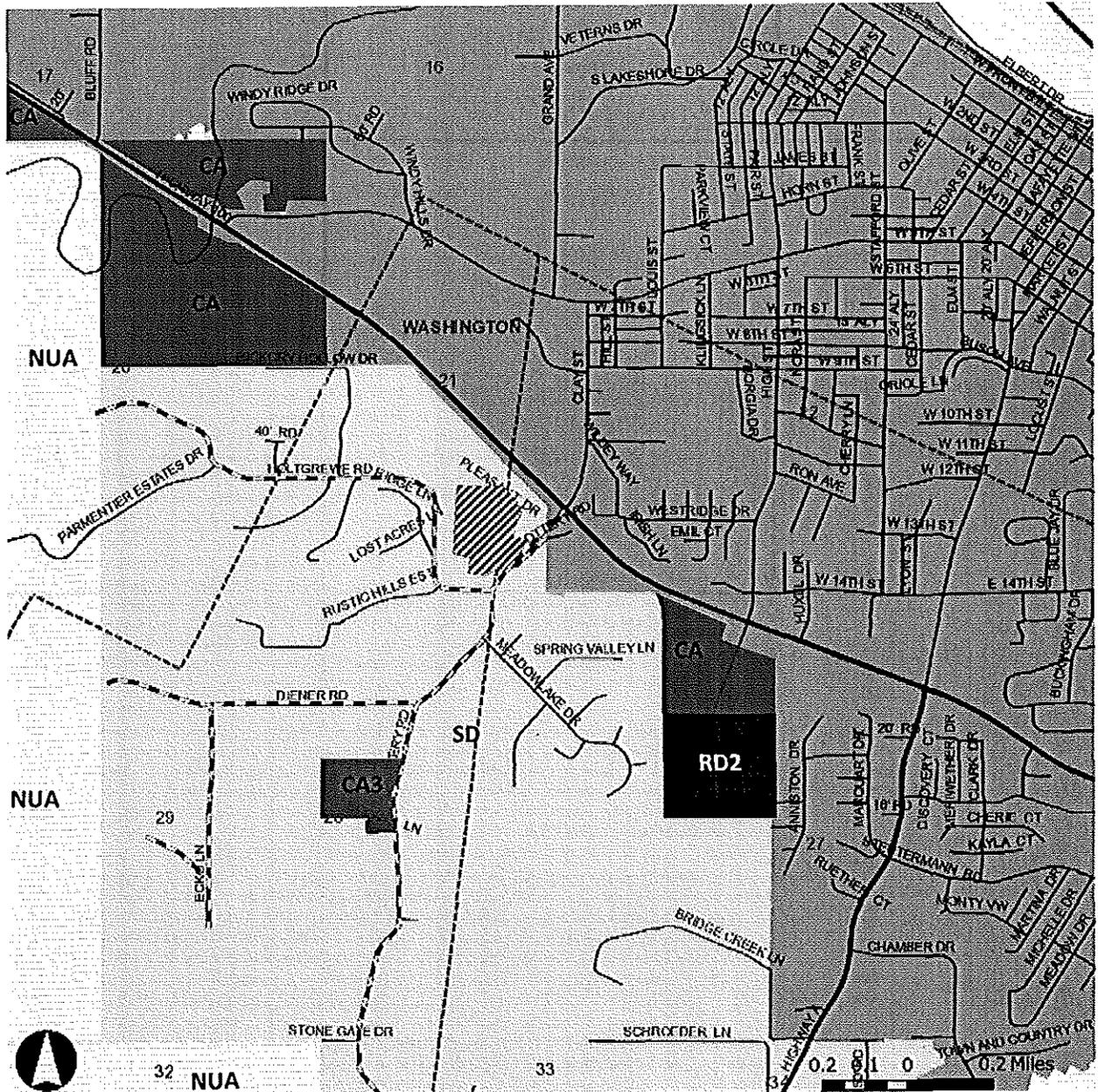
Staff comments:

1. Applicant currently has a building permit application to build another apartment complex.
2. Community Development zoning does not seem to fit that area as it will open it up to most forms of commercial development. Planning and Zoning staff would recommend rezoning to a similar district to Suburban Development (SD) that is primarily residential in nature.

3. Rezoning is allowed in our regulations due to the ever-changing conditions that exist in the County and elsewhere. According to Article 14, Section 321, any such change must promote the health, safety, morals, comfort, and general welfare of Franklin County by conserving and protecting property and building values, by securing the most economical use of land and facilitating the adequate provision of public improvements in accordance with the master plan adopted by Franklin County.

Rezoning Request: 150013, Mayall Properties
Current Surrounding Zoning
10-5-21.0-0-000-075.200 & 10-5-21.0-0-014-075.101

 = subject parcel(s)



Boyce, Dan

From: Boyce, Dan
Sent: Wednesday, February 11, 2015 12:06 PM
To: 'Scottie Eagan'
Subject: RE: More info For Mayall

Scottie,

The following are initial staff comments:

1. The City's Comprehensive Plan Future Land Use Map indicates that the subject area is planned for residential development.
2. Access conditions would not permit this high density residential development if located within the City limits. The right-of-way and pavement width conditions appear less than allowed by City standards. The length of Pleasant Drive is beyond our 770 foot cul-de-sac length.
3. Details concerning existing fire flow and fire hydrant spacing would have to be submitted in compliance with City standards.

This item will be placed on the March 9 Planning and Zoning agenda and the March 16 City Council agenda. Any additional comments will be provided after these dates.

Dan

From: Scottie Eagan [<mailto:seagan@franklinmo.net>]
Sent: Wednesday, February 11, 2015 9:58 AM
To: Boyce, Dan
Subject: More info For Mayall

Dan,

I have attached for you my staff report, Article 7: Zoning Districts and a map that shows the current zoning of the County. In the staff report we don't specify a zoning district we just recommend rezoning it to something similar to Suburban Development. We don't usually recommend to people what they should rezone too because they tend to put blame on our department if it doesn't work out for them in the end. If you have any questions, please let me know.

Thanks,

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



Washington Fire Department

200 East 14th Street
P.O. Box 529
Washington, Missouri 63090
Professional Volunteer Service Since 1852

Member
• Firefighters
Association of
Missouri
• Franklin-
Gesconade
Firefighters
Association

February 16, 2015

Dan Boyce
City of Washington Engineering
405 Jefferson Street
Washington, MO 63090

Re: Sketch Plan 150013 Mayall Rezoning, Pleasant Drive

Dear Dan:

The fire department has reviewed the proposed changes submitted from the Franklin County Planning and Zoning Department for the Pleasant View Apartment complex. In reviewing the development, the fire department has concerns as outlined below.

- The construction of multifamily units creates a large life hazard in a concentrated area. When developments such as this are constructed, fire protection must be taken in consideration.
- This proposed development would require 1,250 gallons per minute fire flows if located within the City limits with no risk being more than 300 feet from a fire hydrant. This is a rural water area with no hydrants, pressurized water source or static water sources within 1,000 feet of any of the structures.
- Presently, there is no sustainable fire protection water supply. This would require the use of water tanker trucks to shuttle water to a fire in the complex. The development of a water shuttle requires additional tankers from mutual aid fire districts to develop necessary fire flows. The dispatch and distances require time for the fire flows to develop with additional tank trucks.
- The nearest hydrants on Clay Street are part of the "high pressure" water system that has a supplemental pump for domestic pressure. The system can support fire suppression with an additional pump that activates in addition to water tank head pressure for hydrant flows.
- There is presently a single access from Pottery Road. An access from Highway 100 is unlikely due to the Missouri Department of Transportation classifying the highway limited access. Construction of additional buildings on the property will



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Association

result in a one way in, one way out that creates impediments to fire operations and is generally considered undesirable.

- Street widths should be 35' with parking or 26' clear path with no parking. Multifamily dwellings are large structures that require tactics generally thought of for commercial properties including master streams and elevated master streams. In addition, water shuttles will require water tankers to meet entering and leaving the premises. These tactics require room for apparatus to be placed, lay hose and deploy for fire suppression activities.
- Any Cul-de-sacs terminating in a turning circle with a minimum outside diameter of 60 feet (30' radius). No Eyebrows. Maximum length of any roadway terminating with a Cul-de-sac shall be 770' measured from the nearest through roadway.
- The topography of the property is a concern from a fire protection standpoint. The land has severe grade change that makes laddering the structure on all sides difficult if not impossible. In addition, roadway inclination, angle of approach and angle of departure must accommodate fire apparatus with current standards for fire apparatus construction.
- Any water mains in an area supplied by Public Water Supply District or City of Washington should be sized a minimum of 6 inches and to accommodate hydrant service capable of an individual flow of 1,250 gallons per minute.
- Fire Hydrant spacing three hundred feet, hydrant to hydrant as a fire truck would drive and hose laid. Fire Hydrants should be set back from the curb edge of the pavement and the setback shall not exceed twelve feet. Hydrants shall not be placed in a Cul-de-sac. Hydrants should be placed 60' away from the edge of the Cul-de-sac.
- Fire Hydrant barrels to be painted yellow, with the bonnet and discharge cap to be color coded for flows as outlined in NFPA 291.
- Considerations for fire protection can be revisited for any multifamily development if residential fire sprinklers installed in accordance with NFPA Standards 2009 edition to the most current.



Washington Fire Department

200 East 14th Street
P.O. Box 529
Washington, Missouri 63090
Professional Volunteer Service Since 1852

- Member
- Firefighters Association of Missouri
 - Franklin-Gasconade Firefighters Association

If you have any questions or comments, please feel free to contact me anytime. On 15 February 2015, I sent an e-mail to Ms. Eagan with Franklin County Planning and Zoning about a fire department meeting on 16 February 2015.

Yours in Fire Safety,

A handwritten signature in cursive script that reads "Tim Frankenberg".

Tim Frankenberg, CT, CFPS
Deputy Chief/Fire Marshal

CC: Bill Halmich, Fire Chief



March 5, 2015

Planning & Zoning Commission
405 Jefferson Street
Washington, MO 63090

Dear Commission Members:

Attached please find:

1. March 4, 2015 Franklin County correspondence concerning agenda item.
2. March 4, 2015 Franklin County correspondence concerning rezoning of Kurt Unnerstall property.

I will contact Franklin County and attempt to gather information prior to our March 9th meeting.

Sincerely,

A handwritten signature in blue ink that reads "Daniel E. Boyce". The signature is written in a cursive, flowing style.

Daniel E. Boyce, P.E.
City Engineer

*PLANNING & ENGINEERING SERVICES
405 JEFFERSON STREET
WASHINGTON, MO 63090*

Boyce, Dan

From: Scottie Eagan [seagan@franklinmo.net]
Sent: Wednesday, March 04, 2015 8:47 AM
To: Boyce, Dan
Subject: RE: Mayall rezoning
Attachments: RD3.docx

Dan,

The request has actually changed. They turned in a new application to amend our code to add a new zoning district RD3. I have attached that zoning district to this e-mail for your view. If this zoning district is approved, Shawn would like to rezone to that.

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

From: Boyce, Dan [<mailto:DBoyce@ci.washington.mo.us>]
Sent: Tuesday, March 03, 2015 4:11 PM
To: 'Scottie Eagan'
Subject: Mayall rezoning

Scottie,
This item will appear before our P&Z Commission March 9, and before the City Council March 16.
When do you need comments to send to your Commission meeting?
Also, what was the result of your P&Z meeting?
Thanks, Dan

Daniel E. Boyce, P.E.
City Engineer
405 Jefferson Street
Washington, MO 63090
Ph# 636-390-1015
Fax# 636-239-4649
[Mailto://dboyce@ci.washington.mo.us](mailto://dboyce@ci.washington.mo.us)

Boyce, Dan

From: Scottie Eagan [seagan@franklinmo.net]
Sent: Wednesday, March 04, 2015 1:13 PM
To: Boyce, Dan
Subject: Rezoning Notification 150040
Attachments: 150040-Unnerstall.pdf

Dan,

This letter will serve as notification of a submittal of a rezoning. This rezoning (file #150040) is a request to rezone one parcel totaling approximately 10.5 acres from Suburban Development (SD) to Commercial Activity 3 Community Business (CA3). This property is located on MPC Drive, approximately 400 feet west of South Point Road, in St. Johns Township .

The Planning and Zoning Commission has not yet made a recommendation for this development. The Planning and Zoning Commission is scheduled to hear this application on March 17, 2015, at 7:00 pm, at their monthly meeting. If you have any comments or questions that affect whether this rezoning should be approved, please submit them to our office prior to this meeting day. Your comments will be distributed to the Commissioners at or before the meeting. If you cannot get us comments by the Planning and Zoning meeting, the County Commission will here this case at a later date and we will forward your comments to them. You may fax or e-mail your comments to this office in order to expedite our receipt of this information. Our fax number is 636-583-7911.

Thanks,

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

RECEIVED

FEB 10 2015

Franklin County Planning and Zoning Department

General Application Form

FRANKLIN COUNTY MO
PLANNING & ZONING DEPT.

Submit the following information:

- 1. Completed Application
- 3. Sketch Plan

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

Section A: Applicant Information

Applicant Name Kurt Unnerstall		
Mailing Address 4923 South Point Rd.		
City, State, Zip +4 Washington MO 63090		
Phone 636-239-2028	Fax 636-239-2002	Email info@kjuinc.com

Section B: Property Location and Description

Township 44 North	Range 1 W	Section 36
Tax/Parcel ID Number (16 Digits) 10-7-36.0-0-19-030.300		
Development Site Address MPC DRIVE		
Zoning District Suburban Development	Political Township St. Johns	Total Acres 10.50
Subdivision Name MPC WASHINGTON station		

Section C: Type of Action Requested (Please 'x' the appropriate box)

<input type="checkbox"/>	Conditional Use Permit	\$650.00	<input type="checkbox"/>	Zoning Permit	\$35.00
<input checked="" type="checkbox"/>	Rezoning/Amendment Request	\$750.00	<input type="checkbox"/>	Medical Hardship	\$60.00*
<input type="checkbox"/>	Second Dwelling Agreement	\$60.00*	<input type="checkbox"/>	Zoning Permit (Tower)	\$150.00
<input type="checkbox"/>	Administrative Permit I (Tower)	\$250.00	<input type="checkbox"/>	Administrative Permit II (Tower)	\$7,500.00
<input type="checkbox"/>	Conditional Use Permit (Tower)	\$2,500.00 (deposit)	<input type="checkbox"/>	Temporary Plant (per Article 10)	\$400.00

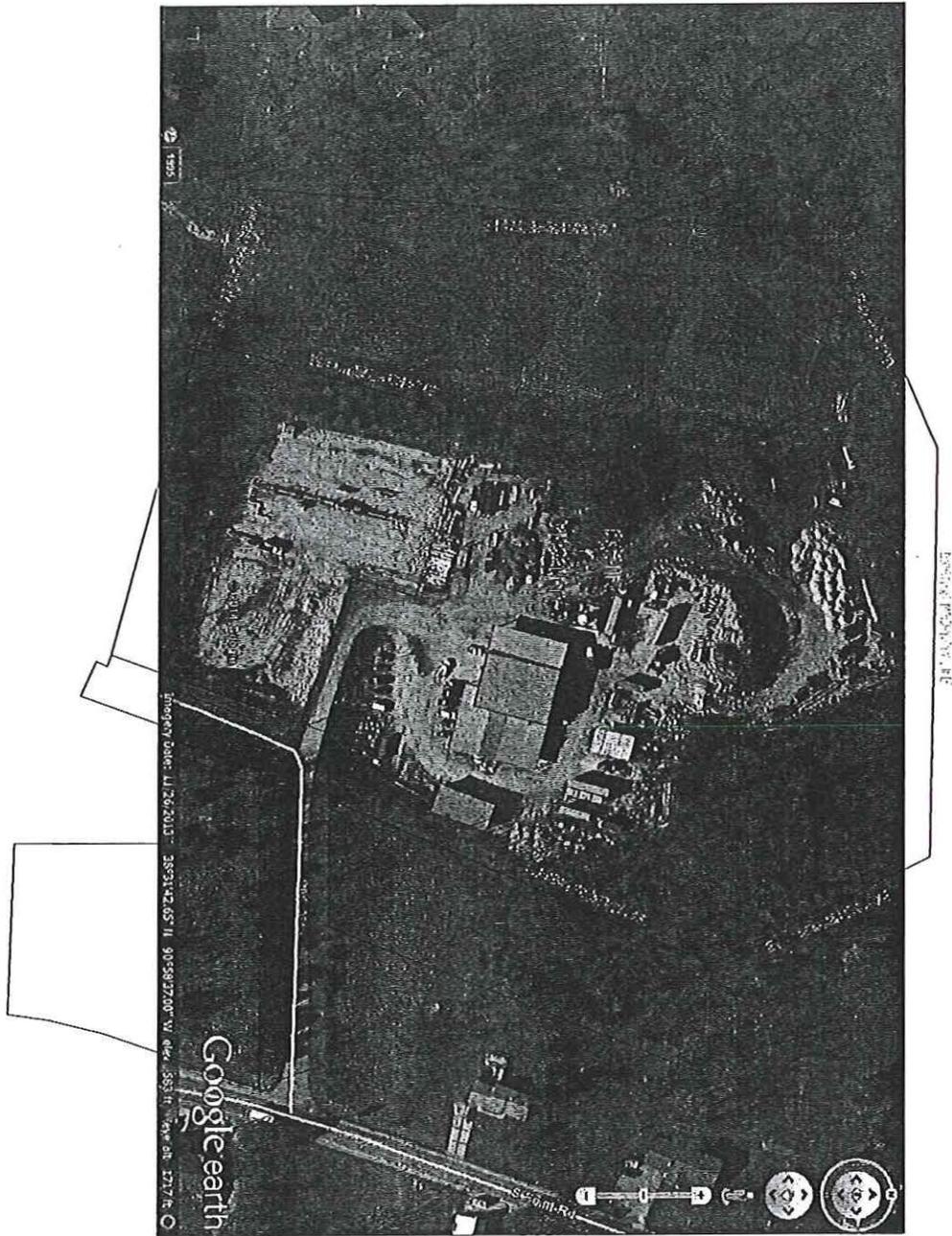
*This amount does not include the recording fee charged by the Recorder of Deeds

Purpose of Request. Additional documentation may be required to support the application.

Rezone to Community Business to fix/match use from original operation of Mo Gas Company when built pipeline Building / 1/2 acre

Signature of Applicant X Kurt Unnerstall	Date 2-3-15
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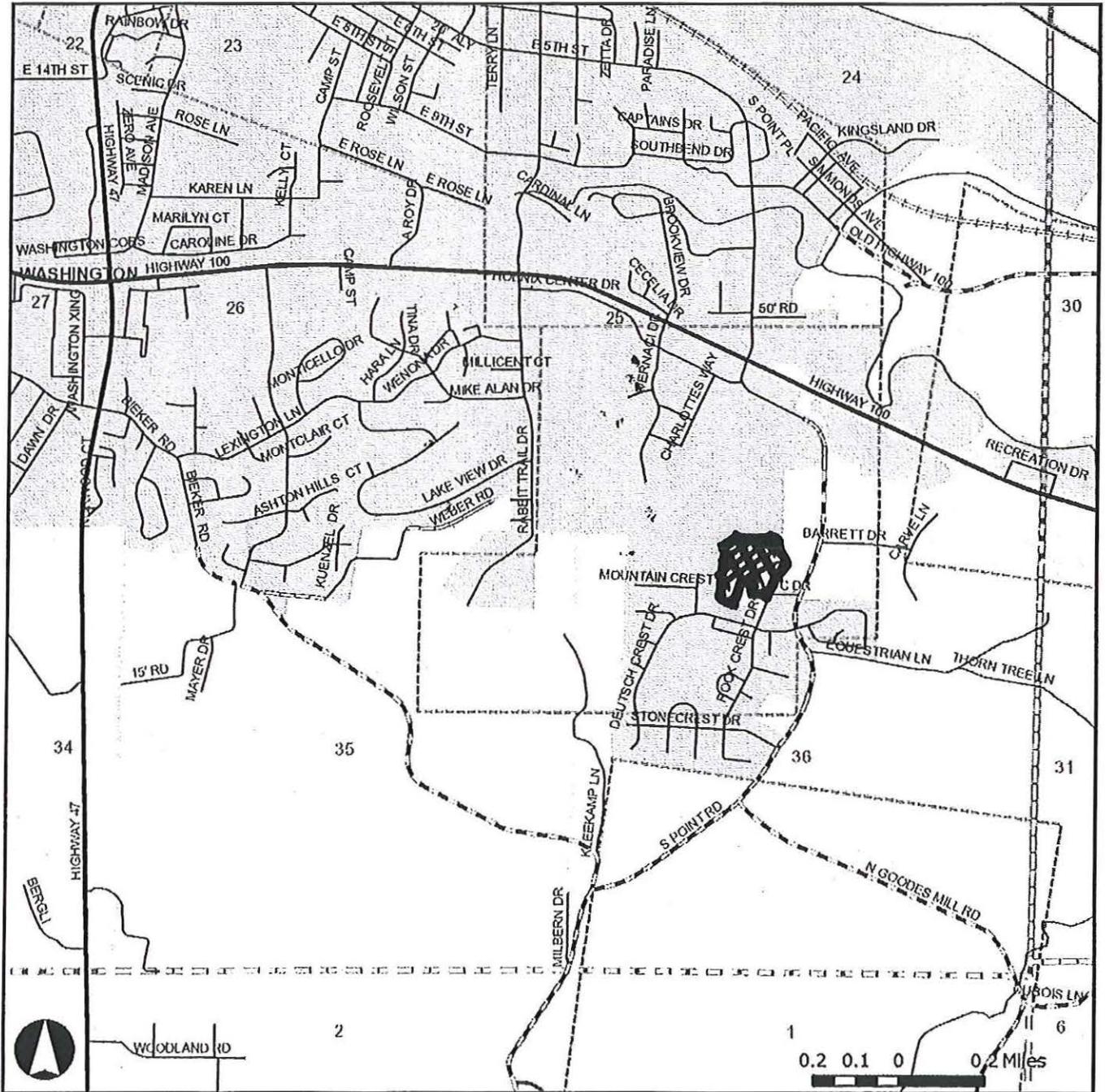
Paid Date 02/12/15	Check # 1578	Fee \$ 750.00	Cash
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SITE PLAN
UNIVERSITY CENTER

SCALE
1/8" = 1'-0"

150040 Unnerstall Rezoning (Vicinity Map)



Section 142: RESIDENTIAL DEVELOPMENT 3 ZONING DISTRICT (RD3)

A. Purpose

The purpose of the residential development zoning district is to allow high density single family and multi-family residential development in areas that are primarily served by central utilities (i.e. water and sewer). If central water and sewer are not readily available, higher density subdivision developments must provide such utilities for the development. Two-family and multi-family dwellings should also be encouraged in this district.

B. Permitted Uses

1. Planned Unit Developments
2. Multi-family dwellings
3. Residential Subdivisions
4. Second Dwellings and Medical Hardships per Article 10
5. Single family dwellings on an un-subdivided lot not to exceed two site-built dwelling units per lot with a maximum density of 1 single family dwelling unit per three acres.
6. Single family dwellings one dwelling unit per lot to include, site-built homes, modular homes, mobile home (single) and mobile home (double).
7. Two-family dwellings
8. Bed and Breakfasts
9. Cemeteries
10. Churches
11. Educational, cultural, religious uses
12. Home Occupations
13. Preschool, Daycare Center and Daycare Group, special or other private school
14. Public building or facility erected by a governmental agency
15. Public parks or playgrounds

C. Conditional Uses

1. Golf course and clubhouse, driving range (unlighted) as an accessory use (miniature golf courses not included)
2. Kennels, Small

D. Supplementary Area and Lot Regulations

Minimum lot area for subdivisions without central water and sewer service – three (3) acres.

Minimum lot area for subdivisions with central water and sewer service - 10,000 square feet.

E. Density Requirements

Maximum of one dwelling unit per 5,000 square feet.

F. Combination Uses

When a combination use consists of a single family detached residential subdivision and two-family or multi-family, the total density permissible on the entire tract shall be determined by having the developer indicate on the plans the portion of the total lot that will be developed for each purpose and calculating the density for each portion as if it were a separate lot.